

REQUEST FOR
ARCHITECTURAL / ENGINEERING
SERVICES

July 2, 2024

Capstone Commons East
UA Project No. PLN-23-3381

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.

Capstone Commons East

UA Project No. PLN-23-3381

Please address all submittals and clarification questions to:

Mr. Vincent Dooley, Senior Architectural Design Coordinator
Construction Administration
The University of Alabama
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Tuscaloosa, Alabama 35404
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RFQ PROJECT SCHEDULE

July 15, 2024	Response deadline for A/E Firms
July 15-17, 2024	UA Selection Committee Evaluation I
July 22, 2024	Notification to the top ranked A/E firms
August 7, 2024	UA oral interviews (top ranked A/E firms)
August 8-9, 2024	A/E rankings and Recommendation to BOT
November 2024	A/E approval by UA Board of Trustees

PROJECT DESCRIPTION

The new 500-bed Capstone Commons East Student Housing, located at the intersection of Kilgore Lane and Peter Bryce Boulevard, will consist of construction of a new building to serve the campus needs for the upper classmen student population along with the integration of the Adaptive Athletic student athletes throughout the residential suites. The Project will consist of the new construction of an approximately 232,000 GSF five-story building with an additional 56,000 GSF lower-level parking deck that will accommodate approximately 120 vehicles. 9,000 sf plus or minus of attic space will be allocated for mechanical.

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The new residence hall will be supported by a new chiller plant that will be housed in the proposed Student Health and Wellness Building that will be constructed adjacent to the new residence hall. Additionally, the required ICC-500 storm shelter will be located in the adjacent Student Health and Wellness Building and will accommodate approximately 1,500 students and staff. The shelter will serve the Student Health and Wellness Building, the new Residence Hall and potentially a phase two 500-bed residence hall.

Programming documents are currently being completed for this project and the estimated construction cost is 80-90 million dollars.

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 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 Monday, July 15, 2024.**

[Link to upload submissions:](#)

<https://alabama.app.box.com/f/ec6a6eff9f49487da6dd9d7674b8824c>

File name: *(firm's name)* Capstone Commons East-UARFQ.pdf

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.
 - 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 (Score 1-5)

- 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 (Score 1-5)

- 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
(Score 1-5)

- 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 (Score 1-5)

A. Building Design

1. Discuss and show examples of your proven track record in delivering large scale (+500 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.

B. Delivery & Execution

1. Describe how your firm will adequately staff, support and deliver a \$80-90m 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. 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