

Auburn University
Village Residence Halls- Interior Refurbishments
Architect Selection
AU Project Number: 21-095

Pursuant to Alabama Act No. 2001-956, Auburn University seeks qualifications from qualified professionals to consult with the University facility program requirements, overall phasing plan, and the provision of basic architectural and engineering services for ***Village Residence Halls- Interior Refurbishments*** (AU Project Number: 21-095).

Project Description: This project will be a phased renovation of the Village Residence Halls, 8 buildings in total. The scope will focus mainly on finishes and millwork replacement of the interior common spaces and suites including coordination with separate mechanical upgrades project as well. The project will use the standard AU Housing Finishes, which will be provided to the Architect of Record to include in the design documents and specifications. AU Housing intends to renovate one to three buildings per phase. The overall AU Housing Execution Plan will be shared prior to the interview process.

Qualifications: Applicant firm will be selected on the basis of professional qualifications and successful experience with similar full-service engagements, and must clearly demonstrate considerable similar experience based upon the following criteria:

- Similar facility types in a University setting, including experience in on-campus housing.
- Experience with large, phased, renovations on up to three campus sites
- Delivering a technically-sound design solution on time and on budget

This selection will retain the **Project Team** to provide Basic Services B-E and appropriate Additional Services to design the Village Residence Halls- Interior Refurbishments. This selection is based upon the following parameters:

- This project will renovate all 8 buildings of the Village Residence Hall Community, includes suite style rooms, a total of 484 suites (3-4 bedrooms each).
- The halls were built in 2009, no upgrades have been applied to the buildings until now.
- The proposed project is anticipated to be completed in 3 phases, beginning summer 2022 through summer 2025 (phase I-- 12 month, phase II- 12 month, phase III – 14 month)
- The successful firm will be selected based upon documented qualifications of the Project Team and demonstrated ability support AU, as determined during the interview.

Services from the **Project Team** include:

- Review of existing site and environmental conditions.
- As built dimension verification.
- Coordination with related projects.
- Basic Services design (B through E) as defined in the [Alabama Division of Construction Management Manual](#)
- Compliance with [Auburn University Design & Construction Standards](#)

Minimum Code of Alabama Requirements (current Code of Alabama available at <http://alisondb.legislature.state.al.us/alison/codeofalabama/1975/coatoc.htm>):

§41-16-72(8) and (9) of the Code of Alabama - Recognizing the composition of Alabama's citizenship, the Awarding Authority/Owner encourages submissions from design professionals that represent Alabama firms with diversity in their staffing and proposed project team, including but not limited to, associated design professionals and consultants.

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§41-16-82 of the Code of Alabama requires a disclosure statement to be completed and filed with all qualifications, proposals, bids, contracts, or grant proposals submitted to the State of Alabama in excess of \$5,000.00.

§31-13-1, et seq. of the Code of Alabama (Alabama Immigration Law) imposes conditions on the award of state contracts. Firms must agree to fully comply with the Immigration Reform and Control Act of 1986, as amended by the Immigration Act of 1990, and the Beason-Hammon Alabama Taxpayer and Citizen Protection Act. Architects and engineers should review and adhere to these guidelines as appropriate to their project type.

§41-16-5 of the Code of Alabama imposes conditions on the award of state contracts. The firm must certify that it is not currently engaged in, and will not engage in, the boycott of a person or an entity based in or doing business with a jurisdiction with which this state can enjoy open trade.

Interested firms may request the questionnaire from and shall return the response to:

Sarah Rakestraw, Interior Designer SRakestraw@auburn.edu

Ms. Vanessa Kleypas, Coordinator, Design at vhk0003@auburn.edu

Questionnaires/responses shall be returned via e-mail only to the addresses above and **received no later than 3:00 PM Central Time, on or before Wednesday, March 17, 2021**. Shortlisted firms will be notified via email by **within 3 business days**. **Interviews will be held virtually through Auburn University, the week of March 29, 2021**. A separate package describing the interview process will be forwarded to the short-listed teams.

This request for qualifications is not an offer to contract but seeks the submission of qualifications from qualified, professional respondents that may form the basis for the negotiation of an agreement. The Awarding Authority/Owner reserves the right to reject any or all qualifications and to solicit additional qualifications, through the RFQ process, if that is determined to be in the best interests of the State of Alabama.

END OF ADVERTISEMENT

QUESTIONNAIRE BEGINS ON NEXT PAGE

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Design Team Selection
AU Project Number: 21-095

Questionnaire for Architect Selection

Thank you for your interest in Auburn University Project 21-095 Village Residence Halls- Interior Refurbishments. Please provide a Cover Letter and completed Questionnaire Submittal via email by the deadline provided below. Submittals should be a single PDF file of no more than 25 pages and 20 MB maximum. Submittals should be 11x17 format. File should be named as follows: "21-095 Village Residence Halls- Interior Refurbishments.pdf".

Fees will be computed in accordance with Alabama Division of Construction Management Procedures, DCM Form B-2 and B-2A January 2020, and Chapter 4 Supplement Determination of Basic Fee or Basic Fee Rate for Design Professional Services. We consider this project to be classified as a Group II project. The adjustment for major renovation factor will be considered for this project.

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SECTION 1: Primary Design Firm Qualifications

Provide the following information:

1. Firm Name
2. Address
3. Phone
4. E-mail
5. Primary Person to contact
6. Secondary Person to contact
7. Name and Alabama Registration Number of Architect whose seal will appear on the documents
8. Year Present Firm was Founded
9. List successor firms and years of operation
10. Is the location of the applicant a home office or branch office
11. How many total employees at the applicant location
12. How many registered professionals at this location
13. Form of Business

If the Primary Design Firm is proposing an association with another firm, provide items 1-13 for each firm.

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SECTION 2: Relevant Project Experience

Provide the following information on at least three (3) and up to five (5) relevant projects completed by the applicant firm within the past ten (10) calendar years. Note which project team members on each relevant project are proposed for this project.

1. Project Name
2. Location
3. Client name and contact information
4. Registered Professional Design Team Members & Roles on Project
5. Construction Firm
6. Date of Completion
7. Description of Project Scope
8. Total Square Footage
9. Total Construction Cost and Cost/SF
10. Project Drawings/Images, as appropriate to illustrate the project

If the primary design firm is proposing an association with another firm, indicate whether the project was completed by the primary design firm or the associated firm.

SECTION 3: Proposed Project Team

1. Provide a project specific Organizational Chart explaining your proposed design team members and their roles on this project. Include all proposed consultants relevant to this project.
2. Provide one-page resumes for the design team members indicated below, highlighting relevant project experience.
 - a. Project Manager
 - b. Project Architect
 - c. Project Designer

SECTION 4: Project Team Process

Respond to the following questions:

1. Describe your firms' communication strategy and process in managing the design of this project.
2. Which additional specialty consultants, if any, would you recommend for this project, and why?

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3. Identify logistical challenges which will have the greatest potential to impact execution functionality, initial costs, and long-term operational costs, and describe your firm's strategy for overcoming these challenges.
4. What is your team's strategy for providing quality and cost control during Construction Administration?

Completed questionnaires/responses shall be addressed to:

Sarah Rakestraw, Interior Design, SRakestraw@auburn.edu

Ms. Vanessa Kleypas, Coordinator, Design at vhk0003@auburn.edu

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