

TEACHERS' RETIREMENT SYSTEMS OF ALABAMA
AND
EMPLOYEES' RETIREMENT SYSTEMS OF ALABAMA
Hereinafter referred to as "RSA"
MONTGOMERY, ALABAMA
INVITATION FOR:

RFP for Facility Electrical Installation,
Maintenance, Repair, and Associated
Specialties Contract (middle and north
region)
Montgomery, Alabama

GENERAL: The Retirement Systems of Alabama is seeking prequalification proposals and subsequent final proposals from qualified Electrical Contracting and Maintenance firms in order to provide professional services, preventive maintenance, installation, and repairs of facility electrical distribution systems. Install, replace and repair load centers, circuit breakers, and motor control systems up to and including 3-phase 480 volt. Install new conduits and raceway as needed for both low voltage fire alarm and line voltage for RSA real properties located across the state. Proposals will be received until 2:00p.m. CST 10.4.22, at which time the prequalification submission period will be terminated.

Complete bid packages are available upon request

Description: The scope of work will at a minimum include troubleshoot, repair, install, maintain electrical devices, systems and building electrical equipment. Additional areas of work may be encountered during the course of the work. The facilities include:

- 5 separate 3 and 4 star hotels with accompanying conference and meeting space, restaurants and approximately 1100 sleeping rooms
- 6 parking facilities
- In excess of 3 million sf of class A office space
- 11 golf sites with associated club and maintenance facilities

More detail at <http://www.rsa-al.gov/index.php/real-estate/>

Qualification: Interested firms must submit with their proposal, three copies, in loose bound form with the following and other relevant information:

As a minimum include the following:

- Company history and office locations.
- Current service area/radius.
- Proposed project team identifying a full time dedicated project manager.
- Contractor teaming arrangements or subcontract arrangements are not allowed (except for specialty contractors or consultants).
- Copy of Alabama GC license, electrical license, Alabama Fire Alarm Contractors License and low voltage license as required for performance of contract work.
- Corporations must furnish copies of registration with the Alabama Secretary of State.
- Disclosure of ongoing litigation and claims history from the last five years.
- Nonresident bidders must furnish a legal opinion of any preferences granted to bidders in their state of domicile in the letting of public contracts.
- Evidence of current bonding capacity.
- Current references from similar projects and customers.
- Current number of Master or licensed electricians
- Experience with color kinetics lighting systems
- Experience with APC UPS and power systems
- Evidence of Minimum Level 3 NICET certifications
- Provide complete safety procedures and sample site specific safety documents

Information must be presented in the order listed above, indexed and tabbed. Other supplemental information may be presented at the end of the required information.

Brochures are discouraged and will not be considered as part of the submittal.

Submissions will be scored by a panel for best compliance with required items- best ability to immediately provide service, financial status/standing and highest quality of service personnel with, in the sole opinion of the panel.

Bid/Review/Award Timeline:

- Bid announcement September 20, 2022
- Final proposals due, October 4, 2022
- Notice of Award, October 6, 2022

*A follow on interview may be required based on the level of interest in the project and the quality of the submissions.

The owner reserves the right to waive technicalities.

Submit questions and proposals to the following address:

Attn: Steve Timms
Asst. Director of Real Estate Investments
Retirement Systems of Alabama
201 South Union Street
Montgomery, AL 36130
334-517-7216
steve.timms@rsa-al.gov

END of SECTION