

REQUEST FOR PROPOSALS RFP No. 3940774

Issue Date: 01/16/2011
Title: Professional Architectural/Engineering Services for the New Institute for Contemporary Arts
Commodity Code: Professional Services
Issuing and Using Agency: Virginia Commonwealth University
10 S 6th St., 2nd Floor
P.O. Box 980616
Richmond, Virginia 23298-0616

Period of Contract: From date of award through satisfactory completion of project

All inquiries for information should be directed to: Benjamin Miller, Phone #: (804) 828-0889 Fax#: (804) 828-7837

HARD-COPY, ORIGINAL PROPOSALS MUST BE RECEIVED IN VIRGINIA COMMONWEALTH UNIVERSITY'S DEPARTMENT OF PROCUREMENT AND PAYMENT ON OR BEFORE THE DATE AND TIME DESIGNATED ON THIS SOLICITATION. ELECTRONIC SUBMISSIONS AND FACSIMILE SUBMISSIONS WILL NOT BE ACCEPTED IN LIEU OF THE HARD-COPY, ORIGINAL PROPOSAL. VENDORS ARE RESPONSIBLE FOR THE DELIVERY OF THEIR PROPOSAL. PROPOSALS RECEIVED AFTER THE OFFICIAL DATE AND TIME WILL BE REJECTED. THE OFFICIAL DATE AND TIME USED IN RECEIPT OF RESPONSES IS THAT TIME ON THE CLOCK OR AUTOMATIC TIME STAMP IN THE DEPARTMENT OF PROCUREMENT AND PAYMENT.

IF PROPOSALS ARE MAILED, SEND DIRECTLY TO VIRGINIA COMMONWEALTH UNIVERSITY, PROPOSAL PROCESS DEPARTMENT, POB 980616, RICHMOND, VA 23298-0616. IF PROPOSALS ARE HAND DELIVERED OR SENT BY COURIER, DELIVER TO: VIRGINIA COMMONWEALTH UNIVERSITY, DEPARTMENT OF PROCUREMENT AND PAYMENT, 10 S 6TH ST., 2nd FLOOR, RICHMOND, VA 23219. THE RFP NUMBER, DATE AND TIME OF PROPOSAL SUBMISSION DEADLINE, AS REFLECTED ABOVE, MUST CLEARLY APPEAR ON THE FACE OF THE RETURNED PROPOSAL PACKAGE.

Sealed proposals will be received until **February 16, 2011 @ 11:00 A.M.** local time.

Proposals must reach the above address by the deadline stated.

In compliance with this Request For Proposals and any addenda (if applicable), available at http://www.vcu.edu/procurement/bid_rfps.htm, including the attached Table of Contents and all provisions and appendices attached and referenced therein, and subject to all the terms and conditions set forth herein, the undersigned offers and agrees to furnish the services described in the RFP cited above and submit this signed proposal which includes this completed and signed page, the completed and signed Forms AE-1, AE-2, AE-3, AE-4, AE-5 and AE-6 and other data as required by the RFP. It is understood that this proposal may be modified by mutual agreement in subsequent negotiations.

NAME AND ADDRESS OF FIRM:

_____	Date: _____
_____	By (Signature In Ink): _____
_____	Name Typed: _____
Zip Code: _____	Title: _____
E-Mail Address: _____	Fax Number: () _____
Telephone: () _____	Toll free, if available _____
Toll free, if available _____	Toll free, if available _____
DUNS NO.: _____	FEI/FIN NO.: _____
MINORITY-OWNED BUSINESS: () YES () NO	WOMEN-OWNED: () YES () NO
REGISTERED WITH eVA: () YES () NO	SMALL BUSINESS: () YES () NO
DMBE CERTIFIED: () YES () NO	DMBE CERTIFICATION#: _____

Optional Pre-Proposal Conference scheduled for January 28, 2011 @ 2:00 P.M. SEE SECTION X, PAGE 13.

THIS SOLICITATION CONTAINS **15** PAGES

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NOTE: Forms are available for download at the www.dgs.state.va.us website under DGS Forms.

Form #: DGS-30-004 (AE-1, AE-2, AE-3, AE-4, AE-5 and AE-6)

I. APPLICABILITY OF THE A/E MANUAL:

The Commonwealth of Virginia Construction and Professional Services Manual for Architect/Engineers (A/E Manual-2004), defined as Chapters 1 thru 10 and Appendices A through Z of the 2004 CPSM, shall apply to the contract awarded pursuant to this RFP and is incorporated by reference herein.

Proposer's attention is directed to Chapter 2, Definitions, for definitions of terms used in this RFP. The terms "Agency" and "Owner" are used interchangeably in the material referenced in this RFP and mean Virginia Commonwealth University (VCU) with whom the successful A/E Proposer will enter into an agreement. The terms "VCU" and "University" are used interchangeably in this RFP.

Proposer's attention is also directed to Chapter 3, General Terms and Conditions for Professional Services.

II. PURPOSE:

The purpose of this RFP is to solicit proposals for the purposes of entering into a contract through competitive negotiations for the professional services of an Architectural/Engineering (A/E) firm, authorized to do business in the Commonwealth of Virginia, for the new Institute for Contemporary Arts to be located on Virginia Commonwealth University's Monroe Park Campus.

The A/E shall provide professional services for the project described in Part IV of this RFP consistent with the A/E Manual, as revised, and latest directives issued by the Division of Engineering and Buildings concerning construction and professional services for new and renovated State buildings.

III. BACKGROUND:

A. Description of Project:

The project consists of a 32,000 GSF facility with exhibition galleries, ground floor reception area with a catering kitchen, a lecture hall, loading dock with work room, administrative offices, and a small classroom/teaching lab, all designed to meet the needs of the School of the Arts, VCU students faculty, staff and members of the community. The site for the new facility is the southwest corner of the intersection of West Broad Street and Belvidere Street on the University's Monroe Park Campus in Richmond, Virginia. This intersection is a gateway to the University and City and has the most vehicular traffic in Richmond.

The University is seeking an architectural design response of the highest quality addressing the need to have a distinctive and unique design reflecting the artistic excellence of the University's nationally ranked School of the Arts and appropriate to serve as a major gateway to the University. Architectural issues include size, scale, color, massing, urban context, views and vistas, and neighboring structures and places.

B. Estimated Project Budget:

The University will establish the construction budget and the total project budget based on the schematic design. Generally, the construction cost is expected to be in the range of \$12,000,000 to \$16,000,000.

C. Capacity and Size:

The anticipated size is approximately 32,000 GSF. There are no height limitations. The site is bounded by Broad Street to the north, Bevidere street to the east, an alley to the south and Pine Street to the west. There is an additional parcel of land to the south of the site that is currently owned by VCU and used as a parking lot. The university would consider using this parcel as means to access the loading dock since we want to accommodate relatively large trucks making deliveries.

IV. SCOPE OF SERVICES:

- A. The successful firm shall provide Schematic Design Architectural/Engineering (A/E) Services for the new Institute for Contemporary Arts on the Monroe Park Campus of Virginia Commonwealth University (the University). All services shall be provided in accordance with the applicable requirements of the current VCU Higher Education Capital Outlay Manual, and the contractual terms and conditions contained therein. Coordination of review by the University, and other state agencies are also required. This solicitation is for Schematic Design Services only; however, the University reserves the right to retain the selected firm for full design services including design development, working drawings, bidding administration, submittal review, construction administration, site visits and preparation of as-built documents.

The University intends to retain one A/E firm for these services, provided the selected firm successfully completes the Schematic Design services phase. This firm shall be solely responsible for the work.

- B. Basic design requirements for this project include but are not necessarily limited to the following:
- Efficient building with high quality finishes and state-of-the-art gallery spaces.
 - Exhibition galleries, ground floor reception area with catering kitchen, lecture hall, loading dock with work room, art storage space, administrative offices, classrooms/teaching lab.
 - Innovative building design approach reflective of the function of the facility.
 - Consideration of sunlight with respect to exhibited art.
 - Environmental controls that meet the special temperature and humidity requirements of an art gallery.
 - Inviting pedestrian presence on one of the busiest crossroads in the city.
 - Compatible with the urban context of the campus.

- Constructability considerations as an integral part of design.
- Geotechnical and foundation design services.
- Signage, way-finding, and street presence as an integral part of design.
- Safety and security of users and building occupants.
- Connection to the existing utility infrastructure.
- Design coordination with the University's VCU 2020 Master Plan.
- Integrated building automation system to include security and fire alarm monitoring.
- Achievement of LEED Silver certification or better.

The University plans to use Building Information Modeling (BIM) and an integrated project delivery approach on this project.

V. POLICY ON SMALL BUSINESSES AND BUSINESSES OWNED BY WOMEN AND MINORITIES:

It is the policy of the Commonwealth of Virginia to contribute to the establishment, preservation and strengthening of small businesses and businesses owned by women and minorities and to encourage their participation in state procurement activities. VCU encourages contractors to provide for the participation of small businesses and businesses owned by women and minorities through partnerships, joint ventures, subcontracts, or other contractual opportunities. Proposer must state their commitment to utilize such businesses and the manner in which they will be utilized under this Contract.

VI. REPORTING AND DELIVERY REQUIREMENTS:

REPORT ON THE PARTICIPATION OF SMALL BUSINESSES AND BUSINESSES OWNED BY WOMEN AND MINORITIES

Unless the contractor is a DMBE certified small business, the contractor shall submit quarterly reports on the involvement of Department of Minority Business Enterprises

(DMBE) certified SWAM Businesses. The report will specify the actual dollars contracted to be spent to date with Small Businesses, Women-Owned Businesses, and Minority-Owned Businesses.

The Contractor shall provide this information to:

Virginia Commonwealth University
Department of Procurement and Payment
Attn: Ms. Sarah O'Neill
10 S 6th St, POB 980616
Richmond, VA 23298-0616

Failure to submit the required information will be considered a contract compliance issue and will be addressed accordingly. In addition, failure to submit the required information will result in invoices being returned without payment.

VII. PROPOSAL REQUIREMENTS:

- A. Proposals shall be signed by an authorized representative of the A/E. By submitting a proposal, the proposer certifies that all information provided in response to this RFP is true and accurate. Failure to provide information required by this RFP may ultimately result in rejection of the proposal.
- B. Proposals should be prepared simply and economically, providing a straightforward, concise description of the A/E's capabilities for satisfying the requirements of the RFP. Emphasis should be on completeness and clarity of content.
- C. Agreement: Each firm submitting a proposal must submit a statement that, if selected, all the architectural and/or engineering services for the project as outlined in the Request for Proposal and in the A/E Manual – 2004 and all subsequent modifications and supplements that apply will be provided.

- D. Contract Negotiations: Contract negotiation methods as specified in Chapter 6 of the A/E Manual – 2004 and all subsequent modifications and supplements that apply will be utilized.
- E. The Respondent's proposal shall include: the completed and signed RFP cover page 1 and any addenda (if applicable), available at http://www.vcu.edu/procurement/bid_rfps.htm); the completed and signed Forms AE-1, AE-2, AE-3, AE-4, AE-5 and AE-6; and the completed "Small Businesses and Businesses Owned by Women & Minorities" Data. One (1) manually signed original and seven (7) copies of the proposal shall be submitted to the University. Each copy of the proposal shall be bound in a single volume where practical.
- F. All documentation submitted with the proposal shall be included in that single bound volume. Elaborate brochures and other representations beyond those sufficient for presenting a complete and effective proposal are neither required nor desired.
- G. Any information thought to be relevant, but not specifically applicable to the enumerated scope of work, may be provided as an appendix to the proposal. If publications are supplied by the Proposer to respond to a requirement, the response should include reference to the document number and page number. Publications provided without such reference will not be considered relevant to the RFP.
- H. To reduce the effort and expense of responding to RFPs, provide uniformity in the type of information requested, and enhance the review and evaluation process, the standard Forms AE-1 through AE-6, ARCHITECTURAL/ENGINEERING FIRM DATA, shall be used by A/E's responding to University RFPs.

Description of these forms and instructions for completing the forms are included in the A/E Manual. Electronic copies of DGS forms are available for download at the www.dgs.state.va.us website.

Form #: DGS-30-004 (AE-1, AE-2, AE-3, AE-4, AE-5 and AE-6)

- I. Small, Women-Owned and Minority-Owned Business commitment for utilization. (See Appendix I.)
 1. The Offeror must submit complete information unless the Offeror is a DMBE certified small business. DMBE certified small businesses must include their certification number on the coversheet of this RFP, but are not required to complete Appendix I.

VIII. EVALUATION AND AWARD OF CONTRACTS:

A. Evaluation Criteria:

Proposals shall be evaluated by VCU using the following criteria:

1. Expertise and past experience of the A/E in providing services on projects of similar size, scope and features as those required on this project.
2. A/E's recent (past 5 years) experience / history in designing projects within an established "Design-not-to-exceed" budget.
3. Qualifications and experience of the A/E's project manager to be assigned to this project.
4. Commitment for utilization of Small, Women-Owned and Minority-Owned Businesses.

Scoring relative to this criterion will be assigned as follows:

- a) The highest percentage commitment shall be scored the maximum number of allocated points. All DMBE certified small businesses are considered to have a 100% commitment and will receive the maximum number of points.
- b) The commitment percentage for the other Offerors is then divided by the highest Offeror's percentage. The quotient is then multiplied by the points allocated for SWAM utilization to determine the point allocation.

For example: If the point allocation is 15 points, all DMBE certified small businesses would receive 15 points for this criterion. If a non-small firm had a 25% small business subcontracting commitment, that firm would receive 3.75 points. (25 divided by 100 = .25 x 15 points = 3.75).

- 5. A/E's experience in providing services in conformance to the State's Construction and Capital Outlay procedures including Codes, Standards, Accessibility and Building Efficiency.
- 6. Expertise, experience, and qualifications of the A/E's primary designer in each relative discipline for providing the services described in Section V, Scope of Services.
- 7. Expertise, experience and qualifications of any special consultants proposed for providing the services described in Section V, Scope of Services.
- 8. Geographic location of the A/E's office where work will be performed in relation to the project location.

9. Current and projected workload, plan to complete the work and ability to complete the work in a timely manner.
10. Size of firm relative to the size of the project.
11. Financial Responsibility as evidenced by the A/E's carrying Professional Liability Insurance.

This listing constitutes a set of minimum criteria and does not preclude the University from imposing additional requirements. Discussion of fees, rates, design costs, etc. shall not be included in these evaluations or the interviews.

Generally, the selection committee will consider the A/E's overall suitability to provide the required services within the project's time, budget and operational constraints, and it will consider the comments and/or recommendations of the A/E's previous clients, as well as other references.

B. Award of Contract:

VCU shall engage in individual discussions and interviews with two or more proposers deemed fully qualified, responsible and suitable on the basis of initial responses, and with professional competence to provide the required services. Repetitive informal interviews are permitted. Proposers shall be encouraged to elaborate on their qualifications, performance data, and staff expertise relevant to the proposed contract. Proposers may also propose alternate concepts or methodology. Proprietary information from competing proposers (including any data on estimated man-hours or rates and the plan for accomplishing the scope of work) will not be disclosed to the public or to competitors, provided such information is duly marked as "Proprietary Information" by the Proposer and the designation is justified as required by Section 2.2-4342F, Code of Virginia, as revised. At the conclusion of the informal interviews and on the basis of

evaluation factors set forth in Section VIII and the information provided and developed in the selection process to this point, the University shall rank, in the order of preference, the interviewed proposers whose professional qualifications and proposed services are deemed most meritorious. Negotiations shall then be conducted with the Proposer ranked first. If a contract satisfactory and advantageous to VCU can be negotiated at a fee considered fair and reasonable, the award shall be made to that Proposer. Otherwise, negotiations with the Proposer ranked first shall be formally terminated and negotiations conducted with the Proposer ranked second, and so on, until such a contract can be negotiated at a fair and reasonable fee. Should the Agency determine in writing and in its sole discretion that only one Proposer is fully qualified, or that one offer is clearly more highly qualified and suitable than the others under consideration, a contract may be negotiated and awarded to that Proposer.

Notice of Award or Notice of Intent to Award may be accessed electronically at <http://www.vcu.edu/procurement> and are available in the lobby of Procurement and Payment at 10 S 6th St., Richmond, VA during normal business hours.

C. PROJECT AWARD:

The University reserves the right, at its sole discretion, to issue RFPs for similar work and other projects as the need may occur. The University also reserves the right to issue project orders to open-end contractors, based on its sole discretion, in consideration of its evaluation of each contractor's qualifications, expertise, capabilities, performance record, current workload, location or distance to the project, and other factors as may be pertinent to the particular project.

IX. FEES:

The fee for services shall be negotiated on a lump sum basis considering the Scope of Services required, the estimated man-hours required for each level/discipline and the typical labor rates for the various skill levels required for the work. The Memorandum of

Understanding prepared by VCU will document the negotiated acceptable labor rates for the various levels/disciplines and these rates will be used for any hourly rate work of the A/E that is authorized by the Agency.

X. OPTIONAL PRE-PROPOSAL CONFERENCE:

An optional pre-proposal conference will be held at 2:00 p.m. on Friday, January 28, 2011 in the Commons Theater located in the Student Commons Building at 907 Floyd Avenue, Richmond, VA 23284-4000. The purpose of the conference is to allow potential Offerors an opportunity to present questions and obtain clarification relative to any facet of this solicitation.

While attendance at this conference will not be a prerequisite to submitting a proposal, Offerors who intend to submit a proposal are encouraged to attend. Bring a copy of the solicitation with you. Any changes resulting from this conference will be issued in a written addendum to the solicitation.

APPENDIX I

PARTICIPATION IN STATE PROCUREMENT TRANSACTIONS SMALL BUSINESSES AND BUSINESSES OWNED BY WOMEN AND MINORITIES

The following definitions will be used in completing the information contained in this Appendix.

DEFINITIONS

- **Small business** is an independently owned and operated business which, together with affiliates, has 250 or fewer employees, or average annual gross receipts of \$10 million or less averaged over the previous three years. Nothing in this definition prevents a program, agency, institution or subdivision from complying with the qualification criteria of a specific state program or federal guideline to be in compliance with a federal grant or program. For the purpose of the SWAM Program, the definition of small business enterprise shall be interpreted to include all certified women-owned and minority-owned businesses.
- **Women-owned business** is a business concern which is at least 51 percent owned by one or more women who are U.S. citizens or legal resident aliens, or in the case of a corporation, partnership or limited liability company or other entity, at least 51 percent of the equity ownership interest in which is owned by one or more women, and whose management and daily business operations are controlled by one or more of such individuals.
- **Minority-owned business** is a business concern which is at least 51 percent owned by one or more minorities or in the case of a corporation, partnership or limited liability company or other entity, at least 51 percent of the equity ownership interest in which is owned by one or more minorities and whose management and daily business operations are controlled by one or more of such individuals.
- **Minority Individual:** "Minority" means a person who is a citizen of the United States or a legal resident alien and who satisfies one or more of the following definitions:
 - o "Asian Americans" means all persons having origins in any of the original peoples of the Far East, Southeast Asia, the Indian subcontinent, or the Pacific Islands, including but not limited to Japan, China, Vietnam, Samoa, Laos, Cambodia, Taiwan, Northern Marianas, the Philippines, U. S. territory of the Pacific, India, Pakistan, Bangladesh and Sri Lanka and who are regarded as such by the community of which these persons claim to be a part.
 - o "African Americans" means all persons having origins in any of the original peoples of Africa and who are regarded as such by the community of which these persons claim to be a part.
 - o "Hispanic Americans" means all persons having origins in any of the Spanish speaking peoples of Mexico, South or Central America, or the Caribbean Islands or other Spanish or Portuguese cultures and who are regarded as such by the community of which these persons claim to be a part.
 - o "Native Americans" means all persons having origins in any of the original peoples of North America and who are regarded as such by the community of which these persons claim to be a part or who are recognized by a tribal organization.
 - o "Eskimos and Aleuts" means all persons having origins in any of the peoples of Northern Canada, Greenland, Alaska, and Eastern Siberia and who are regarded as such in the community of which these persons claim to be a part.

PARTICIPATION BY SMALL BUSINESSES, BUSINESSES OWNED BY WOMEN
BUSINESSES OWNED BY MINORITIES

This appendix should only be completed by firms that are not DMBE certified small businesses.

Offeror certifies that it will involve Small Businesses, Women-Owned Businesses, and/or Minority-Owned Businesses (SWAM) in the performance of this contract either as part of a joint venture, as a partnership, as Subcontractors or as suppliers.

List the names of the SWAM Businesses your firm intends to use and identify the direct role of these firms in the performance of the contract. State whether the firm is a Small Business (SB), Women-Owned (WO), or Minority-Owned (MO).

<u>Name of Businesses:</u>	<u>SB, WO, MO:</u>	<u>Role in contract:</u>

Commitment for utilization of DMBE SWAM Businesses:

_____ % of total contract amount that will be performed by DMBE certified SWAM businesses.

Identify the individual responsible for submitting SWAM reporting information to VCU:

Name Printed: _____
Email: _____
Phone: _____

Offeror understands and acknowledge that the percentages stated above represent a contractual commitment by the Offeror. Failure to achieve the percentage commitment will be considered a breach of contract and may result in contract default.

Acknowledged:
By (*Signature*): _____
Name Printed: _____
Title: _____
Email: _____

Note: Small, Minority and/or Women-owned business sub-contractors are required to become certified and maintain certification through the Virginia Department of Minority Business Enterprise (DMBE; <http://www.dmbe.virginia.gov/swamcert.html>) to fulfill the Offeror's commitment for utilization.