

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

November 4, 2021

For  
**Oliver-Barnard and Tuomey Halls Renovations  
and Addition**

UA Project No.  
027-22-2809 Oliver-Barnard Hall Renovation  
199-22-2810 Tuomey Hall Renovation and Addition

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.

# Oliver-Barnard and Tuomey Halls Renovations and Addition

UA Project No.  
027-22-2809 Oliver-Barnard Hall Renovation  
199-22-2810 Tuomey Hall Renovation and Addition

Please address all submittals and clarification questions to:

**Mr. Vincent Dooley, Architectural Design Coordinator**  
**Construction Administration**  
**The University of Alabama**  
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## **PROJECT SCHEDULE**

November 3, 2021	Advertisement in Newspaper and Post RFQ
November 12, 2021	Response deadline for A/E Firms
November 15-17	UA Selection Committee Evaluation I
November 18, 2021	Notification to the top ranked A/E firms
December 7, 2021	UA oral interviews (top ranked A/E firms)
December 8, 2021	A/E rankings and Recommendation to BOT
<b>February 2022</b>	<b>A/E approval by UA Board of Trustees</b>

## PROJECT DESCRIPTION

The proposed Oliver-Barnard and Tuomey Halls Renovations and Addition project (“Project”) will involve the renovation of 8,022 square feet of existing building space at Oliver-Barnard Hall located at 801 Capstone Drive, and the renovation of 8,022 square feet of existing building space and an entrance addition at Tuomey Hall located at 611 Capstone Drive for the College of Arts and Sciences. The Project proposes an initial renovation of Oliver-Barnard, home of the College of Arts and Sciences’ Blount Scholars Program, which has experienced significant growth and is currently at its maximum student capacity. The first floor of Oliver-Barnard will primarily be used for group learning, including classrooms, a kitchen, conference rooms and an outdoor collaboration courtyard. The second floor will be designated as office space and a conference room for instructors. The renovation of Tuomey will allow it to continue serving as a location for the Blount Scholars Program and also as an administrative home for any new academic or leadership program or programs developed by and for the College of Arts and Sciences. The first floor of Tuomey Hall is planned for upgraded offices, conference rooms, and a large gathering area, while the second floor will be additional instructor offices and meeting spaces for the Blount Scholars Program and the College. An addition to the existing entrance to the lounge area will be included at the north elevation to provide enhanced ADA access and a distinctive entrance location. The Project will be comprised of two (2) packages: (1) Package A—Oliver-Barnard Hall Renovation, and (2) Package B—Tuomey Hall Renovation and Addition. Package A—Oliver-Barnard Renovation will address finishes, technology, life safety and Mechanical, Electrical, and Plumbing (MEP) systems. The outdoor collaboration courtyard will be located on the north side of the building adjacent to Capstone Drive. It will be framed by a masonry wall and wrought iron gates to control access for the Blount Scholars students. Package B—Tuomey Renovation and Addition will comprise the renovation of existing 8,022 gross square feet (GSF) on the first and second floors, including approximately 2,000 square feet for gathering area, replacement of technology, life safety and MEP systems, a new north entrance, upgraded building finishes, restrooms, a warming kitchen, office, and conference spaces. It will also address Americans with Disabilities Act (ADA) deficiencies on the interior and exterior of the building. The new north entrance will be designed to architecturally reflect the building’s main entrance and will provide an accessible entry directly into the gathering area. Careful selection of the masonry for the new entrance will preserve the historic integrity of Tuomey Hall. As necessary for support of the buildings,

Oliver-Barnard and Tuomey will receive connections to central energy thermal system for the modernization of the mechanical systems. The work associated with bringing a thermal energy connection to both buildings will be performed in sequence with other campus infrastructure upgrades. The connection to the central thermal energy system makes it possible to remove the existing mechanical equipment from the north side of both Oliver-Barnard and Tuomey and to provide for more efficient delivery of energy.

Initial programming for this project is in process. The estimated construction cost of Oliver-Barnard is approximately \$3,500,000.00. The estimated construction cost of Tuomey Hall is approximately \$6,900,000.00.

## **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 comprehensive renovation experience and industry leading expertise in higher educational facility design. 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 Division of Construction Management 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 Friday, November 12, 2021.**

[Link to upload submissions:](#)

<https://alabama.app.box.com/f/faf2406c72c9417896593a5b741efd36>

File name: *(firm's name)* Barnard-Tuomey 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 submission proposals.

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

- 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.
  - a. The UA desires to have input in the procurement of consultants once the top ranked firm is selected.
- 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 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. What is your design approach or methodology and standard of care with renovation projects?
- B. Describe how you manage renovation/addition projects with respect to maintaining project budget and schedule.
- C. Describe and provide examples of your firm's ability to maintain respect for the historical character of buildings and sensitivity to the massing and detailing of a new building within the surrounding context.
  - I. Describe and provide examples of your firm's ability to provide seamless additions to existing structures creating a harmonious blend.

#### **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. This project is subject to approval by the Board of Trustees of the University of Alabama.

#### **Note:**

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.

#### **ATTACHMENTS**

- A. Insurance Requirements
- B. Vendor Disclosure Statement