

**REQUEST FOR**  
**ARCHITECTURAL / ENGINEERING**  
**SERVICES**

August 30, 2016

For  
**New Tutwiler Residence Hall**  
UA Project No. 279-16-950

Issued by

Construction Administration  
The University of Alabama

Note:

This submittal will be deemed a public record and open to public inspection; therefore, this submittal should not include anything that needs to be maintained in confidence. If there is material which the proposer deems confidential, the proposer should indicate which material is deemed confidential, and that the material will be released to UA only upon a promise of confidentiality. This will allow UA to protect it against an open records request.

# New Tutwiler Residence Hall

UA Project No. 279-16-950

Please address all submittals and clarification questions to:

**Mr. Vincent Dooley, Architectural Design Coordinator**  
**Construction Administration**  
**The University of Alabama**  
**1205 14<sup>th</sup> Street**  
**Tuscaloosa, Alabama 35401**  
**Box 870186**  
**Tuscaloosa, Alabama 35487-0294**  
**Voice 205-348-8584 Fax 205-348-9105**  
**Email: [vdooley@fa.ua.edu](mailto:vdooley@fa.ua.edu)**

## **PROJECT SCHEDULE**

August 28-30, 2016	Advertisement in Newspaper and Post RFQ
September 14, 2016	Response deadline for A/E Firms
September 15-16, 2016	UA Selection Committee Evaluation I
September 19, 2016	Notification to the top ranked A/E firms
October 3, 2016	UA oral interviews (top ranked A/E firms)
October 5, 2016	A/E rankings and Recommendation to BOT
<b>November 2016</b>	<b>A/E approval by UA Board of Trustees</b>

## **PROJECT DESCRIPTION**

The New Tutwiler Residence Hall will be located on the northeast corner of 10th Avenue and 12th Street and will assist The University of Alabama with addressing the high demand for on campus freshmen housing. The demolition of the existing Tutwiler Residence Hall is not part of this project.

The proposed 520,621 gross square foot project will house approximately 1,583 freshmen female students with community bathrooms with individual compartments (4 residents/compartment), lounges and study areas and will feature community/traditional-style residence hall spaces. Each level of the building includes smaller, intimate community style living spaces to encourage a sense of comfort and community for the freshmen. In order to foster the well-being of the students, a fitness center will also be included in the project. At least seven elevators have been planned for the Project to accommodate the vertical movement of students during annual move-in and summer camps.

In addition to the residential component, the Project will include an approximate 10,000 square foot multipurpose room/storm shelter capable of providing protection for approximately 1,742 students, faculty and staff. This space will allow the freshman students the ability to utilize this space for group meetings or social gatherings. The roof of this space will be utilized as a sundeck and will provide a safe outdoor social space for the occupants.

The Julia's Market food service venue that is currently located in the existing Tutwiler Residential Hall will be relocated and expanded to support the increased student density.

In addition, a central energy plant will be located in the New Tutwiler Parking Deck which is currently programmed to be located on the East side of the Project. The energy plant will service the New Tutwiler Residence Hall, as well as allow for efficient expansion of chilled water capacity to serve the future development on the adjacent sites. It will also include a covered pedestrian bridge for safe access to the New Tutwiler Parking Deck.

Additionally, satellite Housing Residential Community offices will be included to support the facility and the south campus housing area. Initial programming for this project is currently being performed. The estimated construction cost is approximately \$105,000,000.00.

## **PROJECT GOALS**

All construction bid packages will be competitively bid in compliance with the State of Alabama Public Works Law (Code of Alabama, Title 39).

### **APPLICATION REQUIREMENTS:**

The University is seeking Architectural & Engineering teams with experience in university/college residence halls and dormitories. The Architect/Engineer (A/E) firm will be responsible for providing architectural and engineering designs to satisfy the UA design standards and guidelines, the Alabama Building Commission standards and the State Building Code, as well as any other applicable codes for this type of project. Please provide **one (1) hard copy and six (6) flash drives** of the responses by **5:00 pm local time on Wednesday, September 14, 2016**. Electronic submittals shall be generated in a presentation format (preferably Adobe PDF) including a cover/title page with your firm's name, project name and number and primary contact information (include email). Each flash drive should be labeled with your company name or logo. All submittals can be hand delivered or registered postal. Faxed or late submittals will not be accepted.

### **SUBMISSION REQUIREMENTS:**

Respondents shall carefully read the information contained in the following criteria and respond in their application.

**ONE: RESPONDENT'S STATEMENT OF QUALIFICATIONS** (Maximum 6 points)

- A. Describe your firm's or team's experience working with other universities and state agencies.
- B. Describe your firm's or team's experience working with The University of Alabama.
  1. The UA desires to have input in the procurement of consultants once the top ranked firm is selected.
  2. Provide a listing of project team members and includes resumes for the individuals that will be key members of the project team responsible for project success. Resumes are to include examples of similar project experience relative to the size and scale of this project.
- C. The UA encourages the use of certified minority-owned businesses and certified women-owned businesses in its construction program. Describe your firm's approach in soliciting certified minority-owned or women-owned firms and consultants.

**TWO: RESPONDENT'S PERFORMANCE ON PAST REPRESENTATIVE PROJECTS** (Maximum 12 points)

- A. Identify and describe the proposed team's past experience providing A/E services that are **identical or similar** to this project within the last ten (10) years. List the projects in order of priority, with the most relevant project listed first.
- B. Provide references (for each project listed above, identify the following):
  - The Owner's name and their representative who served as the day-to-day liaison during the design and construction phases of the project, including current contact information.

The Owner may contact these references during this qualification process.

- C. Has your firm/organization within the past seven (7) years ever been terminated from a design project? If yes, please give pertinent details.

**THREE: LITIGATION AND CLAIMS** (Maximum 6 points)

- A. Does your firm/organization or any of its officers currently have any judgments, claims, arbitration or mediation proceedings pending or outstanding? If yes, please give pertinent details and outcome(s).
- B. Has your firm/organization within the past seven (7) years filed any lawsuits or

requested arbitration or mediation proceedings in regard to any of your construction projects? If yes, please give pertinent details and outcome(s).

#### **FOUR: RESPONDENT'S ABILITY TO MEET INSURANCE REQUIREMENTS**

(Maximum 4 points)

- A. Does your firm/organization have the ability to meet all of the UA insurance requirements? (see attached)
- B. What is your process for managing any claims of the contractors during the project?

#### **FIVE: PROJECT SPECIFIC CRITERIA** (Maximum 12 points)

##### A. Building Design

- 1. Discuss and shown examples of your proven track record in delivering large scale (+1,000 bed) campus development with specific references to University projects, including listing of hard bid student housing projects. Include narrative discussing the design & construction challenges with projects of this type and scale and your firm's leadership in ensuring success to manage these challenges.
- 2. In regard to specific university/college residential housing, describe some of the new trends that you have explored or designed with this type of project.
- 3. List examples of integrating outdoor venues for social gatherings and event (i.e. courtyards, amphitheaters, outdoor parks etc.) in conjunction with student housing design. Discuss your firm's approach to public space and show examples of how the public space informs and enriches the building and site design.
- 4. Describe your experience and list examples of your firm's design of storm shelters specific to student housing.

##### B. Delivery & Execution

- 1. Describe how your firm will adequately staff, support and deliver a \$105mm project and identify process for management controls your firm utilize to execute the design and construction phase.
- 2. Provide a list of proven strategies that your firm has implemented on projects of this magnitude that has helped in maintaining the budgeted construction cost throughout the design phase.

## **SELECTION PROCESS:**

Upon receipt, submittals will be evaluated by the Selection Committee. The Selection Committee will rank the A/E firms accordingly to participate in oral Interviews (usually top three). A project program (if applicable or complete) will be sent to all top ranked A/E's to assist with their oral interviews. Following oral interview evaluations, the top ranked A/E firms will be recommended to the Board of Trustees for approval. A contract will be negotiated with the top-ranked A/E firm as approved by the Board of Trustees. If a contract can be negotiated, then that firm will be selected. If a contract cannot be negotiated, then negotiations with the next highest ranked A/E firm will commence until an agreement satisfactory to UA is reached. Preference shall be granted to an Alabama-based firm when qualities are comparable.

Note: Upon entering into an Agreement, the selected firm will be required to submit a Disclosure Statement and Conflict of Interest / Statement of Legal Proceedings. Samples of these documents are attached (Exhibits A, B and C) for your review.

## **ATTACHMENTS**

- A. Insurance Requirements
- B. Disclosure Statement
- C. Conflict of Interest / Statement of Legal Proceedings