



PROJECT INFORMATION SHEET

The University of Connecticut is accepting Qualifications Applications for:

PROJECT NUMBER: 009.2-OC.GENARCHITECT21

PROJECT NAME: REQUEST FOR QUALIFICATIONS - GENERAL ARCHITECTURE SERVICES

PROJECT LOCATION: THE MAIN CAMPUS AT STORRS-MANSFIELD AND ALL REGIONAL CAMPUSES

PROCUREMENT AGENT: ELAINE DUMAS

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INTENT OF THIS SOLICITATION: The purpose of this Request for Qualifications ("RFQ") is for the University of Connecticut (the "University") to request submissions of Qualifications Applications from firms that can provide General Architectural Services at the University of Connecticut. The services requested will be for the University's main campus at Storrs-Mansfield, the other regional campuses (Avery Point, Hartford, Stamford, and Waterbury), and UConn Health (UCH) in Farmington. Note: Firms that are currently on the On-Call List must submit a new Application for consideration as the current contracts expire and are not automatically renewed.

LOCATION OF APPLICATION: Submit a Qualifications Application for this solicitation (event) through the HuskyBuy Portal:

<https://bids.sciquest.com/apps/Router/PublicEvent?CustomerOrg=UConnFullSuite>

CRITICAL DATES:

| | | |
|-------------------------------|--------------------------|---------------------|
| Application Due Date and Time | MARCH 16, 2021 | 2:00 PM EST |
| Q&A (RFI) Due Date and Time | MARCH 8, 2021 | 2:00 PM EST |
| Outreach Event | FEBRUARY 23, 2021 | 10:00 AM EST |

Due to the current pandemic, the Outreach Event will be held as a virtual video conference. A link for the virtual video conference will be provided upon request. Please send all requests to the Procurement Agent listed for this Project.

COVID-19 MITIGATION GUIDELINES: As part of UConn's on-going effort to ensure a secure and safe working environment for its students, workforce, clients, and visitors, the University has developed the "University COVID-19 Mitigation Guidelines for the Contractor Community." A copy of the Guidelines can be found by visiting the following website: <https://updc.uconn.edu/contractors-working-at-uconn/> and

clicking on the document located under the Resources section. You may also find additional information at: <https://ehs.uconn.edu/ehs-covid-resources/>.

These guidelines establish consistent standards for mitigating the spread of COVID-19 that must be undertaken by the Firm and are intended to assist UConn in meeting its commitments.

REQUEST FOR INFORMATION QUESTIONS: All Requests for Information ("RFI") questions are to be posted under the Q & A Board Tab in the HuskyBuy sourcing event for this Project. No phone calls or RFI questions emailed directly to the Procurement Agent will be accepted.

BID CLARIFICATIONS, ADDENDA, and INTERPRETATIONS: Any and all interpretations of the contract documents, Responses to any RFIs, and any supplemental instructions will be in the Form of a written clarification/addendum, if issued, and will be posted as part of the HuskyBuy sourcing event under the Buyer Attachment Tab. Failure of any Applicant to receive any such addendum or interpretation shall not release any Applicant from any obligations after its Application is submitted.

SCOPE OF SERVICES:

The General Architect's primary role is to provide design services for campus projects. Services may include new construction, existing building renovation design, interior building design, exterior building design, and infrastructure renovations. The design services may consist of program review, cost estimating, schematic design, design development, construction documents, bidding, construction administration, and project closeout. Projects will follow and incorporate all pertinent guidelines, including but not limited to University Design Guidelines and Performance Standards, CT Building Codes, and CT ADA Codes.

Firms should have the experience and ability to self-perform the majority of services for this category.

Examples of the services are listed below. This list is not intended to be an all-inclusive list of services under this On-Call category:

- Provide services for different aspects of complex projects such as new or renovating laboratories, health service buildings, food service facilities, residential buildings, classrooms, and office spaces. These services may include demolition, existing conditions assessment, conceptual/feasibility studies, estimates for constructability and budgeting, facilities conditions analysis with recommendations, and forensic analysis and investigations.
- Furniture layout and specifications; finish materials selection and specification; signage; way-finding; equipment layout and specifications; standardized interior design specifications and/or the preparation of appropriate sections of a bidding document.
- Provide services for projects involving the repair and/or replacement of typical window, roof and masonry renovation that might involve providing forensic analysis.
- Office layouts, including interior sheetrock partitions, installation of exterior and interior doors, entrances, acoustical suspended ceilings/lighting;
- Provide design services for historic buildings which will include close coordination with the State Historic Preservation Office. Provide design services for exterior closures.
- Provide peer review of projects designed by others for code compliance; performing detailed technical reviews of construction documents for interdisciplinary coordination & constructability; and/or review of various LEED rating systems.

ON-CALL PROGRAM DESCRIPTION:

The University intends to award On-Call contracts for a term of three (3) years. The selection process shall be a one-stage quality-based selection process based upon the area of practice, qualifications, experience, and technical criteria as more particularly described in this Qualifications Application. The University intends to award multiple contracts for this professional service category.

The project assignments to be issued under the On-Call contracts will vary from studies, reviews, services for small renovation projects, and minor design work to services in connection with larger infrastructure, renovations, or new building projects. Project assignment values under an On-Call contract will vary depending upon the project type, scope, size and/or complexity.

The goal of the University is to provide all firms awarded an On-Call contract a fair opportunity to participate in providing services within its designated category. The University shall have absolute discretion to issue and/or withhold assignments that best serve the interests of the University.

Once under contract, the University will consider various criteria when selecting the On-Call Firm for a project assignment, including and without limitation, the following:

1. The size and complexity of the related Project;
2. An On-Call firm's past performance on previous On-Call assignments, including quality and cost of services, as well as timeliness of performance;
3. An On-Call firm's ability, and sufficiency of staff resources, to deliver the services to be assigned in a timely and effective manner;
4. The fee proposal of the On-Call firms that would be applicable to the assignment;
5. The impact the assignment may have on other work the On-Call firm is currently performing;
6. The number and value of previous task orders issued to the On-Call firm under its On-Call contract for services in the relevant professional category; and
7. Other criteria utilized by the University to determine the selection that would serve the University's best interests.

Note: On-Call Consultants that repeatedly fail to respond timely to request for services or repeatedly decline to submit responses to request for services may, at the University's discretion, have their On-Call contract terminated.

After the University has evaluated the proposal(s) for a particular assignment, a task order will be issued. If an On-Call Firm receives a request for proposal for a particular project assignment and declines to submit a proposal, the University shall be free to offer the project assignment to another On-Call Firm.

In order to be considered for the award of an On-Call contract in any sub-category, a firm must demonstrate that for the last year it:

1. has operated in the State of Connecticut as a design professional providing professional design services of the type included in the sub-category for which the firm is proposing; and
2. has held throughout that time period, and continues to hold, any and all licenses, registrations, certifications, permits and/or approvals required by law, its professional association/organization, or as is recommended pursuant to applicable industry standards in order to perform such professional services in the State of Connecticut.

The University has modified its procurement processes to improve business continuity for both professional firms and the University. The University has established the following processes for procurement of services under On-Call contracts for design services:

Initiating Phase Services – Study, Feasibility, Programming or other initiating effort: The University may select, in accordance with the criteria stated above, one firm or solicit the category pool of firms to provide fee proposal(s) for the development of programmatic pre-design services for feasibility studies, pre-schematic scoping and/or program planning (the "Initiating Phase Services").

1. Selecting one firm: The University will review the proposal and may negotiate the fee with the firm.
2. Soliciting the entire category pool: The lowest fee proposal will be selected.

Proposal fees will be in accordance with the RFP and will be either:

1. A lump sum fixed fee;
2. A fee-based on time spent at pre-approved hourly rates up to an agreed maximum aggregate fee;
or
3. A fixed fee by Phases

The On-Call Firm that is issued a task order for the assignment will produce a report of all findings and work performed during the Initiating Phase (the "Initiating Phase Report").

Implementation Phase Services - Schematic Design through Construction Documents, Bidding/Negotiation, Construction Administration and Final Closeout: Following the Initiating Phase, the University may select, in its sole discretion, one of the following project implementation options:

1. The University may negotiate with the On-Call Firm that performed the Initiating Phase Services to provide the Implementation Phase Services for compensation based on:
 - a) A lump sum fixed fee;
 - b) A fee-based on time spent at pre-approved hourly rates up to an agreed maximum aggregate fee;
or
 - c) A fixed fee determined at the completion of the schematic design phase, based on a percentage of the estimated construction cost.
2. The University may utilize the Initiating Phase Report as the basis for negotiating a fee with another On-Call Firm in accordance with 1a through 1c above.
3. The University may utilize the Initiating Phase Report as the basis for a competitive solicitation for the Implementation Phase Services and solicit to the category pool of On-Call Firms.
4. The University may utilize the Initiating Phase Report as the basis for a competitive solicitation for the Implementation Phase Services and will solicit directly to the open market (not limited to the established On-Call design sub-category pool).

Contract documents provided by the On-Call Firm to the University shall be suitable for obtaining required construction permits and competitive bids, if so desired, by the University. Bidding Phase and Construction Administration services may or may not be required from the On-Call Firm as determined by the University to be in its best interest.

The University's selection of a particular implementation option for the Implementation Phase Services shall be determined by Capital Projects and Facilities Procurement in consultation with the Requesting Department. Such option must be the most effective procurement method for the assignment and the best value for the University.

Professional services performed under tasks for these Contracts are for full-service Architectural Firms. *Firms must be capable of self-performing a majority of an assignment in-house. Firms are scored based on their own firm's qualifications only; it is not based on the experience of sub-consultants.*

PROGRAM SCHEDULE/DURATION:

- The Master Agreement is planned to start: May 1, 2021
- Program duration: Three (3) years.

HOURLY RATES: Hourly rates are requested from firms with the Qualifications Application. The rates will be used to establish compensation for task services for each Project

REQUIRED LICENSES AND CERTIFICATIONS:

- Architectural Firm - Provide a copy of the Firm's certificate of authorization from the Connecticut Architectural Licensing Board (as per Connecticut General Statutes Section 20-298a and 20-298b). This certificate must remain effective for so long as the design professional is under contract to provide professional services to the University for this Project.
- Provide a copy of at least one proposed project team member's current Professional LEED accreditation.
- Provide a copy of at least one proposed project team member's current Connecticut Architectural License.

EVALUATION: Prospective Applicants and their Applications will be evaluated utilizing the objective technical criteria referred to in this RFQ and on the basis of the information provided in the individual Application, as well as any additional information obtained from references, persons or other sources identified in the Application.

PROPOSED PROJECT TEAM: The firm must demonstrate the ability to staff the Project with high quality, experienced personnel. The firm must demonstrate the individual staff members' experience on past relevant projects performing work of similar scope and nature to this Project and in a comparable position as assigned on this Project.

PROJECT RELEVANT EXPERIENCE: Project relevant experience demonstrating these requirements must be submitted on the [RFQ Project Relevant Experience Form](#) provided with this RFQ; substitution of this Form is not allowed. A minimum of **five (5) examples** must be submitted that are in progress (at least 75% complete) or completed within the past **seven (7) years**. A detailed description of the work performed and how it relates to the scope of work outlined in the RFQ shall be included. Provide projects comparable in size and building types, with an emphasis on sustainable design. Failure to provide accurate required information on the On-Call Project Relevant Experience Form may lead to the rejection of your Application.

NARRATIVE APPROACH:

Provide your firm's approach, which demonstrates your understanding of the needs of this Program and include a technical approach to completing the proposed scope of work. The narrative should be limited to no more than two (2) pages. Prospective firms should emphasize any particular expertise or specialty services that make their firm unique.

SBE/MBE PARTICIPATION: In an effort to foster a more diverse pool of experienced firms, the University encourages Connecticut certified Small Business Enterprise and Minority Business Enterprise (SBE/MBE) participation. A certified SBE/MBE firm must meet the qualifications as determined by legislation, Connecticut General Statute 4a-60g (Supplier Diversity Statute), as amended by Public Act 11-229. Proposers who have questions about the State of Connecticut's SBE/MBE certification program should contact the Department of Administrative Services, Supplier Diversity Program, 450 Columbus Boulevard, Hartford, CT 06103. Please direct any questions regarding S/MBE certification to, Supplier Diversity Unit at (860) 713-5236. The website for the Program is <http://portal.ct.gov/DAS/Services/Licensing-Certification-Permitting-and-Codes/Small-Minority-Business-Center>.

RESERVATION OF RIGHTS: The University reserves the right to reject any or all Applications, in whole or in part, and to waive any informality or technical defects; if it is deemed to be in the best interest of the University.

Elaine Dumas
Procurement Agent II
Capital Projects & Facilities Procurement