

**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 design and construction administration services for the new Patrick Henry Library and Parking Garage located at 101 Maple Avenue, Vienna, Virginia.

The new facility will be comprised of an approximately 21,000 square foot library facility and a parking garage on a 1.43-acre lot. The parking garage will serve both the library facility and the Town of Vienna. The scope of work will also include the demolition of the existing facilities and all associated site work. The scope of work may include site selection and design of a potential temporary library. Fairfax County retains the option to co-locate the facility with other possible county buildings. If a co-located option is elected, the selected consultant may be responsible for the design of additional co-located facilities.

The project will have a requirement of gold certification under the current LEED® Green Building program with a minimum 30% energy performance improvement over current ASHRAE baseline. Major disciplines required for this project include architecture, civil engineering, structural engineering, electrical engineering, mechanical/plumbing engineering, HVAC peer review and third-party commissioning, LEED® team specialty consultant, value engineering, independent cost estimator, interior design, surveying, special inspection, geotechnical engineering, and traffic and transportation engineering.

Consultant teams that wish to be considered for this project must submit six (6) copies of their statement of qualifications to Carey Needham, Director, Building Design and Construction Division, DPWES, 12000 Government Center Parkway, Suite 449, Fairfax, VA 22035-0052. In lieu of hard copy submissions, the consultant teams may elect to submit electronically to the following email address: [Maryam.Mostamandi@fairfaxcounty.gov](mailto:Maryam.Mostamandi@fairfaxcounty.gov). Please note each email cannot have an attachment over 20MB, therefore multiple emails may be sent. Once the submission is received, an email will be sent to the consultant team confirming receipt.

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, January 29, 2021**. Submissions received after this time or incomplete submissions will not be considered. The statement 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.

<b>Criteria:</b>	<b>Scale (0-4)</b>	<b>Weight Factor (1-4)</b>
Technical experience of prime architectural firm and subconsultants specific to libraries and parking garages		4
Pertinent experience of lead project manager		4
Key team members' experience with library facility and parking structures and the role they served on each of the projects.		4
Demonstrable experience on previous projects developing and incorporating surrounding context and community aesthetic preferences.		4
Understanding the project's scope of work		4
Experience with Fairfax County & Town of Vienna's zoning & permitting processes		3
Team structure, project management and overall project approach		3
Quality control plan		3
Past performance on contracts with Fairfax County		3
Presentation quality of RFQ		2
Ability to respond to project site and County/Town offices efficiently		1

Interviews from a short list of selected firms are projected to be held in March 2021.

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, subsequent to the initial design phase(s) under this contract. Fairfax County retains the option to obtain the services of a Construction Manager at Risk to be part of the project team at any point in the design prior to the completion the schematic design phase.

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, please consider submitting Statement of Qualifications electronically or made of paper product only.

Questions related to this request for qualifications should be directed to Maryam Mostamandi of the Building Design Branch, Building Design and Construction Division at 703-324-4472 or by email at [Maryam.Mostamandi@fairfaxcounty.gov](mailto:Maryam.Mostamandi@fairfaxcounty.gov)



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