

FAIRFAX COUNTY
DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES

Request for Architect/Engineer Qualifications

The County of Fairfax, Virginia, Department of Public Works and Environmental Services (DPWES) is soliciting statements of qualifications from architectural and engineering consulting firms for the full design and construction administration services for the renovation and expansion of the Mount Vernon RECenter located at 2017 Belle View Boulevard, Alexandria, Virginia (Tax Map #0931 2409 0004A) in the Mount Vernon Magisterial District. The facility is owned and operated by the Fairfax County Park Authority.

The existing approximate 61,000 square-foot (sf) one story facility located on an approximate 10-acre site requires updating to increase the efficiency of the exterior site and the interior space, provide additional square footage for the building, and upgrade some systems to meet current requirements. The facility is comprised of three main components the ice rink facility constructed in 1979, the aquatic facility that was added in 1983, and a core area that connects to two. The scope of work includes renovation of the core of the building of approximately 20,000 sf, an addition to the core area to include fitness areas of approximately 34,300 sf, and upgrades of systems to the remainder of the building of approximately 41,400 sf including the lap pool and ice rink for a total project size of approximately 95,000 sf. The facility is to remain operational during construction (specifically the pool and ice rink) requiring complicated phasing in design, permitting, and construction.

The scope of work also includes the development of a concept plan for the complex to include an additional ice rink and a leisure pool. The professional design services will initially include the full design and construction administration services for renovation/expansion totaling approximately 95,000 sf and the concept plan with Fairfax County's option to extend the services to full design and construction administration services to include the new ice rink and/or leisure pool additions.

The project will have a goal of silver certification under the LEED® Green Building program. Major disciplines required for this project include architecture, civil engineering, geotechnical engineering, structural engineering, electrical engineering, mechanical/plumbing engineering, HVAC peer review and commissioning, LEED® team member, value engineering, cost estimator, interior design, specialty ice rink, and aquatic consultants.

Consultant teams that wish to be considered for this project must submit eight (8) copies of their statements of qualifications to Carey F. Needham, Director, Building Design and Construction Division, Capital Facilities, DPWES, 12000 Government Center Parkway, Suite 449, Fairfax, VA 22035-0052. The qualifications submitted should include all required disciplines noted above.

The qualifications submitted should include:

- Statement of Interest;
- GSA Standard Form 330 Part I and Part II for the primary firm and all major sub-consultants; and
- List of references with current address and telephone numbers for recently completed projects of a similar nature.

All statements of qualifications shall be delivered no later than 4 p.m., local prevailing time, November 30, 2016. Submissions received after this time or incomplete submissions will not be considered. The statements of qualifications shall not exceed sixty (60) pages of data (thirty sheets printed front and back, or sixty sheets of single sided print) including 330 forms.

A Selection Advisory Committee (SAC) will review and evaluate the statements of qualifications for all firms based on the criteria listed below. Each criterion will be rated on a scale ranging from 0 to 4 with 0 being unacceptable and 4 being excellent. In addition, each criterion has been assigned a weight factor based on importance with 1 being of low importance. These criteria will be used in determining the short-list of firms to invite for interviews.

Criteria:	Scale (0-4)	Weight Factor (1-4)
Technical experience of architect and sub-consultants including the specialty consultants		4
Team's experience with similar projects including aquatic, ice rink, and fitness functions. Also experience with renovation.		4
Pertinent experience of Project Manager for architect and sub-consultants including relevant experience of the mechanical, electrical, and plumbing engineering including aquatic, ice rink, and fitness functions		4
Demonstrable experience on previous projects developing and incorporating complex phasing plans while maintaining facility operations		4
Understanding the project's scope of work		3
Team structure, project management, and overall project approach		3
Quality control plan		3
Past performance on contracts with Fairfax County (if applicable)		3
Availability of resources		3
Presentation quality of RFQ		2
Ability to respond to project site and County offices efficiently		1

Interviews from a short-list of selected firms are projected to be held in late January 2017.

The County will conduct negotiations for these services with the top-rated firm that is selected for this project. If a satisfactory fee, schedule, and terms can be negotiated with the top-rated firm, a contract will be awarded. If not, negotiations with the top rated firm will be terminated in writing and negotiations will begin with the firm ranked next highest, and so on.

Fairfax County retains the option to develop this project under alternate contract approaches through a separate procurement, including Public Private Education Facilities and Infrastructures Act (PPEA), subsequent to the initial design phase(s) under this contract.

Fairfax County is committed to paying a living wage to all qualified County employees and encourages contractors and subcontractors involved in all County programs, services, and activities to pay a living wage to their employees. Further, as part of Fairfax County commitment to protecting the environment, all Statements of Qualifications must be made of paper product only.

Questions related to this request for qualifications should be directed to Dennis Holder of the Building Design Branch, Building Design and Construction Division at 703-324-5358 or by email at dennis.holder@fairfaxcounty.gov.



To request this information in an alternate format, please call Maria Logan, Building Design and Construction Division, Department of Public Works and Environmental Services at 703-324-5800, TTY: 711.