

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

July 31, 2023

**Psychology Building Renovation and Addition**  
UA Project No. 441-24-3388

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.

# Psychology Building Renovation and Addition

UA Project No. 441-24-3388

Please address all submittals and clarification questions to:

**Mr. Vincent Dooley, Architectural Design Coordinator**  
**Construction Administration**  
**The University of Alabama**  
**413 Cahaba Circle**  
**Tuscaloosa, Alabama 35404**  
**Voice 205-348-8584**  
**Email: [yddooley@ua.edu](mailto:yddooley@ua.edu)**

## **RFQ PROJECT SCHEDULE**

August 11, 2023	Response deadline for A/E Firms
August 14-16, 2023	UA Selection Committee Evaluation I
August 17, 2023	Notification to the top ranked A/E firms
<b>August 31, 2023</b>	<b>UA oral interviews (top ranked A/E firms)</b>
September 1, 2023	A/E rankings and Recommendation to BOT
<b>November</b>	<b>A/E approval by UA Board of Trustees</b>

## **PROJECT DESCRIPTION**

The Project is comprised of an approximately 30,000 GSF renovation and a 20,000 GSF addition to the existing vacant sister building to Printing and Mail Services located directly across Kirkbride Lane. This facility, formerly referred to as Searcy Hall (the Searcy Hall name was temporarily assigned by the University as a placeholder when the Peter Bryce Campus was occupied in 2014 and was not an honorary or official name), will house the Department of Psychology that will be relocating from Gordon Palmer Hall.

The existing building features a column-free interior space with appropriate floor-to-floor heights and numerous windows for exceptional natural light, which makes the building appropriate for adaptive reuse. The Kirkbride elevation will primarily remain unchanged and will continue to complement the adjacent Printing and Mail facility. The addition will be on the south

elevation along Peter Bryce Boulevard. The addition will provide the opportunity for the facility to architecturally engage Peter Bryce Boulevard, a primary vehicular and pedestrian campus corridor; provide a main entrance and pedestrian connectivity point to campus; and unify the building with campus architecture.

Careful attention will be committed to material selection, massing and detailing as appropriate to ensure the addition matches the existing building and adheres to campus standards and design principles.

The Project will preliminarily include a large lecture hall with seating for 234 and an additional classroom with 40 seats; 35 clinical labs and additional shared labs; 41 offices; shared Graduate Student offices; and appropriate service and support space. An elevator, all new mechanical, plumbing, electrical and life safety systems, and all University standard enterprise systems such as networking, access control and security, and audio-visual technology will be provided to bring the building to code and to support the academic mission of the Department.

Programming documents are completed for this project and the estimated construction cost is approximately \$24,000,000.00.

## **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 firms/teams with comprehensive renovation and office design expertise. 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, August 11, 2023.**

**[Link to upload submissions:](#)**

**<https://alabama.app.box.com/f/91307a3ff2b844b6b53745ac3bf0d224>**

**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. Describe and provide examples of your firm's sensitivity to the massing, architectural design and detailing as it pertains to additions.
- B. Explain how your firm handles pedestrian connectivity on various projects.
- C. What is your design approach or methodology and standard of care with renovation projects?
- D. Describe your firm's experience with the coordination of major building systems for comprehensive renovations. (i.e., mechanical, and electrical).

#### **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