



CITY OF SELMA

REQUEST FOR PROPOSALS

FOR ARCHITECTURAL & ENGINEER DESIGN SERVICES

RFP Resilience Tourism Multiplex
RELEASED ON January 8, 2025

OFFICE OF PLANNING & DEVELOPMENT

DANIELLE WOOTEN, DIRECTOR

Email: dwooten@selma-al.gov

Phone: (334) 876-1239

SCHEDULE OF EVENTS:

Engineering/Architecture RFQ Draft

This Request for Qualifications for Architectural/Engineering Design Services for The Resilience Tourism Multiplex.

Release of RFQ	January 8, 2025		
Deadline for Written Questions	January 20, 2025	4:00 PM	
Proposals Due	February 17, 2025	4:00 PM	City Clerk's Office
Consultant(s) Selection	March 11, 2025	6:00 PM	Council Chambers

Locations for all events:

City of Selma
222 Broad Street
Selma, AL 36701

****All dates are subject to change at the discretion of the City****

From the date that this RFP is issued until the selection is announced, Proposers are not allowed to communicate outside the process set forth in this RFP with any City employee other those listed herein regarding this RFP.

I. INTRODUCTION

The City of Selma, Alabama ("The City") seeks to engage a qualified professional(s) to provide consultant services for the Planning, Architectural and Engineering services for the design and development of the proposed The Resilience Tourism Multiplex and City applicable regulations.

The City is soliciting qualifications from professional Planning/Architectural/Engineering (A/E) design services for Full Design services for the proposed The Resilience Tourism Multiplex. It is expected to kick-off on January 15, 2025, and targeted completion for Project by April 1, 2026.

It will be the responsibility of the successful A/E team to deliver full design services including but not limited to Master Planning with Site Analysis and Phasing Plans; Schematic Design and renderings; Design Development; Construction Documents; Bid & Contractor Selection Support; and Construction Administration.

The A/E team selected for this project will report directly to the City of Selma's Office of Planning and Development's Project Manager assigned to the project and assume full responsibility for facilitating all aspects of design and pre-construction management services.

The purpose of this document is to provide the detail of the A/E services required for this project and establish the basis for the contract agreement between the City and the A/E professional(s). Although unforeseen circumstances may require departures from this directive; any deviations require prior

written approval or direction from the City of Selma or the Office of Planning and Development's Project Manager.

II. BACKGROUND

The Office of Planning & Development is responsible for long-range planning, project and program management for citywide development initiatives. To address the critical needs of housing, infrastructure, and economic development the City has applied and been awarded funds for the from federal appropriations bill for *Transportation, and Housing and Urban Development and Related Agencies*. This funding will support the The Resilience Tourism Multiplex, a key initiative designed to enhance the City's infrastructure and economic vitality.

The need for economic revitalization is clear. In the 2021 Comprehensive Plan Survey, 91% of Selma residents identified economic development as the City's most pressing issue. Notably, 35% of respondents emphasize the need for more local retail and tourism-oriented businesses. According to the Alabama Department of Transportation, Selma's downtown area attracts approximately 23,224 daily travelers, amounting to over 8.4 million annual visitors. This influx of visitors supports a significant economic footprint – Alabama Department of Tourism data indicates that travelers spending generated roughly \$28 million in local salaries countywide in 2020.

Despite this potential, Selma's redevelopment has not yet fully realized its economic promise. Demand for tourism-related amenities – such as restaurants, retail, hotels, and visitor experiences – greatly outpaces the current supply. A 2019 *Design Alabama Report* highlighted the need for a modern, well-organized tourism industry to support increased economic activity, especially in shopping, dining, lodging, and entertainment. The report further recommended strengthening local entrepreneurship through skill development of creating spaces that align with current market needs. These investments are crucial for fostering sustainable tourism-focused businesses that can drive long-term economic growth in Selma.

Over several years, the City of Selma has actively engaged a broad range of stakeholders to shape the vision, goals, and objectives for the proposed development area. This collaborative process has included a series of community meetings held as part of the Selma 2030 Comprehensive Plan. These meetings provided a platform for residents and local organizations to voice their input and express their support for the proposed development strategy.

The Office of Planning & Development has worked to build strong relationships and foster partnerships with key local stakeholders, securing their support. These relationships have been – and will be critical – in shaping the Selma Riverfront Multi-plex as a project that's development aligns with the needs and aspirations of the community. Through ongoing dialogue and collaboration, the project has gained significant backing from a diverse group of local stakeholders, ensuring that the project's aim reflects the collective vision for Selma's future.

This collaboration approach will continue to be critical as the project moves forward, ensuring that community needs, and feedback remain central to the planning and execution process.

III. PROJECT

The Resilience Tourism Multiplex consists of the design and construction of a multi-purpose public facility campus to contain 20,000 square feet for convention, entertainment, and educational services. Additionally, the facility includes the space for the relocation and consolidation of the City's governmental administrative services, water and sewer utility services, and options for public safety

services including fire and police stations, to enhance city operations and safety services on one public campus.

With a focus on sustainable urban design and community engagement, the initiative aims to transform the waterfront into a vibrant hub of activity and culture. This ambitious undertaking will include the creation of green spaces, walking trails, and recreational facilities, providing residents and visitors with a welcoming environment to enjoy the natural beauty of the river. Additionally, plans for mixed-use developments will bring new businesses and housing options, fostering economic growth and creating jobs. The project will also emphasize preserving the area's historical significance, celebrating Selma's rich heritage while paving the way for a bright future.

Community workshops and forums will be held to ensure that the voices of Selma's diverse population are heard and incorporated into the planning process, making this a true collaborative effort. As construction progresses, the anticipation builds for a Riverfront that reflects both the city's past and its aspirations for tomorrow. The following are specific programmatic elements and design engagement approaches identified by the community and key stakeholders involved in the initial visioning for the project:

- **Landscaping and Green Spaces:** The project will include the development of landscaped areas and green spaces to enhance the aesthetic appeal of the riverfront and support environmental sustainability. These spaces will provide a natural oasis for relaxation and recreation, contributing to the overall well-being of the community.
- **Local Business Partnerships:** Establishing partnerships with local entrepreneurs and businesses will be crucial in ensuring the success of the Riverfront development. By collaborating with the community, the project aims to promote local talent and create opportunities that align with Selma's cultural and economic goals.
- **Community Engagement Initiatives:** Regular community forums and feedback sessions will be organized to encourage active participation from residents. These initiatives are designed to gather insights and suggestions, ensuring the project remains aligned with the needs and aspirations of Selma's diverse population.
- **Liaison with Historical Societies:** To preserve the rich history of Selma, there will be ongoing communication and collaboration with local historical societies. This will ensure that developments respect and celebrate the City's heritage, creating a harmonious blend of the past and the future.
- **Long-term Sustainability Planning:** The project will incorporate sustainable practices in its design and execution, aiming for long-term environmental and economic sustainability. This includes energy-efficient building designs, sustainable materials, and strategies for minimizing environmental impact through the project's lifecycle. The adoption of sustainable building practices will be emphasized, incorporating energy-efficient technologies and environmentally friendly materials to minimize the project's ecological footprint.

The Multi-plex Project is expected to serve as a catalyst for the revitalization of the Riverfront Development Area of the City of Selma. The City aims to ensure that the project sets the bar for the highest standards of design and functionality.

This RFQ seeks to identify an A/E Consultant for Phase 1 of this overall project. The following is the description of the deliverables anticipated in Phase 1:

Phase I will focus on the work to facilitate land acquisition, planning, demolition, and site preparation to set the foundation for future developments. The key deliverables for this phase of this large-scale development project include the following:

- Evaluation
 - Assess and identify existing site conditions.
 - Coordinate with the City's consultants performing environmental assessments. (NOTE: The City's consultant is currently working on the Phase 2 Environmental Site Assessment (ESA).)
 - Include findings from brownfield studies and other site assessments being prepared by City consultants.
 - Identify where alternative plan elements may be needed to respond to any existing structures or site remediation discovered through the consultants' research and reports.
 - Review the pertinent codes and zoning for the property as related to the City's proposed programmatic elements for the site.
 - Support the City as land and building acquisition is completed with professional recommendations as needed.
- Site Planning and Infrastructure Preparation
 - Develop a Masterplan for the overall site development, including vehicle and pedestrian access and utility service with the larger City fabric and future development.
 - Detail programmatic element locations and scales.
 - Prepare Strategic phasing recommendations for the City's long-term development of the site.
 - Obtain approval in accordance with Planning, Zoning & Historic Development Commission codes and ordinances
- Site Development Scope
 - Identification of scope for initial site preparation and development, including demolition and any hazardous material or contaminant remediation.
 - Prepare specifications for sustainable site construction – including but not limited to erosion control procedures, building and construction material recycling, and certification targets for the complete site development.
 - Preparation of pricing or bid set for civil and utility site work, in addition to another infrastructure improvements needed to meet Planning and Zoning requirements for the site.
 - Coordination of RFP/RFQ or other bid documents and solicitation with the city for subsequent construction and development consultants and support.
 - Preparation a permit set of construction documents and support in navigating approval process with the City's code enforcement **and planning board/historic board/others approval**. Corrections and revisions to design and documents for issues noted by regulatory agencies and permit reviewers, as required. Resubmission for additional review and approval, as required.
 - Support City with contractor selection and contract negotiations, including any required value engineering.
 - Construction administration.
- Public Meeting Space Design Scope
 - Design and development from concept through construction documents for the Public Meeting Spaces within the campus.
 - Develop a permit set of construction documents and support in navigating approval process with City's code enforcement. Corrections and revisions to design and documents for issues noted by regulatory agencies and permit reviewers, as required. Resubmission for additional review and approval, as required.
 - Preparation of pricing or bid documents and solicitation procedures for the City.

- Support City with contractor selection and contract negotiations, including any required value engineering.
- Construction administration.

As Phase 1 progresses, regular updates will be provided to stakeholders to maintain transparency and accountability, ensuring that all parties are aligned with the project's goals and timelines. By the end of April 2026, the completion of Phase 1 will mark a significant milestone in Selma's journey toward revitalization, setting the stage for the subsequent phases of development.

The subsequent phases will begin with the construction of the Administrative and Public Safety program spaces.

IV. QUALIFICATION SUBMISSION CONDITIONS AND INFORMATION

Qualifications must be received by the **City of Selma by 4:00 PM CST, February 17, 2025**. Late qualification proposals will not be considered. The City highly encourages early submission of qualification packages. The City reserves the right to amend or supplement this RFQ prior to the response due date. All addendum(s), responses to questions received, and additional information will be electronically posted at www.selma-al.gov and/or www.facebook.com/selmacityhall.

Respondents shall submit one certified hard copy and one electronic copy of the qualification response including any supporting documentation addressed as follows:

City of Selma
Co: Ivy Harrison, City Clerk
222 Broad Street
Selma, AL 36701
Email: iharrison@selma-al.gov
CC: Danielle Wooten Director of Planning & Development Dwooten@selma-al.gov,
CC: Nikiya Mone' Project Manager Planning & Development Preservation@selma-al.gov

The subject line must clearly state:

Qualifications Attached – RFQ for A/E Professional Services for Multi-Plex Phase 1

The qualification package must be comprehensive and address all elements of Section V Qualification Requirements. The selected Consultant(s) will be required to enter into a written agreement with the City describing the Scope of Services to be performed, the schedule for completion, compensation, and other pertinent provisions. The City reserves the right to reject any Qualification package for violation of this provision. Submittal of Qualifications shall be deemed acceptance of all the terms set forth in this RFQ unless the included in writing, any conditions or exceptions requested in the submission.

V. QUALIFICATION SUBMISSION REQUIREMENTS

A/E teams may be led by a single individual, firm or professional with consultants, but qualification packages should be inclusive of all planned team roles. Submissions must include a detailed proposal which includes, at a minimum, the following:

- Cover Letter and Introduction, including the individual/firm/company name and primary contact information.
- A/E Team Organization – Please submit general statements or a narrative about the individual(s)/organization(s) qualifications and other information deemed necessary. Include at least the following:
 - Firm name, business address, telephone, email address, website, etc.

- Contact person(s) with title(s) – please indicate who will be the primary team lead if a multi-firm proposal is being submitted
 - Professional history and affiliations
 - Current staff size
 - Professional registrations
 - Range of Design services and capabilities; areas of specialty/concentration
 - Current firm workload(s) projected over the next two years
 - A schedule of any additional sub-consultants, or sub-consultant categories, to be engaged by the team/firm for the completion of this scope
 - Previous experience with the City of Selma
- Relevant Project Experience – Statement or Examples of A/E Team Members’ demonstrated experience, qualifications, and knowledge of this type of planning, design, and project execution. Provide at least three project work examples (one-three-page professional portfolio) to demonstrate proficiency within the past ten years. The projects described shall be similar in scope and complexity to the project described within this RFQ. Please include at least the following:
 - Project size (square footage)
 - Construction value, including building and site
 - Basic project program
 - Project delivery approach
 - Project owner with current address and telephone number
 - Principal Tenant Organization contact with current address and telephone number
- Key Personnel - Please attach project team statement and resumes for key personnel, including project management team who will be assigned to the project(s) describing experience/familiarity. State their proposed project responsibilities. Include the following:
 - Discipline leaders (architectural, civil, structural, mechanical, electrical, etc.)
 - Demonstration of experience achieving LEED (Leadership in Energy and Environmental Design) certification for new or renovated public buildings, including experience with documentation compliance with the Green Building Certification Institute’s (GBCI) USGBC’s + LEED Rating Systems.
 - Experience in collaborating with any sustainability consultants, historic preservation tax credits, and/or construction and real estate development consultants.
 - Proof of credentials for licensed Architects and Engineers who will be professionals of record.
 - Billing rates for all personnel and/or categories of employees, as well as overhead or other specific charges.
- Professional References - Provide at least three (3) professional references from past clients or project partners who can speak to the consultant's performance on similar large-scale community facility projects; including the name of contact, address, direct telephone number and email address as well as project, location, duration, and scope of services. **The City reserves the right to contact these clients and schedule a site visit to assess the quality of services provided Addendum B.**
- Engagement Strategy – Provide a detailed proposal for community engagement and feedback as a part of the design process. The City will require a series of community workshops and forums to ensure that community feedback and needs are reflected in the

planning, design, and construction of this public facility. The City is looking to the A/E team to make a proposal for the most impactful integration of the community's views into the design at the appropriate stages of planning and design development.

- Fee Proposal - The City is looking for the most responsible and responsive qualification submission that meets the needs of the project to include all cost aspects of the proposed fee. An all-inclusive hourly fee for all of the services shall be proposed. Consultant proposed fee should include and account for all expenses the consultant will incur in providing the services.
- Schedule - A detailed work plan outlining the tasks to be completed, milestones, and deliverables to include, but not limited to timeline for cultural, historical, and environmental surveys, public engagement and stakeholder meetings, and design deliverables. Anticipated project schedule milestones for the City are outlined as follows:
 - Estimated Notice of Award February 10, 2025
 - Contract February 17, 2025
 - Project Kick-off March 15, 2025
 - Est. Project Completion June 1, 2026

VI. EVALUATION & SELECTION

The City will make its selection based on its review of the qualifications submitted and intends to award a contract *per project* to the highest rated qualified Consultant for the A/E scope in such contract is satisfactorily negotiated and at a price the City determines to be fair and reasonable.

Qualification packages submitted will be evaluated on the basis of written materials as outlined herein and rated according to a system that follows:

- Review the eligible A/E Firm's written submission received in response to this RFQ.
- Evaluate current statement of A/E Firms' qualifications and project examples based on the following scoring criteria, total up to 100 points:
 - Past Performance on contracts with the City, other governmental entities, and private industry in terms of quality of work, cost control, and compliance with performance schedules (20 points)
 - Professional qualifications necessary for satisfactory performance of the required A/E services (20 points)
 - Specialized Experience and Technical Competence from Key Personnel of A/E and its listed sub-consultants in the type of work required under this RFQ's scope (20 points)
 - Capacity to accomplish the work in the required time as detailed in the schedule submission (20 points)
 - Professional References (10 points)
 - Design and Vision Preference Points (up to 10 points)
- A selection committee will hold discussions with at least three (3) of the most highly rated qualified A/E Consultant about concepts and the overall vision of the Selma Riverfront Multi-plex project. This selection committee will make recommendations to the City and

The City of Selma reserves the right to reject any or all the qualification submissions, to waive informalities in the submissions, or the qualification process. The City or its selection committee may interview selected applicant. In addition to conducting an oral interview, the City may also contact and evaluate the submission's references, contact any application to clarify any response or request revised or additional information, contact any current users of a applicant's services, solicit

information from any available source concerning any aspect of a Qualifications, and seek and review any other information deemed pertinent to the evaluation process.

During the evaluation process the City may make a recommendation for award, or it may request additional details. The City may accept the Consultant's qualifications or negotiate the terms and conditions of the agreement with the highest-ranked firm, which shall be determined to be the most qualified firm. Recommendation for award is contingent upon the successful negotiation of final contract terms. Negotiations shall be confidential and not subject to disclosure to competing applicants unless an agreement is reached. If contract negotiations cannot be concluded successfully within a time period determined by the City, the City may terminate negotiations and commence negotiations with the next best qualified applicant or withdraw the RFQ.

VII. INSURANCE REQUIREMENTS

The City has standard contract and insurance requirements for professional services contracts and is unable to make substantial changes to the requirements for the contract to be used for this project. The laws of the State of Alabama shall govern the contract executed between the successful Consultant and the City, as well as any interpretations or constructions thereof. Further, the place of performance and transaction of business shall be deemed to be in the City of Selma, Alabama, and in the event of litigation, the exclusive venue and place of jurisdiction shall be in Dallas County, Alabama.

VIII. AWARD

The City of Selma reserves the right to award the contract to someone other than the lowest cost submission if such action is deemed to be in the best interest of the City in accordance with the evaluation criteria. Upon selection, the City of Selma will mutually discuss and refine the scope of work with the selected A/E Consultant and shall negotiate final conditions, compensation, and performance schedule for contract approval by the **Selma City Council on March 11, 2025.**

IX. RFQ QUESTIONS AND RESPONSES

Questions regarding this proposal must be submitted in writing by **January 20, 2025** at 4:00 PM. No questions other than written will be accepted, and no response other than written will be binding upon the City.

Nikiya Mone' Project Manager, Office of Planning & Development
Email: Preservation@selma-al.gov

Danielle Wooten Director Office of Planning & Development
CC: Dwooten@selma-al.gov

X. STATEMENT OF NON-COMMITMENT

Issuance of this RFQ does not obligate the City of Selma to award a contract or to pay any costs incurred in preparation of qualification submissions responding to this RFQ.

- lings, including experience with documentation compliance with the Green Building Certification Institute's (GBCI) USGBC's + LEED Rating Systems.
- Experience in collaborating with any sustainability consultants, historic preservation tax credits, and/or construction and real estate development consultants.
- Proof of credentials for licensed Architects and Engineers who will be professionals of record.

- Billing rates for all personnel and/or categories of employees, as well as overhead or other specific charges.
- Professional References - Provide at least three (3) professional references from past clients or project partners who can speak to the consultant's performance on similar large-scale community facility projects; including the name of contact, address, direct telephone number and email address as well as project, location, duration, and scope of services. The City reserves the right to contact these clients and schedule a site visit to assess the quality of services provided Addendum B.
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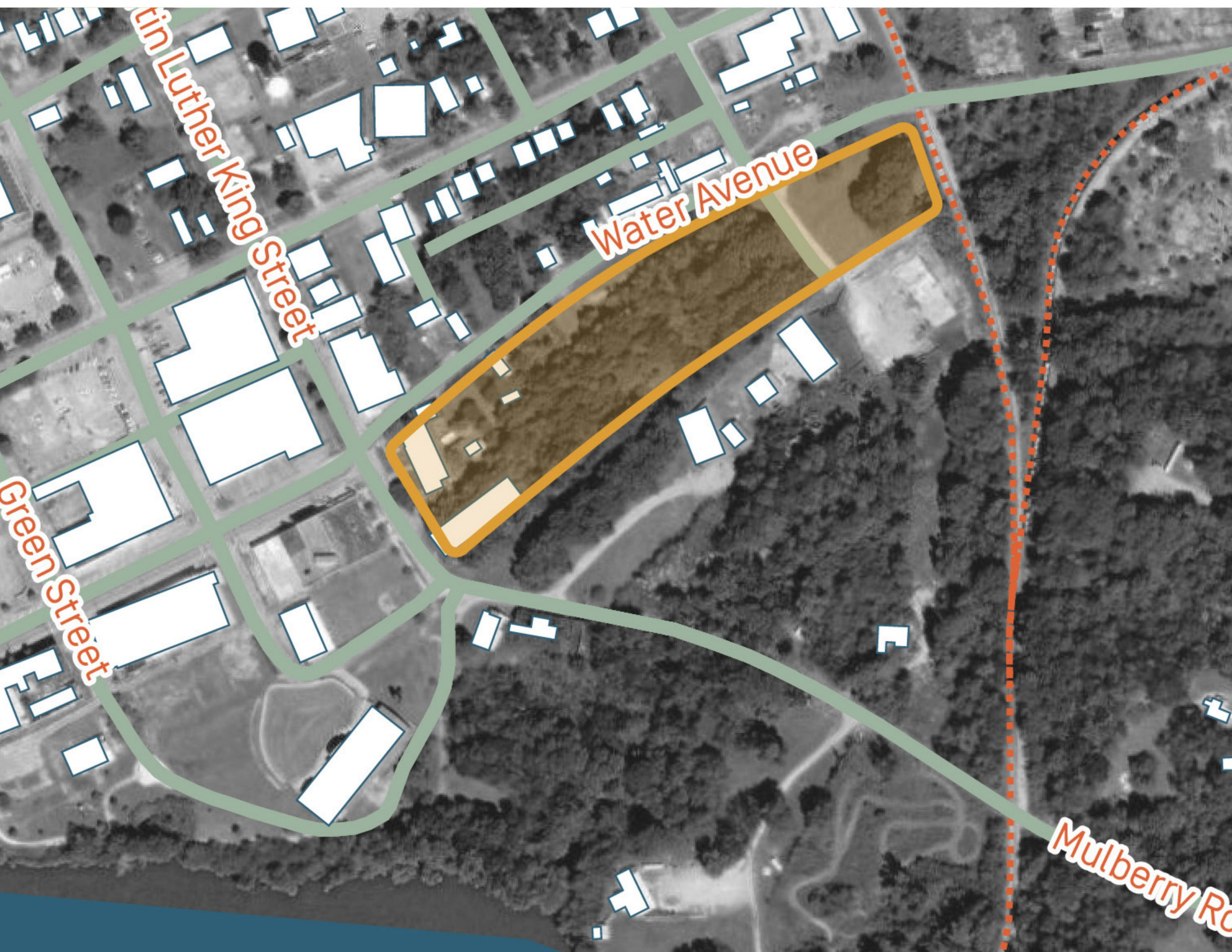
Danielle Wooten Director Office of Planning & Development

Email: Dwooten@selma-al.gov

CC: Preservation@selma-al.gov

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Martin Luther King Street

Water Avenue

Green Street

Mulberry Road