

REQUEST FOR QUALIFICATIONS

A/E Service for Restroom Modernization at the Lurleen B. Wallace Office Building

Pursuant to §41-16-72 of the Code of Alabama, as amended, the Alabama Building Renovation Finance Authority (ABRFA) requests submittals from qualified design professionals to provide services for the following: **Restroom Modernization at the Lurleen B. Wallace Office Building** located in Montgomery, Alabama. The Agreement shall be awarded to one firm, and the services will be contracted under both fees and hourly rates per the Manual of Procedures for the Alabama Division of Construction Management.

Proposed Scope of Work: The proposed scope of Work for professional design services shall include but not be limited to the following:

The Lurleen B. Wallace Office Building is an eight (8) story Office building with a basement built in the 1950's. There are both men and women group restrooms on the following floors: Basement through the Eighth floor, with individual restrooms off corridors and/or private offices as well. Work to include but not be limited to all restroom facilities to be renovated and modernized to all applicable codes. Estimated Construction cost of this project to be \$3,000,000.00.

The term of this Agreement shall be (2) years with an option to renew for two (2) additional years (or as required for completion of work).

Qualifications: The design A/E team shall have the following qualifications and experience:

- An experienced team with extensive prior knowledge of Restroom Modernization and all codes as applicable.
- An experienced team with knowledge of the Construction environment and estimating costs for this type of project.
- Must have a lead design professional licensed and currently registered to practice in the State of Alabama.
- Previous experience working on State of Alabama Projects and familiarity with the Division of Construction Management's procedures.
- The design team's location and availability to meet, to visit and monitor the project site, and maintain project schedule.

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.

§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, Owner's name and contact information, plus any other relevant information within the last 5 years. Form 330 is available at <https://www.gsa.gov/reference/forms>.
3. A completed Alabama Vendor Disclosure Statement. The form is available through the link at <https://www.alabamaag.gov/Documents/Files>.

Qualifications must be received no later than 4:00 PM (Central Standard Time) on Thursday, December 15, 2022

Submit three (3) Copies and one (1) PDF Version of all required qualification information to:

Katie Williams, Project Architect
Department of Finance
Division of Construction Management

Physical Address:
RSA Plaza Building
770 Washington Avenue, Suite 470
Montgomery, AL 36104

Mailing Address:
Post Office Box 301150
Montgomery, Alabama 36130-1150

Questions and or information related to delivery of qualifications shall be directed to Katie Williams via email at Katie.Williams@realproperty.alabama.gov.

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.