

REVISED Pre-Solicitation Notice - A/E Professional Services, THSP, Minnie Howard Campus Redevelopment

Request for Qualifications No.: 200023 (when published)

Alexandria City Public Schools (ACPS) intends to issue a Request for Proposals (RFP) for an Architect/ Engineer contract for the redevelopment of the TC Williams High School: Minnie Howard Campus and adjoining city owned public open space (POS). This procurement will encompass the design and construction administration of the educational, community and shared athletic and open field spaces at the primary location, 3801 W Braddock Rd, Alexandria, VA 22302. This project may also include the design and construction administration of various other sites throughout the City of Alexandria, in support of the continued development of ACPS' high school network, as further defined. All references to the design requirements and specifications included in this Notice shall apply to the single redevelopment as well as any additional site development.

Alexandria City Public Schools' *The High School Project* aims to rethink the way we are delivering our high school educational program and, at the same time, solve space issues that come with a growing student body. Our City is growing and will face the challenge of educating approximately 5,000 high school students at T.C. Williams within the next ten years. Since the summer of 2018, Alexandria City Public Schools (ACPS) has been exploring innovative ways to solve this future capacity issue and has decided to expand the T.C. Williams experience as one meaningful, equitable and 'connected' high school on multiple campuses. Interested firms should expect the work to include an effort to become familiar with all previous information developed during the last year and a half. In addition, working jointly with ACPS and other key staff and stakeholders, including relevant city agencies, coordinating with the city's and school's master planning process as well as developing and implementing a robust communications, stakeholder management and community engagement strategy are all key expectations of this important work.

The new educational programming for T.C. Williams High School will include the coursework needed to graduate, according to Virginia's Profile of a Graduate requirements, such as: core classes, work based learning and access to 17 Career and Technical Education (CTE) career clusters. It is anticipated that the project-specific Educational Specifications for the project will reflect a program for the entire T.C. Williams High School, including all campuses. The specification will include the educational and space requirements and a framework for the architect to design appropriate 21st Century learning space solutions that accommodate a pedagogy that is adaptable, personalized, student-directed, collaborative, interdisciplinary and facilitates hands-on an engaging teaching and instructional experience.

On September 26, 2019, the Alexandria City School Board voted to expand the T.C. Williams High School into an expanded Connected High School Network and build a new building at the Minnie Howard campus that will assist with accommodating the additional high school students. Additional background information about the project can be located on the ACPS website here: <https://www.acps.k12.va.us/Page/2255>

In this context, Alexandria City Public Schools announces an opportunity to provide high quality design in accordance with the highest professional standards for design quality and innovation that is also in conformance with the Commonwealth of Virginia public school design standards. As required by Virginia and the City of Alexandria Standards, the facility will meet the City of Alexandria's Environmental Action Plan 2040 and 2019 Green Building Policy, security requirements, and achieve net-zero energy capability and a LEED Gold certification, at a minimum. It is anticipated that energy savings strategies such as the use of energy savings performance contracts will be considered.

The total school building space currently estimated consists of approximately 312,000 gross square feet and will need to accommodate at least 1,600 students. The site will need to accommodate additional programming for shared city services and community space as well as shared athletic and open spaces; this may include, but is not limited to, affordable housing, community health services, and recreation space. The building will be designed and constructed in English units. Occupancy is required by July 2024. The scope of A/E Design and Construction Administration services shall include, but will not be limited to: urban planning/design, entitlement process, schematic design, concept design, design development, construction documents, construction administration and post construction phase services. ACPS intends to award a firm -fixed price A/E professional services contract pursuant to the Commonwealth of Virginia and ACPS procurement requirements.

The purpose of Phase 1 (the Request for Technical Proposals) is to select the most highly qualified Offerors with a project approach that reflects an understanding of the complexity of the project, as defined in the RFP, to participate in Phase 2 (the Request for Cost Proposals). Once Phase 1 is complete, ACPS will invite the Top Ranked Offeror to submit a cost proposal. Please note that minimal to no additional information on the project will be shared at the time of request for cost proposals and a relatively quick turn-around will be expected. If negotiations are unsuccessful, ACPS will conclude negotiations and proceed to request a cost proposal from the Second Ranked Offeror, and so on, until a successful negotiation concludes.

At the conclusion of Phase 2, ACPS intends to award a contract to a single Offeror for all A/E design, construction administration and post construction phase services.

This procurement will be open to both large and small, women, and minority owned firms. The firm (if not a small business concern) shall be required to present an acceptable small business subcontracting plan as part of its proposal.

ACPS anticipates the release of the RFP by April 30, 2020

ACPS endeavors to conclude this procurement with a contract award by or before June 30, 2020.

ACPS will host a pre-proposal conference for interested Offerors at a time and location to be identified in the RFP. In an effort to comply with the Commonwealth of Virginia's gathering limitations and social distancing requirements, this pre-proposal conference shall be handled via tele/video conference.

Please direct any questions to:

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