

REQUEST FOR ARCHITECTURAL/ENGINEERING SERVICES

August 19, 2020

for

Existing Tutwiler Demolition and Site Redevelopment Phase I

UA Project No. 206-20-2446

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 The University of Alabama only upon a promise of confidentiality. This will allow The University of Alabama to protect it against an open records request.

Existing Tutwiler Demolition and Site Redevelopment Phase I

UA Project No. 206-20-2446

Please address all submittals and clarification questions to:

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Construction Administration
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PROJECT SCHEDULE

August 19, 2020	Advertisement in Newspaper
August 31, 2020	Response deadline for A/E Firms
September 1-3, 2020	UA Selection Committee Evaluation 1
September 4, 2020	Notification to the top ranked A/E firms
September 16, 2020	UA oral interviews (top ranked A/E firms)
September 21, 2020	A/E rankings and Recommendation to BOT
November 2020	A/E approval by UA Board of Trustees

PROJECT DESCRIPTION

The Existing Tutwiler Demolition and Site Redevelopment Phase I project (“Project”), to occur at 901 Paul W. Bryant Drive, on the southeast corner of the intersection of Paul W. Bryant Drive (“Bryant Drive”) and 10th Avenue, will assist The University of Alabama (“University”) with addressing the demand for pedestrian pathways and utility and infrastructure improvements resulting from the construction of the New Tutwiler Residence Hall.

The Existing Tutwiler Hall was constructed in 1968 and has housing capacity of 966. This proposed Project will include demolition of the 270,225 gross square foot existing residence hall, site development to stabilize the area impacted by the demolition of the existing residence hall, pedestrian pathways, and utilities necessary to service the area. This proposed Project will also include the construction of a surface parking lot to serve the New Tutwiler Residence Hall and a bus loop for better traffic flow in the area. Site lighting and a traffic signal along 10th Avenue will be included to address traffic in the area. Utilities for temporary storm drainage and rerouting of existing electrical and telecommunication service will be included in the Project.

To deliver the Project at a time to minimize the impact to students and to coordinate with the academic schedule to complete the Project for Spring 2023, the University is separating the Project into two (2) packages: Package A – Existing Tutwiler Demolition and Package B – Site Development Phase I.

Package A – Existing Tutwiler Demolition will include abatement and demolition of the existing residence hall, disconnection of utilities, and rough grading of the site for transition to Package B – Site Development.

Package B – Site Development Phase 1 will include pedestrian pathways to service the area from Bryant Drive only, utility improvements, road and infrastructure improvements, site lighting, and a traffic signal along 10th Avenue. Phase I will only stabilize the area of the existing residence hall and provide temporary drainage.

Preliminary programming for this project has been completed. The estimated construction cost is approximately \$7,600,000.00.

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 firms/teams with demolition and site improvement expertise. The firm/team will be responsible for providing architectural and engineering designs that satisfy the University 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 upload/submit one (1) electronic copy using the link below by 5:00 pm local time on Monday, August 31, 2020.**

[Link to upload submissions:](https://alabama.app.box.com/f/32f808b015a54cc59ff77eb0922655bc)

<https://alabama.app.box.com/f/32f808b015a54cc59ff77eb0922655bc>

File name: *(firm's name)* ExsTut Demo-Site Phase1.UARFQ.pdf

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. 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 *(Score 1 – 5)*

- A. Describe your firm's experience working with other universities and state agencies.
- B. Describe your firm's experience working with The University of Alabama ("University").
 - The University desires to have input in the procurement of consultants once the top ranked firm is selected.
- C. The University 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 *(Score 1 – 10)*

- A. Identify and describe the proposed team's past experience providing services that are **identical or similar** to this project. 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 *(Score 1 – 5)*

- A. Does your firm/organization or any of its officers currently have any judgments, claims, and 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 regarding any of your construction projects? If yes, please give pertinent details and outcome(s).

FOUR: RESPONDENT'S ABILITY TO MEET INSURANCE REQUIREMENTS (Score 1 – 5)

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

FIVE: PROJECT SPECIFIC CRITERIA (Score 1 – 10)

- A. Describe and provide examples of your firm's involvement with razed building (particularly by way of controlled implosion) and your engagement and interactions with demolition contractors.
 1. Describe your firm's management philosophy and approach.
- B. Describe your firm's ability handling projects with extensive environmental challenges (i.e. asbestos abatement, hazardous material removal etc.) and working with various environmental agencies and/or consultants.
- C. Discuss your firm's involvement with developing green spaces, pedestrian pathways and site improvements.

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 the University is reached. Preference shall be granted to an Alabama-based firm when qualities are comparable.

Notes:

1. Upon entering into an Agreement, the selected firm will be required to submit a Vendor Disclosure Statement. Samples of these documents are attached for your review.
2. Project schedule is subject to change.

ATTACHMENTS

- A. Insurance Requirements
- B. Vendor Disclosure Statement