REQUEST FOR PROPSALS

Architectural Services
Hazard Mitigation Projects

DATE: March 12th, 2019
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1.0 GENERAL INFORMATION

1.1 Purpose

This Request for Proposals (RFP) is issued by Tulane University (“Owner”) for the purpose of entering into an Agreement with a qualified Architectural firm for the purpose of providing Professional Design Services for Twelve Hazard Mitigation Projects for the following Tulane University campus buildings:

1. Percival Stern
2. Goldring Woldenburg
3. Robert Sharp Hall
4. Irby House
5. Paterson House
6. Phelps House
7. Dixon Hall
8. Dixon Performing Arts
9. Rogers Memorial Chapel
10. Newcomb Hall
11. Joshua Louise House
12. Wilson Athletic Center

1.2 Background

The Owner in consultation with a Consultant has developed a number of Hazard Mitigation Projects with the emphasis on reducing the immediate and long term risks allowing the Owner to minimize post-flood disaster disruptions and recover more rapidly.

The Owner in consultation with the Architect will investigate providing separate phased bid packages for the selected General Contractor to utilize as early release or subcontractor bid packages with the anticipation of expediting project specific selective scopes of work.

1.3 Scope of Services

The scope of services required is described in *Attachment III* – Scope of Design Services (the “Scope of Design Services”).

2.0 ADMINISTRATION INFORMATION

2.1 Type of Agreement
The Architect shall execute the Agreement between Owner and Architect for design services, AIA B101- (2017), as amended by Owner, in the form provided in this Request for Proposals. This award is subject to all terms and provisions of the AIA B101- (2017), as amended by Owner-NOTE-Owner will not entertain requests for revisions to the substantive terms of the standard form of agreement used.

2.2 RFP Coordinator
Name: Mr. Brian O’Malley
Address: 800 East Commerce Road
         Suite 205
         Harahan, LA 70123

Questions must be sent via e-mail to the RFP coordinator at (bomalle1@tulane.edu).

2.3 Respondent Inquiries
Owner will respond to e-mail inquiries from respondents regarding the RFP up to April/2nd/2019 as referenced in the calendar of Events (paragraph 2.4). Only the RFP Coordinator has the authority to officially respond to a respondent’s question(s) on behalf of the Owner. Any communication from any other individual will not be considered binding in the review of proposals.

2.4 Calendar of Events
RFP Issued 03/12/19
Mandatory pre-proposal Meeting 03/20/19
Deadline for receiving respondent inquiries 03/28/19
Issue responses to respondent inquiries 04/02/19
Proposal submission deadline 04/10/19
Notice of intent to Award 04/19/19
Execution of Agreement 05/04/19

2.5 RFP Addenda
Owner reserves the right to change the calendar of events or revise any part of this RFP by formally issuing an addendum via the Construction Services website at http://tulane.edu/cpreg/request.cfm at any time during the proposal period; up to 72 hours prior to the submission date.

3.0 PROPOSAL INFORMATION
3.1 Response Instructions
Respondents to this RFP must submit sealed proposals that shall contain all information that is specified in paragraph 4.0 and in the manner outlined in paragraph 5.2. The original proposal with the original signature of the respondent’s authorized representative must be delivered to the following **on or before 2:00pm CST on April/10th/2019**

Tulane University  
Attn: Mr. Brian O’Malley  
Assistant Vice President Federal & Grant Funded Projects  
800 East Commerce Road  
Suite 205  
Harahan, LA 70123

Owner requests that the proposer also provide **four (4) copies** in addition to the original proposal.

**Mandatory Pre-Proposal Conference**

All firms planning on submitting a proposal **MUST** attend a pre-proposal meeting.  
Date: **March/20th/2019**  
Time: **10AM**  
Location: Conference Room 204, 800 East Commerce Road, Harahan, LA. [Map Link](#)

**Failure to submit an original proposal shall cause the respondent to be disqualified.**

A certified copy of a board resolution or other proper authorization granting signature authority must be submitted with the proposal. Fax or e-mail submissions are not acceptable. Failure to submit all information requested may result in Owner disqualifying the respondent, requiring prompt submission of missing information or giving the respondent a lower score in the evaluation of the proposal. Proposals which are substantially incomplete or lack key information may be rejected or given a lower score by Owner.

It is solely the responsibility of each respondent to assure that their proposal is delivered at the specified place on or prior to the deadline for submission. Proposals not received on time will be returned unopened.

**3.2 Required Qualifications of Respondent**

Respondents to this RFP shall provide information in their proposal that demonstrates the following:
3.2.1 A complete and working knowledge of the requirements of the Scope of Services, and evidence of ability to perform.

3.2.2 Adequate financial resources for performance or the ability to obtain such resources, as required, during performance.

3.2.3 Provide evidence of the ability to comply with the insurance requirements as enumerated in the AIA B101-(2017) attached as Attachment II.

3.2.4 The firm is otherwise qualified and eligible to receive an award under applicable laws and regulations. By the act of submitting a proposal for this RFP, the firm is affirming that the firm is not currently debarred by a federal agency and is not on the list of parties excluded from federal procurement or non-procurement programs promulgated in accordance with E.O’s 12449 and 12689 “Debarment & Suspension” as set forth at 24 CFR Part 24. NOTE: This requirement extends to all sub-consultants and engineers.

3.2.5 By the act of submitting a proposal for this RFP, the respondent is affirming that it has not within a 3-year period preceding this proposal been convicted of or had a civil judgment rendered against it for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (federal, State or local) transaction or contract under a public transaction; for violation of a Federal or State antitrust statute; or for commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, or receiving stolen property. NOTE: This requirement extends to all sub-consultants and engineers.

3.2.6 Sufficient information for Owner to make a determination that respondent meets all required qualifications in the RFP and attachments, and that the respondent is capable of meeting all applicable laws and regulations, including, but not limited to Title 2 Part 200 of the Code of Federal Regulations

3.2.7 By the act of submitting a proposal for this RFP, the respondent is affirming that it is not aware of any actual or potential conflicts of interest (as that is defined at Title 2 Part 200 of the Code of Federal Regulations) that may arise in connection with performance of the Scope of Services. If an actual or potential conflict of interest exists, the respondent shall explain the actual or potential conflict in writing in sufficient detail so that Owner is able to assess such actual or potential conflict. The respondent shall provide Owner any additional information necessary for Owner to fully assess and address such actual or potential conflict of interest. The respondent shall accept any reasonable conflict mitigation strategy employed by Owner, including but not limited to the use of an independent sub-Consultant(s) to perform the portion of Work that gives rise to the actual or potential conflict. The respondent, if awarded the contract, shall have an ongoing obligation in this regard. In other words, should a potential or actual conflict of interest arise after execution of the contract, the respondent shall promptly notify the Owner of the actual or potential conflict, and cooperate in allowing the Owner to fully assess and address any actual conflict.

3.2.8 The respondent must complete the following representations by checking the appropriate box. **Unless otherwise stated below, terms in italics are subject to**
the definitions at 48 C.F.R. § 52.212-3. Check all that apply -- additional instructions for completion are contained within the brackets.

1) Locally headquartered business. The respondent represents as part of its offer that it □ is, □ is not a locally (being within the New Orleans metropolitan area) headquartered business.

2) Locally operating business. [Complete only if the respondent represented that it is not a locally headquartered business in paragraph (1) of this provision.] The firm represents as part of its offer that it □ is, □ is not a locally operating (having an office within the New Orleans metropolitan area) business.

3) Small business concern. The respondent represents as part of its offer that it □ is, □ is not a small business concern.

4) Small disadvantaged business concern. [Complete only if the respondent represented itself as a small business concern in paragraph (3) of this provision.] The respondent represents, for general statistical purposes, that it □ is, □ is not a small disadvantaged business concern as defined in 13 C.F.R. § 124.1002.

5) Women-owned small business concern. [Complete only if the respondent represented itself as a small business concern in paragraph (3) of this provision.] The respondent represents that it □ is, □ is not a women-owned small business concern.

3.2.9 The respondent must be able to demonstrate that any retained consultants/engineers also can comply with the above listed qualifications.

3.2.10 The respondent must be able to demonstrate a proficiency to perform the Scope of Design Services described in Attachment III.

3.2.11 The firm must include with its proposal a schedule/outline of its current work load and the work load of its selected sub-consultants/engineers and a discussion of the impact other commitments might have in performing the Scope of Design Services.

3.2.12 The respondent must be able to demonstrate a knowledge of the applicable federal laws, regulations and policies that govern the FEMA Public Assistance Program.

3.2.13 The firm shall provide to the Owner a copy of the firm’s current license to provide services in the State of Louisiana.

3.2.14 Demonstrate that the firm has the capability to segregate invoicing by Project, and otherwise comply with FEMA reporting requirements.

3.3 Certification
Respondent must attach to the proposal a signed copy of the Certification Statement as shown in Attachment I.

3.4 Administrative Evaluation

All proposals will be reviewed by the Evaluation team to determine compliance with the requirements as specified in this RFP. Proposals found not to be compliant may be rejected from further consideration.

3.5 Waiver of Administrative Informalities

Owner reserves the right, at its sole discretion, to waive any or all of the administrative informalities in the RFP.

3.6 Rejection of Proposal

Issuance of this RFP does not constitute a commitment by Owner to award an agreement. Notwithstanding any other provision of this RFP to the contrary, Owner reserves the right to accept or reject, in whole or part, all proposals submitted and/or cancel this announcement at any time if it is determined to be in Owner’s best interest.

3.7 Withdrawal of Proposal

A respondent may withdraw a proposal at any time up to the date and time the contract is awarded. The withdrawal must be submitted in writing and directed to the RFP Coordinator.

3.8 Sub-Consultants/Engineers Information

Owner shall award the contract to a single firm. The firm shall be responsible to fulfill all of the requirements of the agreement attached as Attachment II. The firm may employ the services of sub-consultants/engineers. Should the respondent anticipate the use of sub-consultants/engineers, if awarded the contract, respondent shall specifically designate the tasks to be performed by the sub-consultants/engineers. The respondent shall supply a list of sub-consultants/engineers it plans to use with its proposal. Information required of the respondent under the terms of this RFP is also required for each potential sub-consultant/engineer to be employed. Owner encourages qualified minority and women owned businesses to submit responses and to use qualified small and minority owned firms and women business enterprises as potential sub-consultants whenever they are potential sources for services. No additional sub-consultants/engineers or substitution of sub-consultants/engineers will be allowed after the award is made without a formal request and the written approval of the RFP Coordinator.

The firm shall be required to comply with, and flow down to all sub-consultants/engineers, the following requirements, as applicable:
• The requirements of Title 2 Part 200 -of the Code of Federal Regulations
• The specific terms and conditions as set forth herein; and
• The federally required provisions, including the document collection and retention requirements as set forth in paragraph 4.2.2 and summarized in *Exhibit C and D.*
• Consultant shall require sub-consultants to acknowledge in contracts with Consultant that Owner is an intended beneficiary of such contracts.

### 3.9 Ownership of Proposal

All materials submitted in response to this request become the property of Owner. Selection or rejection of a proposal does not affect this provision.

### 3.10 Proprietary Information

Only information considered trade secrets or non-published financial data may be classified as proprietary or confidential. Such information within the proposal must be clearly marked. Proposals containing substantial contents marked as confidential or proprietary may be rejected by Owner. Provision of any information marked as confidential or proprietary shall not prevent Owner from disclosing such information if required by law.

### 3.11 Cost of preparing Proposals

All costs associated with the response to this proposal are the sole responsibility of the respondent.

### 3.12 Errors and Omissions in Proposal

Owner reserves the right to request correction of any errors or omissions and/or to request any clarification or additional information from any respondent.

### 3.13 Award and Execution of Agreement

Upon receipt and evaluation of all proposals, the successful bidder agrees to execute the form of AIA B101-(2017) attached as *Attachment II.* Owner will not entertain requests for revisions to the substantive terms of the form of Agreement.
3.14 RFP and Proposal as Part of Agreement

This RFP and the selected respondent’s proposal will become part of any agreement between Owner and the respondent. In the event the terms of the RFP or proposal conflict with the agreement, the agreement shall control.

4.0 Evaluation and Selection

4.1 Evaluation Methodology

An evaluation team will be appointed by Owner. The evaluation team will evaluate all proposals in accordance with the criteria outlined in paragraph 4.2, which shall determine the most advantageous proposal for Owner.

4.2 Selection Criteria

4.2.1 Firm’s qualifications, experience and past performance: 20 Points

The qualifications, experience and past performance of the respondent will be assessed against the Scope of Services and specifically, without limitation, section 3.2 outlined in the RFP. NOTE: the same criteria will be applied to the proposed sub-consultants/engineers which the respondent intends to retain. All sub-consultants/engineers will be evaluated with the same criteria as the principal firm.

4.2.2 Proposed staff qualifications and experience with grant reimbursement Type Projects: 15 Points

The firm must demonstrate that it has experience meeting the various requirements of Title 2 Part 200 of the Code of Federal Regulations, including but not limited to the mandatory procurement practices, federally required contractual provisions (set forth in Exhibit C of Attachment II Form of Agreement), flow down requirements, and document creation, retention and maintenance requirements, contained therein. Owner provides a description/summary of the document creation, retention and maintenance requirements in Exhibit D. NOTE: The failure on the part of the selected firm to adequately conform to the record keeping process in compliance with the applicable regulations shall serve as a basis to allow Owner to recover any monies not ultimately recovered from and/or reimbursed by the federal government as a result of this conduct.

4.2.3 Project methodology approach: 25 Points

Each proposal will be evaluated on the respondent’s project implementation approach. The respondent should submit a basic project plan which will allow the evaluation team to determine how the respondent understands the tasks as outlined in this RFP
4.2.4 Evaluation of Firm’s work load: 5 Points

The firm must demonstrate that with its current and anticipated work load, it can perform the services required within this RFP in a timely manner.

4.2.5 Evaluation of selected sub-consultants/engineers: 10 Points

The sub-consultants/engineers will be evaluated with the same criteria as the principal firm.

4.2.6 Cost: 25 points

a. For Design Services: The cost evaluation will be based upon a total proposed fee for the design services specified in this RFP for all of the buildings below.

Note 1: Hard construction cost estimates below were based on 2007 to 2009 estimating data.

Note 2: The Respondent is to calculate and insert a design fee for each of the projects below with a total aggregate number for all projects at the bottom of the chart.

<table>
<thead>
<tr>
<th>Projects</th>
<th>Total Estimated Hard Construction Cost</th>
<th>Design Fee per Building</th>
</tr>
</thead>
<tbody>
<tr>
<td>Percival Stern</td>
<td>$770,442</td>
<td></td>
</tr>
<tr>
<td>Goldring Woldenberg</td>
<td>$478,490</td>
<td></td>
</tr>
<tr>
<td>Robert Sharp Hall</td>
<td>$686,903</td>
<td></td>
</tr>
<tr>
<td>Irby House</td>
<td>$349,788</td>
<td></td>
</tr>
<tr>
<td>Paterson House</td>
<td>$314,016</td>
<td></td>
</tr>
<tr>
<td>Phelps House</td>
<td>$420,940</td>
<td></td>
</tr>
<tr>
<td>Dixon Hall</td>
<td>$298,804</td>
<td></td>
</tr>
<tr>
<td>Dixon Performing Arts</td>
<td>$439,675</td>
<td></td>
</tr>
<tr>
<td>Rogers Memorial Chapel</td>
<td>$66,669</td>
<td></td>
</tr>
<tr>
<td>Newcomb Hall</td>
<td>$1,150,590</td>
<td></td>
</tr>
<tr>
<td>Josephine Louise House</td>
<td>$213,840</td>
<td></td>
</tr>
<tr>
<td>Wilson Athletic House</td>
<td>$1,698,769</td>
<td></td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>$5,530,150</strong></td>
<td><strong>$2,568,467</strong></td>
</tr>
</tbody>
</table>

4.2.7 Selection of Firm

Owner reserves the right to award the contract to the Respondent submitting a proposal that is the most advantageous to the Owner. Owner’s evaluation team will recommend the award of the contract to the respondent that receives the highest score based on the evaluation criteria, subject to the other provisions of this RFP.

Note that the Owner reserves the right to reject all responses to this RFP. All responses made pursuant to this RFP shall remain confidential except as otherwise required by law. No Respondent shall have the right to review Owner’s evaluation documents.
5.0 Professional Firm Requirements

5.1 Requirement of Legal Entities

Respondents who are corporations, partnerships or any other legal entity, domestic or foreign, shall be properly registered to do business in the State of Louisiana at the time of the submission of their response to this RFP. A certificate of good standing from the Louisiana Secretary of State shall be attached to the respondent’s proposal.

5.2 Proposal Format

The proposal format received from the respondent should be formatted as follows:

5.2.1 Cover Letter.

Cover Letter signed by the authorized representative of the respondent which includes the following:

a. Name and Location of the Respondent
b. Legal Address
c. Point of Contact for the Respondent
d. Federal and State Tax ID
e. Business and Professional Licenses and Certifications of the Firm (can also be listed by individual in 5.2.3 below)
f. Number of Offices and Locations
g. Number of Employees
h. Statement of Capability to provide the services as defined in the Scope of Work Attachment III.
i. Statement of commitment to the requirements for the respondent as listed in this RFP

5.2.2 Company Background and Experience and Past Performance

a. The proposer should give a brief description of its company including a brief history, corporate and other, structure and organization, number of years in business. The Proposer should provide a description of its organization’s resources that would be available to support these projects, such as facilities, or staff who have unique qualifications and experience.

This section should provide a detailed discussion of the proposer’s prior experience in working on projects similar in size, scope, and function to the proposed projects. Proposers will describe their experience in similar projects.

b. Three representative projects
   i. Client
   ii. Date
   iii. Type of Services provided
iv. Total Revenue or Project Value

c. References from past and current clients, preferably with other similar projects, to include points of contact for these references;

d. An explanation and/or demonstration as to how the firm has a track record and/or systems to ensure compliance with the various requirements of Title 2 Part 200 of the Code of Federal Regulations including but not limited to the procurement practices, required contractual provisions, flow down requirements, and document creation, retention and maintenance requirements, contained therein.

e. If sub-Consultants/Engineers will be employed, the proposer should provide the same information as above regarding the sub-Consultant (s) or Engineers as is requested for the proposer.

5.2.3 Project Methodology

The Proposer should provide:

1. Information to indicate Proposer understands the nature of the projects and how their proposal will best meet the needs of the Owner.
2. Its functional approach in providing the scope of services as defined in Attachment III.
5. Its proposed Project Work Plan that reflects the approach and methodology, tasks and services to be performed, deliverables and staffing.

5.3 Cost Information

The proposal shall include the following:

a. Acknowledgment that the Owner must pre-approve in writing, on case-by-case basis, any travel requirements by any individual Consultant/Engineers and employees. All Owner approved travel lodging, per diem and car rental expenses shall be reimbursed in accordance with State of Louisiana Policy and the Procedure Memoranda (PPM 49).

b. Any additional information responsive to the requirements of paragraph 4.2.6 that may assist the Owner in its evaluation.
5.3.2 Evaluation of Selected Sub-consultants/Engineers
Provide a list of all sub-consultants/engineers, if any, that the firm plans to hire to cover the various project requirements.

5.3.3 Evaluation of Firm’s Work Load
Demonstrate that, with the current and anticipated work load and work force, the firm can perform the required Scope of Services.

6.0 Confidentiality

6.1 Confidentiality Statement
The Architect shall state that it will establish policies and procedures to safeguard information deemed sensitive by the Owner. All financial, statistical, personal, technical and other data and information relating to the Owner’s operation which are designated confidential by the Owner and made available to the Architect in order to carry out the scope of services, shall be protected by the Architect from unauthorized use and disclosure.
ATTACHMENT I

CERTIFICATION STATEMENT

The undersigned hereby acknowledges she/he has read and understands all requirements and specifications of the Request for Qualifications (RFP), including attachments.

OFFICIAL CONTACT: Tulane University (“Owner”) requests that the proposer designate one person to receive all documents or other communication. Primary means of communication will be via e-mail. Identify the Contact name and fill in the information below: (Print Clearly):
Official Contact Name:

A. E-mail Address: ____________________________________________

B. Facsimile Number with area code: ( __ ) ______________________

C. US Mail Address: __________________________________________

D. Telephone Number: _________________________________________

E. Respondent grants permission to Owner to contact the above named person or otherwise verify the information provided.

By its submission of this proposal and authorized signature below, respondent certifies that:

(1) The information contained in the response to this RFP is accurate;
(2) Respondent has complied with each of the mandatory requirements listed in the RFP and meets or exceeds the requirements outlined therein;
(3) Respondent accepts all requirements, conditions and terms set forth in this RFP and the proposed agreement;
(4) Respondent’s proposal is valid for at least 90 days from the date of respondent’s signature below;
(5) Respondent agrees that if selected as the successful respondent, respondent will have 10 business days from the date of notice of contract award to execute the final agreement document.

Typed or Printed Name: ____________________________________________

Title: __________________________________________________________________

Company Name: ________________________________________________________

Address: __________________________________________________________________

City: __________________________ State: ____ Zip: __________

CLIENT: __________________________________________________________________

SIGNATURE of Respondent’s Authorized Representative ___________ Date ___________
Attachment III

Scope of Design Services
**Percival Stern Hall**

**Estimated Construction Cost - $770,442**

**Purpose:** To protect the major Mechanical and Electrical systems serving Stern Hall, Israel ESB, and Alcee Fortier as well as the main electrical, steam and chilled water feeds to the Front Campus from the effects of rising water in order to:

1. Maintain power and environmental control at minimal levels to protect essential research at Stern Hall and the Israel Building during and immediately after a major event.
2. Protect equipment essential to returning the remaining buildings on the Front Campus to full operational status at the earliest possible time after a major event.

**Scope:** The scope of work envisioned would prevent the intrusion of rising water into the protected space through the use of the following:

1. Application of FRP (Fiberglass Reinforced Panel) water-resistant material to the interior face of all existing concrete foundation walls.
2. Seal all basement exterior wall penetrations.
3. Install flood doors at the below grade areaway entrance and the two (2) personnel entrances to the basement MEP space.
4. Upgrade existing pumping systems to provide additional capacity to handle the estimated volume of water.
5. Installation of secondary pumping systems.
6. Installation of back-flow prevention on the existing storm water and sanitary drainage lines within the protected space to preclude intrusion of water via those underground lines.

**Architectural Considerations:**

1. The only possible element of the Scope of Work which might be visible would be the discharge for the secondary pumping system. This would be a 1-1/2 “discharge line which could be sited to minimize any visual impact.
2. The remaining Scope of Work is confined to the MEP space and will not be visible in public areas.
Goldring/Woldenberg Hall I

Estimated Construction Cost - $478,490

Purpose: To protect the functional elements (Classroom, Break-out Rooms, elevators and MEP) located at the grade level of the building from the effects of rising water in order to:

1. Protect the main power and environmental control equipment for the building to allow the systems to be returned to service at the earliest possible time.
2. Protect fixed and movable FF&E within the building to allow for a return to full operational status at the earliest possible time after a major event.

Scope: The scope of work envisioned would prevent the intrusion of rising water into the protected space through the use of the following:

1. Dry flood-proofing the existing exterior walls around the entire perimeter of the building.
2. Install floodgates at the established entrances to provide for access and egress during normal operations.
3. Protect the elevator pit from water intrusion.
4. Water-stop all pipe penetrations into the MEP space.
5. Install a pump to handle water that may accumulate inside the protected space.
6. Installation of back-flow prevention on the existing storm water and sanitary drainage lines within the protected space to preclude intrusion of water via those underground lines.

Architectural Considerations:

1. Utilize the same exterior brick pattern so that the results of the dry flood-proofing would not be obvious to an untrained observer.
2. Wherever possible pop-up gates or sliding gates concealed in a brick pocket would be utilized to minimize visual impact.
Robert Sharp Hall

**Estimated Construction Cost - $686,903**

**Purpose:** To protect the functional elements located at the grade level of the building and the two (2) basement MEP spaces from the effects of rising water in order to:

1. Protect the main power and environmental control equipment for the building to allow the systems to be returned to service at the earliest possible time.
2. Protect fixed and movable FF&E within the building to allow for a return to full operational status at the earliest possible time after a major event.

**Scope:** The scope of work envisioned would prevent the intrusion of rising water into the protected space through the use of the following:

1. Dry flood-proof the two (2) below grade MEP spaces to prevent the intrusion of water by the use of FRP cloth at the exterior poured in place concrete walls.
2. Install flood doors at the points of access into the MEP spaces.
3. Elevate the electrical transformers and switch gear above the base flood elevation to a location on the 1st level of the building.
4. Protect the at grade main entrance lobby, lounge and laundry by installing a stem wall and new storefront glazing to replace the existing floor to ceiling glazing system.
5. Install a pop-up flood gate at the main entrance to the building.
6. Replace existing basement sump pumps with higher capacity pumps to handle water that may accumulate inside the protected space.
7. Installation of back-flow prevention on the existing storm water and sanitary drainage lines within the protected space to preclude intrusion of water via those underground lines.

**Architectural Considerations:**

1. The stem wall would be faced with a brick veneer finish with a precast concrete cap to match the appearance of the building.
2. The pop-up flood gate at the entrance would be concealed except when deployed during flooding conditions.
Irby House

Estimated Construction Cost - $349,788

**Purpose:** To protect the functional elements (Administrative Offices and MEP) located at the grade level of the building from the effects of rising water in order to:

1. Protect the main power and environmental control equipment for the building to allow the systems to be returned to service at the earliest possible time.
2. Protect fixed and movable FF&E within the building to allow for a return to full operational status at the earliest possible time after a major event.

**Scope:** The scope of work envisioned would prevent the intrusion of rising water into the protected space through the use of the following:

1. **Construct a flood-wall** at the outside edge of the exterior walkway around the HRL administrative offices.
2. Dry flood-proof the remaining at grade offices and MEP space by hardening the existing walls in conjunction with the application of FRP sheeting.
3. Dry flood-proof the transformer vault by hardening the existing walls in conjunction with the application of FRP sheeting.
4. Install floodgates at the established entrances to provide for access and egress during normal operations.
5. Install a pump to handle water that may accumulate inside the protected space.
6. Installation of back-flow prevention on the existing storm water and sanitary drainage lines within the protected space to preclude intrusion of water via those underground lines.

**Architectural Considerations:**

1. Exterior stub walls would be brick faced, with a pre-cast coping, to match the existing brick at the building and the existing free-standing knee wall at the west elevation.
2. Wherever possible pop-up gates would be utilized to minimize visual impact.
Paterson House

**Estimated Construction Cost - $314,016**

**Purpose:** To protect the functional elements (Lounge, kitchen, administrative and MEP) located at the grade level of the building from the effects of rising water in order to:

1. Protect the main power and environmental control equipment for the building to allow the systems to be returned to service at the earliest possible time.
2. Protect fixed and movable FF&E within the building to allow for a return to full operational status at the earliest possible time after a major event.

**Scope:** The scope of work envisioned would prevent the intrusion of rising water into the protected space through the use of the following:

1. **Construct a flood-wall** at the main entrance to the building, connecting between the exterior walkway at the north wing of the building to the emergency exit at the south wing. This wall would be faced in veneer brick and have pre-cast cap. The height would be approximately 3’ above grade.
2. **Construct a flood-wall** at the concrete patio adjacent to the lounge to connect between the exterior of the south wing and the east elevation of the lounge. Height would be approximately 3’ above grade.
3. Dry flood-proof the interior face of the existing exterior wall at the entrance lobby, lounge, kitchen and MEP spaces.
4. Install floodgates at the established entrances to provide for access and egress during normal operations.
5. Protect the elevator pit from water intrusion.
6. Water-stop all pipe penetrations into the MEP space.
7. Install a pump to handle water that may accumulate inside the protected space.
8. Installation of back-flow prevention on the existing storm water and sanitary drainage lines within the protected space to preclude intrusion of water via those underground lines.

**Architectural Considerations:**

1. Exterior stub walls would mimic the existing stub wall adjacent to the building. Face brick and precast coping would be utilized.
2. Wherever possible pop-up gates would be utilized to minimize visual impact.
3. This building would fall under the provisions of the 2PA.
Phelps House

**Estimated Construction Cost - $420,940**

**Purpose:** To protect the functional elements (Administrative Offices and MEP) located at the grade level of the building from the effects of rising water in order to:

1. Protect the main power and environmental control equipment for the building to allow the systems to be returned to service at the earliest possible time.
2. Protect fixed and movable FF&E within the building to allow for a return to full operational status at the earliest possible time after a major event.

**Scope:** The scope of work envisioned would prevent the intrusion of rising water into the protected space through the use of the following:

1. Remove the existing storefront glazing system at the administrative offices and replace it with a dry flood-proof stub wall and new storefront glazing system above the wall.
2. Dry flood-proof the remaining at grade offices and MEP space by hardening the existing walls in conjunction with the application of FRP sheeting.
3. Dry flood-proof the transformer vault by hardening the existing walls in conjunction with the application of FRP sheeting.
4. Install floodgates at the established entrances to provide for access and egress during normal operations.
5. Install a pump to handle water that may accumulate inside the protected space.
6. Installation of back-flow prevention on the existing storm water and sanitary drainage lines within the protected space to preclude intrusion of water via those underground lines.

**Architectural Considerations:**

1. Exterior stub walls would be brick faced, with a pre-cast coping, to match the existing brick at the building.
2. Wherever possible pop-up gates would be utilized to minimize visual impact. For locations where this is not possible, sliding or swing gates, concealed in architectural cabinets would be utilized.
Dixon Hall

**Estimated Construction Cost - $298,804**

**Purpose:** To protect the below grade MEP space and the transformer vault from the effects of rising water in order to:

1. Protect the main power and environmental control equipment for the building to allow the systems to be returned to service at the earliest possible time.

**Scope:** The scope of work envisioned would prevent the intrusion of rising water into the protected space through the use of the following:

1. Application of an FRP fabric to the interior walls of the below grade MEP space in order to create a dry flood-proofed enclosure.
2. Application of an FRP fabric to the interior walls of the transformer vault to create a dry flood-proof enclosure.
3. Seal all exterior wall penetrations into the MEP space.
4. Raise the existing stem wall at the areaway leading to the MEP space one (1) foot.
5. Install flood doors/gates as required to provide access during normal operations and to complete the protected perimeter when required.
6. Installation of secondary pumping to handle water that may accumulate inside the protected space.
7. Installation of back-flow prevention on the existing storm water and sanitary drainage lines within the protected space to preclude intrusion of water via those underground lines.

**Architectural Considerations:**

1. The existing scope of work envisions all work, with the exception of one (1) floodgate and one flood-door to be interior work, making no visible change to the exterior appearance of the building. Use of a pop-up flood gate and a PFD Type 2 door would minimize visual impact.
2. The extension of the stem wall at the area way will match the existing stem wall.
3. This building is on the Federal Historic Registrar and the programmed treatment complies with the Federal requirements for the treatment of Historical properties.
Dixon Performing Arts Center

**Estimated Construction Cost** – $439,675

**Purpose:** To protect the functional elements located at the grade level of the building and the semi-recessed below grade recital hall from the effects of rising water in order to:

1. Protect fixed and movable FF&E within the building to allow for a return to full operational status at the earliest possible time after a major event.
2. Protect the MEP equipment located at the building to allow for a return to full operational status at the earliest possible time after a major event.

**Scope:** The scope of work envisioned would prevent the intrusion of rising water into the protected space through the use of the following:

1. Dry flood-proof the north, south and west elevations of the building by removing 2’ 6” of brick and inserting a stem wall tied to the building foundation with a sloping precast coping to integrate it back to the existing wall.
2. Construct a 3’ stem wall between Brendt Dixon and Dixon Hall, at the rear of the buildings, to protect the costume shop, mechanical equipment and lavatories.
3. Re-construct and extend the existing stem wall at the main entrance patio to become a flood wall protecting the main entrance and the recital hall. Elevate the electrical transformers and switch gear above the base flood elevation to a location on the 1st level of the building.
4. Install flood doors/gates to provide access and egress during normal operations.
5. Install three (3) sump pumps to remove water that may accumulate inside the protected space.
6. Installation of back-flow prevention on the existing storm water and sanitary drainage lines within the protected space to preclude intrusion of water via those underground lines.

**Architectural Considerations:**

1. The stem walls would be faced with a brick veneer finish with a precast concrete cap to match the appearance of the building.
2. Flood gates at the entrance would be concealed except when deployed during flood conditions.
Roger’s Memorial Chapel

Estimated Construction Cost – $66,669

**Purpose:** To protect the functional elements located at the grade level of the building, the semi-recessed below grade main assemble room and the building mechanical equipment from the effects of rising water in order to:

1. Protect fixed and movable FF&E within the building to allow for a return to full operational status at the earliest possible time after a major event.
2. Protect the electrical and mechanical systems for the building to allow the systems to be returned to service at the earliest possible time.

**Scope:** The scope of work envisioned would prevent the intrusion of rising water into the protected space through the use of the following:

1. Elevate the mechanical equipment in the screened yard adjacent to the south side of the building, as well as the panel boxes and meters located on the south wall.
2. Dry flood-proof the existing walls at the north, south and west elevations of the building to the required protection level.
3. Install flood door/gate at the rear entrance to provide access and egress during normal operations.
4. Install pump to remove water that may accumulate inside the protected space.
5. Installation of back-flow prevention on the existing storm water and sanitary drainage lines within the protected space to preclude intrusion of water via those underground lines.

**Architectural Considerations:**

1. The dry flood-proofing would utilize the existing building elevation and would be finished to match the existing conditions.
2. Flood gates at the entrance would be concealed except when deployed during flooding conditions.
Newcomb Hall

**Estimated Construction Cost - $1,150,590**

**Purpose:** To protect the functional elements (classrooms, offices and MEP) located below grade at the building from the effects of rising water in order to:

1. Protect the main power and environmental control equipment for the building to allow the systems to be returned to service at the earliest possible time.
2. Protect fixed and movable FF&E within the building to allow for a return to full operational status at the earliest possible time after a major event.

**Scope:** The scope of work envisioned would prevent the intrusion of rising water into the protected space through the use of the following:

1. Dry flood-proof the interior below grade walls utilizing a FRP sheeting system.
2. Reinforce the floating slabs in the lowest level of the building to withstand uplift pressures.
3. Establish a water-tight joint between the “floating slabs” and the walls at the lowest level.
4. Protect the elevator pit from water intrusion.
5. Water-stop all pipe penetrations into the MEP space.
6. Install a pump to handle water that may accumulate inside the protected space.
7. Installation of back-flow prevention on the existing storm water and sanitary drainage lines within the protected space to preclude intrusion of water via those underground lines.

**Architectural Considerations:**

1. All work would be done on the interior of the building and would have no visual impact to the exterior.
2. This building is on the National Register of Historic Places and the provisions of the 2PA would apply.
**Estimated Construction Cost - $213,840**

**Purpose:** To protect the functional elements located at the lower ground level of the building from the effects of rising water in order to:

1. Protect the main power and environmental control equipment for the building to allow the systems to be returned to service at the earliest possible time.
2. Protect fixed and movable FF&E within the building to allow for a return to full operational status at the earliest possible time after a major event.

**Scope:** The scope of work envisioned would prevent the intrusion of rising water into the protected space through the use of the following:

1. **Construction of a cast-in-place concrete flood wall** connecting between the east and west stair towers at the rear entrance of the building.
2. Install two (2) flood gates to provide access points to the protected space during normal operations
3. Installation of secondary pumping to handle water that may accumulate inside the protected space.
4. Installation of back-flow prevention on the existing storm water and sanitary drainage lines within the protected space to preclude intrusion of water via those underground lines.

**Architectural Considerations:**

1. The floodwall would have a brick veneer finish with a precast concrete coping to match the appearance of the building.
2. The rear entrance primarily supports service functions and the layout will allow access to the rear entrance for delivery vehicles.
3. The layout of the floodwall allows for the retention of the drop-off/pick-up point supporting Newcomb Nursery across the street.
4. This building is on the Federal Historic Registrar and the programmed treatment complies with the Federal requirements for the treatment of Historical properties.
Wilson Athletic Center

Estimated Construction Cost - $1,698,769

**Purpose:** To protect the functional elements located on the first level of the building from the effects of rising water in order to:

1. Protect the main power and environmental control equipment for the building to allow the systems to be returned to service at the earliest possible time.
2. Protect fixed and movable FF&E within the building to allow for a return to full operational status at the earliest possible time after a major event.

**Scope:** The scope of work envisioned would prevent the intrusion of rising water into the protected space through the use of the following:

1. Dry flood-proofing of the existing split-faced CMU through reinforcement, filling of the CMU cells with grout and the application of FRP water-resistant material to the interior face of all existing exterior wall
2. Installation of a **floodwall** at the Hall of Fame Room to retain the existing storefront glazing and to maintain the functional ability of the space to house indoor/outdoor events.
3. Install flood doors/gates at access and egress points at the building to maintain building function during normal operations.
4. Installation of secondary pumping to handle water that may accumulate inside the protected space.
5. Installation of back-flow prevention on the existing storm water and sanitary drainage lines within the protected space to preclude intrusion of water via those underground lines.

**Architectural Considerations:**

1. The primary method utilized would have no major impact on the appearance of the building as the existing CMU would be hardened to form the dry flood-proof barrier.
2. The flood-wall at the Hall of Fame Room is constructed utilizing the same split-face CMU as the building.
3. The flood gates at the main entrances would be either pup-up gates or gates concealed within cabinets to reduce the impact of this element.
4. For the secondary pumping system, the discharge line would be sited to minimize any visual impact.