

REQUEST FOR
ARCHITECTURAL / ENGINEERING
SERVICES

October 21, 2024

**Reserve Officers' Training Corps Facility and
Student Veterans Center**
UA Project No. 500-25-3834

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.

**Reserve Officers' Training Corps Facility and
Student Veterans Center**
UA Project No. 500-25-3834

Please address all submittals and clarification questions to:

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Construction Administration
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Tuscaloosa, Alabama 35404
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RFQ PROJECT SCHEDULE

October 20, 2024	Advertisement to Newspaper
October 21, 2024	RFQ posted to UA Website
November 4, 2024	Response deadline for A/E Firms
November 5-8, 2024	UA Selection Committee Evaluation I
November 11, 2024	Notification to the top ranked A/E firms
December 4, 2024	UA oral interviews (top ranked A/E firms)
December 18, 2024	A/E rankings and Recommendation to BOT
February 2025	A/E approval by UA Board of Trustees

PROJECT DESCRIPTION

The ROTC Facility and Student Veterans center will include a one-story, ~19,746 gross square foot training facility, adjacent rappelling tower, and dirt path obstacle course taking advantage of the topography of a 26-acre plot with direct access to the Northeast Commuter Parking Lot as delineated in the current campus master plan. The project will provide a

centralized location for Army ROTC Cadets, Air Force ROTC Cadets, and Military Affiliated Students to collaborate, conduct physical training, military skills, and experience leadership development training.

An early construction package will include required sitework, grading, and necessary utility work. The facility and outdoor training course will be completed in a subsequent construction package.

The Facility will include multipurpose space, locker rooms, training areas and adjacent parking as well as a Challenge/Obstacle Course path and a 35' Rappel Tower.

This proposed plan will provide space in an area of campus that is an appropriate environment for the training purposes of ROTC and provide them a discreet operating area that is not disruptive to main campus, while still conveniently accessible for students.

Programming documents are currently being completed for this project and the estimated construction cost is 8-9 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 firms/teams with civil design and large warehouse/athletic complex 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 Monday, November 4, 2024.**

[Link to upload submissions:](#)

<https://alabama.app.box.com/f/2327d3ec40ef43659f0c4fb2c34ec1bc>

File name: *(firm's name)* ROTC Facility and Student Veterans Center-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 University of Alabama desires to have input in the procurement of consultants once the top ranked firm is selected.
- C. The University of Alabama 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 experience with outdoor recreational facilities, fitness and athletic complexes, and military affiliated training/classroom facilities
- B. Discuss your firm's history dealing with mass grading and civil site design when faced with challenging topography, drainage basins, and limited site access.
- C. Discuss your firms' experience with pre-engineered metal building design and layout, specifically energy management, and space optimization challenges.

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 of Alabama 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