



**ILISAGVIK COLLEGE NEW CAMPUS
PRELIMINARY CONCEPT DESIGN COMPETITION**

STEP-ONE REQUEST FOR
ARCHITECTURAL/ENGINEERING QUALIFICATIONS

October 24, 2017



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APPENDICES

- A. Project Analysis Report (PAR) New Iḷisaḡvik Campus and Browerville Learning Center Expansion (November 21, 2016)
- B. Iḷisaḡvik College Relocation Program – Visioning Graphics
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1.0. SOLICITATION

Ilisaġvik College, located in Utqiaġvik (Barrow), Alaska is accepting Proposals from qualified Alaskan and/or Circumpolar Region Architectural/Engineering (A/E) Teams to participate in a preliminary concept Design Competition for a New Campus. The campus is planned to be designed in phases over a two to three -year period. Construction is scheduled to begin in 2019 with an initial operations target date of August 2022. New facilities are programmed at 150,200 gross square feet building area, with a preliminary estimated total project cost of \$175M in 2017 US dollars not including land.

The A/E Team selection method is a Two-Step Design Competition Process in which the three highest scoring A/E Teams identified in the Step-One qualifications phase will advance to Step-Two. Selected A/E Teams will prepare and present preliminary concept designs for evaluation, scoring and selection of the winning team. An honorarium will be provided to responsive Step-Two A/E Teams.

The College anticipates funding to advance the design will be secured during the Step-Two Phase with the intent to initiate contract negotiations for ensuing design services with the winning A/E team.

REGISTRATION/QUESTIONS: Each firm must register to submit questions and receive addenda notifications. To register: email Competition Manager, Glen Kravitz at glen.kravitz@arcadis.com and Allison Murrell at allison.murrell@arcadis.com. Include your firm name, address, telephone and name/email address of contact person.

SUBMITTAL INFORMATION: Interested parties may view and download Step-One RFQ documents at: www.ilisaqvik.edu/designcompetition

WRITTEN QUESTIONS AND ADDENDA PUBLICATION: All questions must be submitted in writing on or before November 10, 2017 by 2:00 p.m. Alaska Time. The last Addendum will be published on or before November 14, 2017.

PROPOSAL SUBMISSION: Qualifications Statements must be received no later than November 21, 2017, 4:00 PM Alaska Time, at the office of ARCADIS, 880 H Street, Suite 101, Anchorage, Alaska 99501, Attention: Glen Kravitz. Qualifications Statements received after the time announced will not be considered.

AN/AI PREFERENCE: Alaska Native/American Indian preference shall be given to qualified Lead Design Firms in Step-One.

2.0. PROJECT OVERVIEW

2.1 INTRODUCTION

Iḷisaḡvik College, located in Utqiaḡvik/Barrow, Alaska is seeking to consolidate and modernize their operations into an integrated and accessible New Campus within proximity to the center of the community. The College provides post-secondary academic education and vocational training for students eager to develop their skills for workforce opportunities within the North Slope Borough (NSB) and throughout the state of Alaska.

Currently, the main Campus is located several miles from the town center in ten buildings of varying sizes, shapes, and physical conditions. The buildings were originally constructed by the Office of Naval Research, up to 70 years ago, to serve as a center of scientific study for the region. Additionally, the College utilizes four buildings located within the Utqiaḡvik population center that provide classroom space for adult and childhood educational opportunities.

The College recognizes that current and future needs are greater than the existing facilities can provide and a New College Campus to alleviate continuous and costly repairs to the aging buildings is long overdue.

The College envisions the new campus to be a world-class higher education facility designed and built in a time of change in the Arctic; exploring innovative and far-reaching new building model types that address what the Arctic environment in Utqiaḡvik might be like in 30, 40, or 50 years from now. Utilizing practical, sustainable, and cost-effective design and construction practices that address the potential effects to buildings as a result of rising sea water levels, thawing permafrost, alternative energy sources, and allowing for new technologies that will affect how education will be delivered to students in the future.

2.2 CIRCUMPOLAR OUTREACH

The College is reaching out to design professionals in circumpolar regions of the world with a clear intent to explore a broad range of ideas, shared knowledge, and the combined experiences of circumpolar design professionals within and outside of Alaska.

The College is interested in and encouraging the A/E teams to bring both remote Alaska and broader circumpolar arctic design experience.

The solicitation has been posted on the following locations in Alaska:

- The Plans Room: <http://www.theplansroom.com>
- Associated General Contractors: <http://www.agcak.org/agc-online-plans.html>

A request to publish this solicitation has been sent to the following circumpolar organizations:

- Sweden: kansli@arkitek.se
- Norway: nal@arkitektur.no
- Finland: safa@safa.fi
- Netherlands: saiasecretariat@hotmail.com
- Denmark: aa@aa-dk.dk
- Canada: info@raic.org

2.3 HISTORY

Iļisaġvik College is a direct outgrowth of the Native American self-determination movement of the late 1960s and early 1970s. With the formation of a home-rule government called the North Slope Borough (NSB) in 1972, the Iñupiat people took their first steps towards regaining control of their lives and destinies.

The founders of the NSB were acutely aware of the importance of education to their dreams of sustained self-determination and local control for their people. While overseeing the rapid transformation of the NSB from small subsistence communities into modern villages with modern amenities, they also looked towards the development of a post-secondary educational system that would allow local residents to further their educational goals while remaining close to the culture and lifestyle that sustained them

In 1986, the NSB created the North Slope Higher Education Center, a cooperative effort between the NSB and the University of Alaska Fairbanks. The North Slope Higher Education Center's Board and the NSB Assembly changed the institution's name to Arctic Sivunmun Iļisaġvik College in 1991 to reflect its transformation into a community college. Arctic Sivunmun Iļisaġvik College merged with the Mayor's Workforce Development Program in 1993, adding facilities and resources to support the growing number of vocational education opportunities available at the college.

In 1995, the NSB (NSB) established by ordinance the Iļisaġvik College Corporation, an independent, public, non-profit corporation with full power for governance of the college vested in the Board of Trustees. Iļisaġvik achieved accreditation from the Northwest Commission on Colleges and Universities in 2003 and is authorized by the Alaska Commission on Postsecondary Education to operate in the state of Alaska. In 2006, it also became the first and only federally recognized tribal college in Alaska.

2.4 VISION

Serving the core of the Circumpolar Arctic, Iḷisaġvik College is uniquely positioned to create an environment that reflects the innovation, importance and integrity of their educational mission.

The College envisions a new campus that fits the varied needs of its students – from academic classes, to workforce trainings, to vocational education courses and cooperative extension workshops – and sets a technological and environmental precedent across Alaska. The new campus will be elementally part of the land, as integral and enduring as education and display the unique strength, beauty, and cultural traditions of the Iḷupiat people.

When fully realized, the new campus will be a catalyst for learning and critical thinking – a public testament to the Iḷupiat culture and a center of knowledge for circumpolar education throughout the world.

Refer to Appendix D for the expanded version of the Iḷisaġvik College Vision Statement.

3.0. COMPETITION

3.1 COMPETITION MANAGER

The Two-Step Design Competition A/E Selection process will be managed by Glen Kravitz, Architect/Senior Project Manager for ARCADIS who has been retained by Iḷisaġvik College as the Competition Manager.

3.2 PROCESS

The A/E Team selection method is a Two-Step Process in which the three highest scoring A/E Teams identified in the Step-One Qualifications phase will advance to Step-Two. Identified A/E Teams will be tasked to prepare and present preliminary concept designs for evaluation, scoring and selection of the winning team. An honorarium will be provided to responsive Step-Two A/E Teams.

3.2.1 STEP-ONE: REQUEST FOR QUALIFICATIONS (RFQ)

Step-One focuses on A/E Team Experience and Qualifications. The purpose of this stage is to “shortlist” three teams deemed most qualified to move onto Step-Two. Teams will be asked to submit information on Lead Design Firm/Team history, background, design philosophy, qualifications of key individuals, team experience, and project approach.

Proposals will be evaluated and scored by a Selection Committee based on criteria set forth in this RFQ. The top three Respondents will be recommended to the College Board of Trustees for approval, after which teams will be notified of the results.

3.2.2 STEP-TWO: REQUEST FOR PROPOSALS (RFP)

The purpose of Step-Two is to provide “shortlisted” teams the opportunity to develop and present their vision of the New Iḷisaḡvik College Campus. In Step-Two, teams will prepare and submit preliminary concept design proposals, consisting of at a minimum, presentation drawings, site massing model, and written narratives. More detailed information regarding presentation materials will be provided in the Step-Two RFP.

- a) Prior to receipt of submissions, a Mid-Course Review will be held with the Selection Committee, Program Advisor, technical advisors, and representatives of the College. The proprietary Review is anticipated to be a two (2) hour working session. The Review is intended to allow Proposers to discuss their preliminary designs, ask and answer questions, and get preliminary feedback prior to final submissions. Information shared in the Review will be held confidential by all parties.
- b) Upon receipt of submissions, the Competition Manager and technical advisors will evaluate the technical aspects of the proposals to assure compliance with submittal criteria. Questions and requests for clarifications will be provided to each team for response.
- c) At a pre-determined date and time, A/E Teams consisting of up to five persons will travel to Utqiaḡvik to present their preliminary concept design to the Selection Committee and other invited non-voting participants. Other A/E team members can participate by Skype as needed. It is anticipated a 2.5-hour time period will be allocated for each of the three presentations over a two-day period.
- d) Immediately following each presentation, the Selection Committee will meet for 30 minutes to discuss overall design aspects and technical elements of the proposals. The quality and effectiveness of group interactions during each presentation will also be discussed.
- e) The Selection Committee will rank the proposals and recommend the top-ranked proposal to the College Board of Trustees for approval, after which teams will be notified of the rankings.

- f) The College anticipates future funding to advance the design will be secured during the Step-Two Phase with the intent to initiate contract negotiations for ensuing design services with the winning A/E team.

3.3 SELECTION COMMITTEE

The Selection Committee will consist of seven voting members. Members were selected based on their backgrounds and expertise in higher education, cultural/community, construction, executive administration, and climate change. Names of Selection Committee Members will not be provided during the Step-One A/E Selection process to avoid unauthorized communication and/or conflicts of interest.

3.4 HONORARIUM

Selected A/E teams deemed by the College to have provided a responsive and responsible proposal in Step-Two will be offered an honorarium. A total amount of \$105,000 will be allocated equally to the top three teams or \$35,000 each. If for some reason, less than three teams are selected to participate in Step-Two, the total honorarium amount will remain the same and be allocated equally.

4.0. GENERAL PROJECT INFORMATION

4.1 SITE

The proposed 10-acre parcel located at the southwest intersection of Kaleak and Uula Streets is currently owned by UIC. The parcel is undeveloped and a preliminary evaluation of the site including, legal description, utilities, access, zoning, easements, and critical issues is included in Project Analysis Report (PAR) included in Appendix A.

The College is currently in negotiations with Ukpeaġvik Iñupiat Corporation (UIC) to obtain use or ownership of the parcel. For purposes of this Proposal assume the proposed parcel will be used for the New Campus.

4.2 PROGRAM

A Project Analysis Report (PAR) prepared in November 2016 by UMIAQ Design and Municipal Services, LLC of Anchorage provides space program information and evaluation of potential sites required to meet the College's program needs. The report includes a detailed "Program Needs Analysis" defining specific departmental room needs and sizes that will be the basis of design for the Step-Two RFP Phase.

4.3 PHASES

The program spaces identified in the PAR are projected to be designed and constructed in phases as separate buildings. It is anticipated that Phase One; Classroom/Administration Building and Phase Two; Student /Staff Housing will be designed concurrently. Phase Three; Vocational and Recreational buildings will follow. To meet the preliminary project timeline, Construction Documents may be organized in multiple construction packages that allow initial civil/foundation/structural work to be accomplished while Architectural/MEP design packages are completed. Multiple document packages may be bid separately or a Construction Manager/General Contractor (CM/GC) method to procure the Contractor may be utilized.

4.4 PROJECT TIMELINE AND FUNDING

The scope of A/E design services is planned be conducted in phases over a two to three-year period and is dependent on future funding. This Two-Step Design Competition to select an A/E team is funded and will result in a preliminary concept design which will be used to advance progress towards the anticipated August 2022 initial operations target date, increase project exposure, provide momentum, and advance funding opportunities.

The College has retained the services of Ascent PGM; a Program Management Firm to prepare a comprehensive Development Plan with the aim of providing a road map for the realization of the College's vision. Initial public release of the Development Plan is anticipated at the end of 2017.

The draft project schedule presented in Appendix C was prepared to assist in the Plan of Finance cash flow requirements for the project and provides some preliminary thinking related to delivery of the Program. The schedule is not intended to provide definitive guidance on the future path.

5.0. SCHEDULE

5.1 STEP- ONE REQUEST FOR QUALIFICATIONS (RFQ)

RFQ Announcement and Distribution	October 24, 2017
Deadline for Questions (2:00 pm AKT)	November 10, 2017
Last Addenda Published	November 14, 2017
Qualifications Statements Due (4:00 pm AKT)	November 21, 2017
Selection Committee Scoring Meeting (Utqiaġvik).....	December 5, 2017
RFQ Evaluation Period Completed.....	December 6, 2017
Iļisaġvik Board of Trustees Approval	December 7-8, 2017
Notification to Respondents.....	December 11, 2017

5.2 STEP-TWO REQUEST FOR PROPOSALS (RFP) (THESE DATES MAY VARY)

Issue RFP	January 9, 2018
Step Two Briefing (optional).....	January 16, 2018
Proposers Return Executed Agreements to Prepare Proposals	January 19, 2018
Mid-Course Review Meetings	February 20-21, 2018
Deadline for Questions.....	March 1, 2018
Last Addendum Published	March 8, 2018
Proposals Due.....	April 4, 2018
Request for Clarifications/Response Period	April 5-18, 2018
Presentation to Selection Committee and Evaluation	May 2-3, 2018
Iḷisaḡvik Board of Trustees Approval.....	May 7-8, 2018
Announcement of Selected A/E Team	May 11, 2018

6.0. RFQ SUBMITTAL REQUIREMENTS

Proposals should respond directly to the evaluation criteria for this project. Additional material (other than that requested below) is not required or desired. Clarity and brevity are encouraged. Limit submittals as follows:

Cover Letter	2 pages maximum
Response to Criteria	20 pages maximum
Project Pages (up to 8 projects)	1 page maximum each
Resumes	2 pages maximum each
Identification of Business Organization	use form attached to this RFQ

Submittals shall be presented in 8 ½” by 11” format. One page is defined as one side of a standard 8 ½” by 11” sheet of paper (each printed side equals one page). A limited number of larger 11” x 17” sheets may be included if folded to the 8 ½” by 11” format. Large sheets will count as two (2) pages.

Cover, tabs and/or divider pages, cover letter, resumes, requested forms, and project descriptions (6.4.1) do not count against the 20 pages maximum Response to Criteria. Small print that is difficult to read may negatively influence evaluation of the submittal.

Proposals must be submitted in English.

6.1 COVER LETTER

The cover letter shall briefly introduce your team and state your understanding of the project vision and explain why the respondent team is the best qualified to provide those services. Give the name and contact information of the person who is authorized to make representations and commitments for your organization. The letter should be signed by an officer or other individual with the authority to bind the organization.

6.2 LEAD DESIGN FIRM AND TEAM (30 POINTS)

6.2.1 Definitions

- a) **Lead Design Firm:** Is defined as the Individual Firm or Joint Venture that if selected will be the Architect of Record (AOR).
- b) **Team:** Is defined as other design firms or collaboration with individual specialty consultants. See item 6.2.3 for requested design disciplines and specialty consultants to be included with this RFQ. Specialty consultants who are employed by the Lead Design Firm shall be identified. Additional Team members may be requested during the Step-Two RFP Phase.

6.2.2 Lead Design Firm

- a) **Background:** Response must describe the history and background of the Lead Design Firm (AOR) and the current principals. How long has the firm been in business? How long under the current management?
- b) **Design Philosophy:** Provide descriptive narrative that would be helpful in evaluating the firm's ability to meet the College's vision, values, and mission for the new campus.
- c) **Team:** Explain why this specific combination of team members was selected. Identify any distinct and substantive qualifications of the proposed team. Discuss prior work history and relationships.

6.2.3 Team Profiles

Response must briefly describe the history and relevant background of other design firms and specialty consultants. Include only the following areas of responsibility:

Design Disciplines

- a) Geotechnical Engineering
- b) Civil Engineering
- c) Structural Engineering
- d) Mechanical Engineering
- e) Electrical Engineering

Specialty Consultants

- f) Cultural Consultant
- g) Climate Change Consultant
- h) Higher Education Consultant
- i) Sustainability/Energy Consultant

6.2.4 Organization Chart

Provide a graphic description of the team structure.

6.2.5 Conflict of Interest

Disclose any potential conflict of interest you may have with the Iļisaġvik College.

6.3. TEAM PERSONNEL (20 POINTS)

Provide resumes (2-pages maximum each) for lead team members proposed for this project. Describe relevant experience and the individual's specific role and responsibility for this project. Identify Lead Designer(s) and Project Manager.

For each person named, identify their: employer, professional discipline or job classification, state of residency and (3) three references with current contact information.

Resumes prepared specifically for this proposal are required.

6.4 EXPERIENCE (20 POINTS)

6.4.1 Experience

Document comparable higher education projects or comparable design experience for which the Lead Design Firm had primary architectural design responsibility.

Provide up to 8 projects completed in the last 15 years (1page maximum each) with the following information:

- a) Project name and location
- b) Name, address and current telephone number for project Owner, Owner's project manager and/or owner's contact person on the project
- c) Name, address and phone number of general contractor and/or construction manager
- d) Type of facility
- e) Size of facility
- f) Project budget
- g) Project start and completion dates
- h) Role and listing of services provided
- i) Construction delivery method used
- j) Key challenges and design solutions

6.4.2 Document design experience in the Arctic.

6.4.3 Document projects in which cultural identity was integral to design.

6.5 PROJECT APPROACH (25 POINTS)

6.5.1 Project Understanding

Provide a narrative description of your understanding of the design opportunities and challenges. Specific discussion should include:

- a) Relationship of new campus facility to the community.
- b) Response to complexities of phased construction and funding
- c) Approach to addressing climate change
- d) Approach to sustainable design
- e) Approach to engaging the public in this project
- f) Approach to integration of cultural identity
- g) Approach to integration of contractor expertise during design (CM/GC).

6.6 ALASKA NATIVE/AMERICAN INDIAN (AN/AI) OWNED PREFERENCE (5 POINTS)

6.6.1 Preference will be given to qualified AN/AI entities. Native preference points (scored either 5 points or 0).

These points are awarded only when Lead Design Firm is a qualified AN/AI entity (including Indian Organizations, Native Corporations or Indian Owned enterprises). Native preference will not be awarded for Native subconsultants. Firms requesting native preference must be more than 50% AN/AI owned to qualify.

6.7 CONFIRMATION OF BUSINESS ORGANIZATION AND AN/AI OWNERSHIP

On the last page of the proposal, the Lead Design Firm shall identify the business organization under which it operates (form provided in Section 10.0 of this RFQ). Partnerships and joint ventures will list each member's name, address, business license, telephone numbers.

7.0. RFQ EVALUATION CRITERIA

The following criteria will be the basis of evaluation for this RFQ. Each criterion is followed by its relative weight:

- Lead Design Firm and Team (30 points)
- Team Personnel (20 points)
- Experience (20 Points)
- Project Approach (25 points)
- AN/AI Owned Preference (5 Points)

8.0. SUBMITTAL INSTRUCTIONS

To be considered, all Qualifications Statements must be delivered to the address below, on or before the deadline, and in the number of copies required.

8.1 Deadline

All Qualifications Statements must be received by ARCADIS no later than 4:00 p.m. Alaska Time on November 21, 2017. Late Qualifications Statements will not be considered.

8.2 Delivery Instructions

Address or hand deliver sealed Qualifications Statements to:

ARCADIS
880 H Street, Suite 101
Anchorage, Alaska 99501
Attention: Glen Kravitz

All Qualifications Statements must be clearly marked on the outside of the package: "IḷISAġVIK COLLEGE NEW CAMPUS DESIGN COMPETITION."

8.3 Required Number of Copies

Provide twelve (12) copies of the Qualifications Statement and an electronic pdf format version.

8.4 Questions

Only written questions sent via e-mail from registered applicants will be accepted. Interpretations or clarifications considered necessary in response to such questions will be issued by Addenda via email and posted on the Iḷisaḡvik website to all registered parties recorded by ARCADIS.

Only questions answered by formal written addenda to the RFQ will be binding; oral and other interpretations or clarifications will be without legal effect.

The College may also issue addenda to modify the Step-One RFQ Documents as deemed advisable.

9.0. TERMS AND CONDITIONS

9.1 Acceptance and Rejection

It is the intent of the College to identify three teams to proceed to Step-Two. However, the College reserves the right to qualify less than three teams or reject any or all proposers for any reason, including without limitation, the right to reject any or all nonconforming, non-responsive or conditional qualifications.

9.2 Debriefings

Informal debriefings may be provided by the Competition Manager upon request after formal notifications letters have been sent. The debriefing shall concentrate on the positive aspects and concerns of the individual respondent. The merits of other Qualifications Statements will not be discussed.

9.3 Solicitation Preparation

In submitting a qualifications statement in response to this RFQ, each Proposer acknowledges that the College shall not be liable to any person, company or representative for any costs incurred in preparation of their proposal or any costs incurred in anticipation of the College action approving or disapproving any proposed agreement.

9.4 Ownership of Step-Two Submissions

Acceptance of the honorarium constitutes a legally binding agreement that all materials submitted by selected A/E teams may be used by the College for any purpose. Proposers reserve the right to retain copies of all materials and may use such materials for promotional and marketing purposes.

9.5 Teaming or Joint Ventures

Proposers may choose to assemble a team consisting solely of non-Alaskan based firms or may team with Alaska A/E firms. Proposers electing to not team with Alaska-based firms must agree to have licensed individuals registered to practice within their specific discipline in the State of Alaska and have a current valid State of Alaska Business License prior to the start of additional contracted design services.

10.0. LEAD DESIGN FIRM IDENTIFICATION OF BUSINESS ORGANIZATION AND AN/AI OWNERSHIP FORM

The proposer, by checking the applicable box, represents that it operates as:

- A corporation incorporated under the laws of the State of Alaska
- A foreign corporation who will comply with the laws of the State of Alaska
- An AN/AI owned organization
- An individual doing business as _____
- A partnership (identify all partners on a separate page, attached)
- A joint venture (identify all joint ventures on a separate page, attached)
- Other (please specify)

_____ Proposer or Company Name	_____ AK State Business License #
_____ Address Line One	_____ Percentage of AN/AI Ownership (if applicable)
_____ Address Line Two	_____ Signature
_____ Telephone Number	_____ Signature Name and Title (print)
If Joint Venture affix additional signature:	_____ Signature
	_____ Signature Name and Title (print)