ADVERTISEMENT FOR
REQUEST FOR QUALIFICATIONS (RFQ)

New District-Wide Chambers County High School – Architectural & Engineering Services

Pursuant to §41-16-72 of the Code of Alabama, 1975, as amended, the Chambers County School District (Chambers County) requests qualifications from qualified design professionals to provide basic design service(s) for a project in Chambers County, AL.

Proposed Scope of Work: Chambers County School District plans to construct a new 1,000-1,200 student high school on a site yet to be determined in Chambers County, AL. Chambers County plans to have two different design packages for construction in order to meet the required timeline for construction. Those packages are intended to be an early site grading and utility package and a building package. In addition to the services listed below associated with the new high school, the Design Professional will also be responsible for assisting with site selection and use of the Educational Specifications developed by Chambers County to develop the design.

Chambers County will also be decommissioning 3 different schools in the Summer of 2022 that the Design Professional will be responsible for assisting examination of existing conditions of the school (i.e. utilities, systems, entrances, etc.) to develop a suitable decommissioning plan to shut down the schools for an extended period of time.

The scope of work includes program validation and full design services (A through E) as defined in the Alabama Division of Construction Management Manual of Procedures. Documented success in construction, cost management, thorough and timely services, and accurate document production will be considered in the evaluation of qualifications.

The estimated project budget for this project is $60 - $70 Million with this total subject to change once a program is fully developed. The types of funding are expected to be a combination of available Public School and College Authority (PSCA) funds and local funds.

The term of the agreement will be for the duration of the new high school design, construction and closeout phases, a timeline of which can be inferred from the timeline outlined later in the RFQ.

The design services will be contracted in accordance with fees and hourly rates using the Manual of Procedures of the State of Alabama Department of Finance, Real Property Management, Division of Construction Management (DCM).

Qualifications: The Applicants shall demonstrate experience with similar projects and demonstrate familiarity with DCM’s procedures and forms for design and construction projects. The Applicants and any consultants shall hold current professional licenses and be registered in the State of Alabama.
Qualification Evaluation Criteria: Selection by Chambers County shall be based on factors which may include, among others, the following:

1. STATEMENT OF QUALIFICATIONS
   1.1. Describe your firm’s or team’s experience working with other K-12 school systems, state agencies, and projects managed by the Alabama Division of Construction Management.
   1.2. Location of proposed team’s office relative to the Chambers County Board of Education.

2. PERFORMANCE ON PAST REPRESENTATIVE PROJECTS
   2.1. Identify and describe the proposed team’s experience providing A/E services that are identical or similar to this project within the last ten (10) years. Specifically identify all K-12 experience within this timeframe with an emphasis on any completed new high school projects. List the projects in order of priority, with the most relevant project listed first.
   2.2. 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. Chambers County may contact these references during this qualification process.
   2.3. Has your firm/organization within the past seven (7) years ever been terminated from a design project? If yes, please give pertinent details.
   2.4. What is your process for managing any claims of the contractors during the project?

3. LITIGATION AND CLAIMS
   3.1. 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).
   3.2. 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).
4. PROJECT SPECIFIC CRITERIA

4.1. Building Design

4.1.1. Discuss and show examples of your proven track record in delivering developments with specific references to K-12 projects, including listing of hard (competitive) bid K-12 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.

4.1.2. In regard to specific new K-12 educational buildings, describe some of the new trends that you have explored or designed with this type of project.

4.1.3. Describe your experience and list examples of your firm’s design of storm shelters specific to student housing.

4.2. Delivery & Execution

4.2.1. Describe how your firm will adequately staff, support and deliver a $60 - $70 million project and identify the process for management controls your firm will utilize to execute the design and construction phase.

4.2.2. 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.

4.2.3. Describe your firm’s approach to providing quality and complete design to optimize contractor’s success on bid day and during construction.

4.2.4. Describe your firm’s skill and experience in analyzing and developing comprehensive analysis and assessment of existing conditions; developing effective and creative alternatives is essential.


§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.
§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.

Response: Interested professionals shall submit:
1. A letter of interest.
2. A statement of qualification utilizing GSA Standard Form 330 for the primary firm and all proposed consultants, information for similar relevant projects including the project description, project budget, scope of work, photographs (before and after), Owner’s name and contact information, plus any other relevant information. Form 330 is available at https://www.gsa.gov/reference/forms.
4. Any other relevant information needed to satisfy answering the Qualification Evaluation Criteria.

Qualifications must be received no later than 2:00PM (Central Time) on June 20, 2022.

Submit 5 printed original hardcopies and 2 electronic/jump drive copies of all required qualification information to:

Casandra Allen, CSFO
Chambers County School District,
1298 Vocational Drive, LaFayette, AL 36862
allencd@chambersk12.org

For questions and additional information, contact Jeremiah Owen at (205) 423-3411 or bbell@hpmleadership.com. All questions must be submitted no later than 1:00PM (Central Time) on June 10, 2022.

The anticipated timeline for selection and the project is shown below. This timeline is subject to change but should be used for planning purposes by the respondent. A submission of a qualification by the respondent should be a certification that the milestones listed below can be achieved by the respondent.
<table>
<thead>
<tr>
<th>Anticipated Completion</th>
<th>Activity</th>
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<tbody>
<tr>
<td>June 20, 2022</td>
<td>RFQ &amp; LOI Responses Due</td>
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<tr>
<td>June 24, 2022</td>
<td>Short-List of Architects finalized; Designers notified of interviews</td>
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<tr>
<td>July 6, 2022</td>
<td>Interviews of short-listed firms</td>
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<tr>
<td><strong>August 1, 2022</strong></td>
<td><strong>Designer NTP</strong></td>
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<tr>
<td>August 31, 2022</td>
<td>School decommissioning complete</td>
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<tr>
<td>August 31, 2022</td>
<td>High School Programming Validation &amp; Educational Specifications complete</td>
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<tr>
<td>August 31, 2022</td>
<td>Site acquisition complete</td>
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<tr>
<td>March 31, 2023</td>
<td>Site &amp; Utility Package Construction Documents complete</td>
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<tr>
<td>June 30, 2023</td>
<td>Building Package Construction Documents complete</td>
</tr>
<tr>
<td>August 31, 2023</td>
<td>Site &amp; Utility Package Substantial Completion</td>
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<tr>
<td>February 28, 2025</td>
<td>Building Package Substantial Completion</td>
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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.