Request for Proposals (RFP)

Construction Management Services for the Bangor East Distributed Energy Microgrid Resiliency Project

1. Introduction

GTI Energy ("Prime Contractor") is soliciting proposals from qualified Construction Management (CM) firms to provide preconstruction and construction management services for the delivery of a Distributive Energy Resources (DER) Microgrid Resiliency Project for the Maine Army National Guard facility located in Bangor, Maine. The project involves the installation of Combined Heat and Power (CHP) systems, integration of medium voltage primary and secondary electrical distribution lines, standby/emergency generators, photovoltaic (PV) fixed and tracking systems and battery energy storage system (BESS), all integrated with a microgrid controller to enhance energy resilience and reliability.

The CM will serve as the Prime Contractor's partner and advisor, ensuring the project is delivered safely, on time, within budget, and to the highest quality standards.

2. Project Overview

- **Project Scope**:
    - Integrated Distributive Energy Microgrid controller
    - Installation of CHP systems.
    - Installation of BESS
    - Installation of new medium voltage lines and switchgear to support distributed energy resources.
    - Integration of backup prime power emergency generators with grid-forming controls to maintain critical operations during outages.
    - Site improvements, civil, structural, and MEP systems to support microgrid infrastructure.
    - Coordination with utility providers.
    - Comply with all pertinent provisions of the latest version of U.S. Army Corps of Engineers Safety and Health Requirements Manual 385-1-1 (EM385-1-1), as well as local, state, and federal rules and regulations.
    - Subcontractors shall be responsible for obtaining the required construction permits.

  - Commissioning, testing, and training for long-term operational resilience.
  - Maintenance and warranty period.
  - Provide an Onsite Superintendent and Safety Officer for the duration of the construction period.

- **Estimated Project Value**: $4.6M for equipment, installation, labor, and commissioning
- **Anticipated Schedule**:
  - RFP Issuance: 10/7/2025
  - Letter of Interest Due: ~~10/20/2025~~ Revised: 10/27/2025
  - CM Interview: 10/20 – 10/24/25
  - CM Selection: 10/30/25
  - Preconstruction Start: Spring 2026
  - Construction Completion: Q4 2026

3. Construction Management Delivery Method

The Prime Contractor will engage the CM early to provide preconstruction services including cost estimating, constructability reviews, value engineering, and schedule development. The CM will manage subcontractor team members, oversee construction, and deliver the project under a Guaranteed Maximum Price (GMP) agreement.

Flow down construction clauses shall be incorporated in any subcontracts for submittal review/approval, quality and workmanship, Davis-Bacon Act requirements, safety requirements and performance and payment bonds.

4. Scope of Services

The selected CM shall provide, at a minimum, the following services:

Design/Preconstruction Phase

- Estimate project budgets at 65%, 95% and final design development.
- Constructability, logistics, and phasing reviews.
- Schedule development and critical path analysis.
- Coordination with utility providers and design professionals.
- Provide Guaranteed Maximum Price (GMP).

Construction Phase

- On-site supervision and quality control.
- Subcontractor procurement, management and contract administration.
- Coordination of CHP systems, medium voltage electrical, PV, BESS, generator, and microgrid EMS controls installations.
- Safety planning and enforcement.
- Project reporting and Prime Contractor communication.
- Commissioning, testing, and turnover.

5. Proposal Requirements

Proposals must include the following information:

A. Firm Background

- Company profile, years in business, and relevant licensing.
- Team experience with microgrids, CHP systems, medium voltage electrical distribution, PV, generators, BESS, specialized control systems and resilient energy projects.
- Description of CM-at-Risk project delivery experience.

B. Proposed Team

- **Project Executive**: Overall responsibility and Prime Contractor liaison.
- **Project Manager**: Day-to-day project leadership.
- **Preconstruction Manager/Estimator**: Cost and value engineering.
- **Superintendent and Safety Officer (SSHO)**: On-site construction oversight.
- **Mechanical Specialist:** CHP systems installation expertise.
- **Electrical Specialist**: Medium voltage, PV and generator system expertise.
- Brief resumes highlighting experience on similar projects.

C. CMAR Approach

- Preconstruction methodology and collaboration process.
- Cost control, value management, and reporting strategies.
- Approach to subcontractor management.

- Safety plan and quality control procedures.

D. References

- Three (3) recent projects of similar scope and complexity, including Project Owner references.

E. Fees

- Proposed fee structure for Design/preconstruction services (lump sum).
- Proposed fee as a percentage of cost of work for construction phase.

F. Bonding and Insurances

- Provide letter from bonding company stating project and program limits.
- Provide Certificate of Insurance identifying required insurances and limits carried.
    - Workers' Compensation Insurance as required by law of the state in which the Work is performed, including Employer's Liability Insurance in amounts of not less than One Million Dollars US ($1,000,000 US) per accident, each employee, each disease;
    - Commercial General Liability Insurance in amounts of not less than Two Million Dollars US ($2,000,000 US) per occurrence and Five Million Dollars US ($5,000,000 US) in the aggregate;
    - Automobile Liability Insurance in amounts not less than One Million Dollars US ($1,000,000 US) combined single limit (bodily injury and property damage); and
    - Professional Liability Insurance in amounts of not less than Two Million Dollars US ($2,000,000 US) per occurrence.

6. Evaluation Criteria

Proposals will be evaluated based on the project requirements A through F listed above and the below criteria:

- Experience with energy resiliency projects, microgrids, BESS, CHP systems, medium voltage, and generator projects.
- Qualifications and experience of proposed CM team.
- Approach to collaboration, preconstruction, and construction management.
- References and past performance.
- Fee proposal and overall value to Prime Contractor.

- Securing Bonding and Insurance

7. Submission Instructions

- **Letter of Interest Deadline**: 10/20/25
- **Submission Format**: Electronic
- **Submit To**: GTI
- Late submissions will not be considered.
- A Letter of Interest and Statement of Qualifications should be sent to Haley Lim, GTI Energy Project Manager, at hlim@gti.energy and be received no later than **4:00** PM on October 20th, 2025.

  Firms responding will be screened and interviewed on the basis of qualifications. Specific program information will not be available before the screening of qualification packages. The selection committee will rank all applicants and negotiate fees with the highest ranked firm.

8. Additional Information

The Prime Contractor reserves the right to reject any or all proposals, negotiate with any proposer, and waive any informalities in the proposal process.