

# MARICOPA COUNTY LIBRARY DISTRICT

## PUBLIC NOTICE – REQUEST FOR QUALIFICATIONS (RFQ) Design-Build Project

### White Tank Branch Library Project #LDB1

**STATEMENTS OF QUALIFICATIONS WILL BE DUE:**  
**THURSDAY, NOVEMBER 13, 2008 at 12:00pm ARIZONA TIME**  
**MARICOPA COUNTY LIBRARY DISTRICT,**  
**2700 NORTH CENTRAL AVENUE, SUITE 700**  
**PHOENIX, ARIZONA 85004**

The Maricopa County Library District (MCLD) is soliciting Statements of Qualifications (SOQ) from qualified General Commercial Contractors (Arizona State Registrar of Contractors B-01 License) to provide Design-Build services to the MCLD for the White Tank Branch Library, project #LDB1. The estimated construction cost will be in the range of \$7,000,000 to \$8,000,000.

Statements of Qualifications (SOQ) in the prescribed format must be addressed to Jim Govern, Maricopa County Library District, and shall be received by the date and time shown above.

The selected Design-Build Team will be expected to work as a team with an architect selected by the Team to deliver this project. It is anticipated that the Design-Build Team will provide preconstruction design phase services to include constructability and bidability reviews and cost estimates at 30%, 60%, and 90% construction documents. The scope of work included in this project shall consist of a branch library and related site development. The project site is on West Olive Avenue, west of Perryville Road.

The design-build project will consist of, but not limited to, the following:

- A branch library of about 29,000 square feet.
- An energy self-sufficient building, producing all required electricity on-site.
- A building that will achieve a level of LEED certification.
- All site improvements, including parking, landscaping, detention basins, and septic system.
- Movable FF&E to be procured by MCLD.
- Required access roads to be constructed by others.

The Design-Build Team must be composed of experienced and highly regarded professionals who have demonstrated their ability to produce superior facilities on a cost-effective basis. The Design-Build Team will be responsible for means and methods, and will be required to solicit bids from qualified subcontractors to perform the work. The Design-Build Team may also compete to self-perform limited amounts of the work. Each Team or firm submitting an SOQ will be required to submit a proposed subcontractor selection plan, whereby the proposed subcontractors must be selected based on qualifications alone or on a combination of qualifications and price. Subcontractors must not be selected based on price alone.

This solicitation may be cancelled at any time by the Director of the Maricopa County Library District.

Up to three Design-Build Team firms may be selected for a short list. At MCLD discretion the MCLD reserves the right to hold interviews with the firms selected for the short list. One firm will be selected for

the contract. The anticipated substantial completion date, including building commissioning, is March 15, 2010, or as otherwise agreed in the contract.

The Request for Qualifications (RFQ) packet is available **beginning on Thursday, October 9, 2008 at 9:00am Arizona Time** via fax or **via email (RECOMMENDED)**. RFQ requests may be made by contacting Jim Govern by fax (602) 652-3071, or **by email [jimgovern@mclldaz.org](mailto:jimgovern@mclldaz.org)**; however, the District accepts no responsibility for receipt of these requests or information packets. To request that an RFQ copy be e-mailed or faxed to your firm, submit your request on company letterhead or with team/firm information to:

Maricopa County Library District  
Attn: Jim Govern  
2700 North Central Avenue, Suite 700  
Phoenix, Arizona 85004  
-or-  
[jimgovern@mclldaz.org](mailto:jimgovern@mclldaz.org)

Only those firms who request a copy of the RFQ packet and are sent a copy by the MCLD will be included on the Request for Qualifications Holders' List and sent any subsequent amendments. *Firms receiving a copy of this packet through any other means must register as a Request for Qualifications holder at the Maricopa County Library District, 2700 North Central Avenue, Suite 700, Phoenix, AZ 85004 or call 602.652.3046.*

A pre-submittal meeting will be conducted on **Thursday, October 30 at 2:00 pm Arizona Time** in the Hemmingway Room, 2700 North Central Avenue, Suite 700, Phoenix, AZ 85004. Public parking is available in the 2700 Garage, entered from West Cambridge Avenue just south of MCLD and just west of Central Avenue. At this meeting, MCLD staff and consultants will discuss the project general scope of work, Design-Build Team procurement procedures/issues, and respond to questions from attendees. MCLD staff will not be available to respond to individual inquiries regarding the project prior to this pre-submittal conference. Therefore, it is strongly recommended that interested firms send a representative to the pre-submittal conference. Questions shall be submitted in writing (**E-mail preferred**) 24 hours prior to the conference to:

Jim Govern, Article 5 Procurement Officer  
Maricopa County Library District  
Email: [jimgovern@mclldaz.org](mailto:jimgovern@mclldaz.org)  
Fax: (602) 652-3071

\*\*\*\*\*

TO BE PUBLISHED ON THURSDAY, OCTOBER 9, 2008 AND THURSDAY, OCTOBER 16, 2008 IN  
THE ARIZONA BUSINESS GAZETTE