

REQUEST FOR LETTERS OF INTEREST AND STATEMENTS OF QUALIFICATIONS
UNIVERSITY OF VIRGINIA
ALDERMAN LIBRARY RENOVATION & ADDITION
RFP # 17-09

The University of Virginia (University or UVA) invites highly qualified architectural consulting firms to submit a letter of interest and associated supporting materials for consideration in the selection of a consultant team to provide architectural, landscape architectural, historic preservation, and engineering services for the renovation of the original Alderman Library and a new construction project to replace the book stack additions to the north of the original building, in accordance with the provisions of the University of Virginia Higher Education Capital Outlay Manual (HECOM).

Background

The history of the University of Virginia is divisible into three chapters, each marked by the construction of a library. Unlike other universities of its era, the University of Virginia was built around a library, rather than a religious institution. The building of the Rotunda, the first library at UVA, was symbolic of the central importance of knowledge to this university, and Thomas Jefferson was deeply engaged in selecting the materials that made up that library's original collection, and in developing the system by which it would be organized. The building of Alderman Library, in 1937, marked the second important chapter of UVA's history, as it was a response to the faculty's demand for the volume and type of current information necessary to function as a research university. At the same time that Alderman Library was built, the university committed to a very significant increase in annual spending on collections. Those collections were housed in the Alderman stacks. Originally closed, these stacks were laid out to maximize the storage of printed matter, and the stacks themselves were part of a state-of-the-art integrated book storage system that included a book conveyor belt. Librarians picked requested titles from the shelves, dropped them on the belt, and they were delivered to the circulation desk. The renovation of Alderman, beginning in 2018, marks the third chapter in the University's history. The choices made in that renovation will say a great deal about the future of research and scholarship, and what is needed by a great university to support those activities.

Project Drivers

Academic libraries serve multiple purposes for multiple constituencies. At the University of Virginia, the Library works diligently to understand and balance those needs. Students, faculty, and library staff are all deeply vested in getting this balance right. The project will produce a building that allows for growth in collections, is responsive to the impact of digital scholarship, is ready for the evolution of knowledge, and accommodates change over time - in sum, a building that learns from its users.

The building systems -- the plumbing, the wiring, the heating and air conditioning—are at the point of failure. Frequent fire alarms, pipe breaks, and circuits tripping are the result of small failures in these systems. There are structural issues and there is no fire suppression in the building. There are real life-safety issues throughout the building that must be addressed.

The expansion of Ivy Stacks, already underway, is a key precursor of this project, as it will allow the temporary off-site storage of the 2.5M items in the Alderman collection, with new preservation-quality HVAC. Browsable collections will return to Alderman, and the new building, like the Rotunda before it, will reflect thoughtful organization of resources, interspersed with space to use those resources. Like Alderman today, the new building will offer many different environments for study—from bookish spaces like the McGregor Room to spaces organized around other kinds of information, allowing for quiet study, group study, and social interaction.

Alderman Library Significance

The library is named after Edwin Anderson Alderman, the first president of the University. It is the keeper of the University's history, and a reflection of our scholarly tradition. The Historic Preservation Framework Plan considers its present architectural character essential. Alderman Library was constructed in response

REQUEST FOR LETTERS OF INTEREST AND STATEMENTS OF QUALIFICATIONS
UNIVERSITY OF VIRGINIA
ALDERMAN LIBRARY RENOVATION & ADDITION
RFP # 17-09

to the need for a new library building capable of holding the University's existing collections under one roof. These collections had been traditionally housed in the Rotunda. While much of the University's collections were destroyed during the fire of 1895, the building continued to house the library after its rebuilding.

Designed by R. E. Lee Taylor after his time with the Architectural Commission, Alderman Library exhibits a mix of the Jeffersonian and Georgian vocabulary. Taylor placed the library to the west of the Academical Village and utilized the site to mask the monumental scale of the structure. Placed among Miller Hall (since demolished), Peabody Hall, and Monroe Hall, Alderman Library became the north edge of what later became known as the Alderman Quadrangle. A 1967 addition by J. Russell Bailey, which provided new stack space, obscured much of the original north elevation.

Project Status

In collaboration with Brightspot Strategy, the UVA library system has recently completed a planning exercise to inform the development of the building program and project design. A link to this and other useful documents are linked below:

<https://virginia.box.com/s/3j1v1843rjh2wdes5wq1ich48a1g70ch>

Qualifications:

Firms must demonstrate significant experience planning, programming, designing, documenting and providing construction administration for similar projects in an academic setting; recent experience in planning and designing renovations and additions to significant libraries, preferably in a major university setting; experience in obtaining LEED certification; and familiarity with HECOM will be required.

Selection Process Schedule:

- | | |
|--------------------------------|---------------------------------------|
| • RFQ Advertised..... | Friday, September 22, 2017 |
| • Response Deadline..... | Friday, October 13, 2017 by 4:00 pm** |
| • Short List Notified..... | Friday, October 20, 2017 |
| • RFPs Issued | Friday, October 20, 2017 |
| • Pre-Proposal Site Visit..... | TBD |
| • Proposal Deadline..... | Mon, November 13, 2017 by 4:00 pm** |
| • Interviews..... | Monday, November 20, 2017 |

**** Late submissions will not be accepted for any reason.**

Submittal Requirements and Process:

Where possible, all materials submitted should be fully recyclable. Submissions must be collated, three-hole-punched, on standard 8.5 x 11 letter-sized paper and be clipped together **without** staples or binding. Double-sided printing is strongly encouraged. Interested firms must submit **ten (10) hard-copies and one (1) digital copy** of each of the following. The digital copy should be one pdf file of the entire submission contained on a thumb drive:

1. Letter of Interest addressed to the Screening Committee, which is no longer than two (2) pages in length, and which states specifically the firm's successful experience in planning and designing very similar facilities in campus and/or other similar settings.
2. Statement of Qualifications using the Office of the Architect for the University (OAU) standard form which can be obtained from the OAU website at:

REQUEST FOR LETTERS OF INTEREST AND STATEMENTS OF QUALIFICATIONS
UNIVERSITY OF VIRGINIA
ALDERMAN LIBRARY RENOVATION & ADDITION
RFP # 17-09

<http://www.officearchitect.virginia.edu/pdfs/soqform.pdf>. The email address provided should be for the person who will receive information regarding this RFQ, no general firm or marketing emails please.

3. Standard forms AE-1 through AE-6 are available at:
https://dgs.virginia.gov/globalassets/business-units/bcom/documents/forms/dgs-30-004_03-17_ae_data_forms.xlsx If proposal is a joint venture or association or two or more firms, forms AE-1 through AE-6 are required for each firm, with the proposed division of A/E services clearly indicated by firm and by individual staff members. Note that this project does not have a PC# assigned, so that space on the forms may be left empty.
4. Sub-consultants can be listed on the AE-1 or an AE-2, but no other AE forms should be submitted for sub-consultants at this time.
5. Current references and current contact information for each project (five-project minimum) featured in AE forms above. Include contact information for an owner's representative, a user client, and a construction manager for each project.

Submittals will be evaluated based on the demonstrated significant experience of the firm and its proposed personnel with similar facilities and projects within an academic setting; the ability to meet specific project objectives, e.g., budget, schedule, quality, etc.; successful experience with HECOM; experience in design with CM/Subcontractor participation; experience with completion of sequential trade packages for construction; and other criteria as the Selection Committee may determine. Subsequently, the short-listed firms will receive a detailed Request for Proposal (RFP) to present a more detailed response and make an oral presentation.

The above submission materials must be received according to the schedule above at the following address:

University of Virginia
Facilities Planning & Construction, Office of Contract Administration
Attention: Bruce Jackson
1000 Ednam Center, Suite 100
Charlottesville, VA 22903
Questions: 434-924-6387 or brj2n@virginia.edu

Please do not contact the Project Manager or others at the University regarding this Project. All questions and correspondence regarding this procurement should be made through Bruce Jackson in the Office of Contract Administration.

A copy of this Request for Qualifications is available on the Facilities Planning & Construction, Office of Contract Administration website at: <https://www.fm.virginia.edu/depts/fpc/contractadmin>.

Successful firm will be required to be licensed to do business in Virginia and able to demonstrate professional registration.

eVA Business to Government Vendor Registration:

The eVA Internet electronic procurement solution, web site portal www.eva.state.va.us, is the Commonwealth of Virginia's comprehensive electronic procurement system. The portal is the gateway for firms to conduct business with state agencies and public bodies. All agencies and public bodies are expected to use eVA. All firms desiring to provide goods and/or services in the Commonwealth are encouraged to participate in the eVA Internet e-procurement solution. Selected bidder(s) is required to register in the eVA Internet e-procurement solution prior to an award being made.

Firm's past and proposed use of Small, Women and Minority-Owned (SWaM) firms will be considered in the evaluation of proposals. SWaM firms must be registered with and certified by the Department of Small

**REQUEST FOR LETTERS OF INTEREST AND STATEMENTS OF QUALIFICATIONS
UNIVERSITY OF VIRGINIA
ALDERMAN LIBRARY RENOVATION & ADDITION
RFP # 17-09**

Business & Supplier Diversity (SBSD) in Richmond. Assistance is available for registration. Quarterly reporting of expenditures to SWaM consulting firms or suppliers used in this contract will be required for the selected firms.