DISTRICT OF COLUMBIA PUBLIC LIBRARY
REQUEST FOR QUALIFICATIONS: ARCHITECTURAL SERVICES
NEW MARTIN LUTHER KING JR. MEMORIAL LIBRARY

ANNOUNCEMENT NUMBER: DCPL-2013-RFQ-0004 - http://www.dclibrary.org/about/opportunities

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ISSUE DATE: AUGUST 21, 2013
PRE-PROPOSAL CONFERENCE: SEPTEMBER 10, 2013
PROPOSALS DUE: SEPTEMBER 23, 2013
1.0 History and Background:

The District of Columbia Public Library was created by an act of Congress in 1896 as an official entity to furnish books and other printed matter and information service convenient to the homes and offices of all residents of the District. The establishment of a library entity (the “Library”) was largely due to the long and arduous efforts of Theodore W. Noyes, editor of The Evening Star. Mr. Noyes served as president of the Board of Library Trustees for 50 years.

From 1898 until 1903, the first public library in the District of Columbia was located in a house at 1326 New York Ave. NW. In 1899, philanthropist and library enthusiast Andrew Carnegie donated funds to build a central library at Mount Vernon Square. In 1903, the new library was dedicated in a ceremony attended by President Theodore Roosevelt.

In the 1960s, the Library embarked on creating a new central library at the corner of 9th and G Streets, N.W. The new central library was designed by Ludwig Mies van der Rohe, one of the most influential modern architects of the twentieth century and is the only building designed by him in D.C. The building is a significant example of modernist architecture in Washington, D.C. Construction began in 1969, the year of his death, and the building opened to the public in 1972 as the Martin Luther King Jr. Memorial Library (MLK). Architect John (Jack) Bowman, who worked for Mies, served as the project manager and oversaw much of the construction and construction-related decisions. MLK is apparently the only public library designed by Mies to have been constructed. The building continues to serve as the Library's central library today.

Beginning in 2007, the Library commenced a Neighborhood Library Capital Improvement Program and has invested well over $180 Million to facilitate the transformation of the District’s Neighborhood Libraries. The Library has completed or has in process 17 renovations or major new construction projects, many of which have earned LEED Gold certification and national recognition, including two RIBA International Awards, along with numerous local and national AIA awards. The Library expects to carry on that same design excellence when it comes to the renovation the MLK Jr. Library.

The world has changed radically since planning for the MLK Library was begun in the 1960s. As digital technology has become more pervasive and more affordable, the ways in which libraries operate and provide services have changed, at times radically and rapidly. Library buildings have also changed but perhaps in more subtle and less obvious ways.

2.0 Vision

Now more than ever, people using the public library are seeking assistance in navigating the complex networks of information available to them and in converting that information to knowledge for their personal needs (education, lifelong learning, enjoyment, jobs, business development, and so on). The public library provides open and accessible space for educational, social, economic, and personal use. It provides an environment for study and education, social and community interaction, information acquisition, business incubation, cultural awareness and creativity, networking, and quiet contemplation. As a cultural and educational institution, the library serves everyone, regardless of gender, age, ethnicity or cultural background, or economic status. The library helps library users change their lives.

The library has moved along a continuum from a book centered institution to a technology-centered institution to a community institution to a creative institution, always keeping the best of tradition as it adapts and innovates. A seamless transition will occur between passive and active use of library services. In the library of the future, the borders between consuming and creating content will disappear with spaces in the building dedicated to both. The plan for the District of Columbia library of the future will require challenging the preconceptions about what a library is and should be. It will require

The Martin Luther King, Jr. Memorial Library will be a place for residents to explore, connect, create and engage. We seek a design for the library of the future. While we cannot know definitively what that future library will be, we do know that it will have great spaces for children and for adults, for individuals and for groups; space for physical and for virtual collections. We expect inspiring design that will accommodate great flexibility in library uses and in technology.
3.0 The Building

The Martin Luther King Jr. Memorial Library is a four-story steel and glass building that manifests both the International Style and the design principles Mies used throughout his work. The building exhibits many characteristics of the International Style including an exposed steel skeleton, curtain wall technology, rectilinear forms throughout, the use of large volumes of space, and a recessed loggia around the perimeter.

In 2007 the building was designated a historic landmark, entered into the D.C. Inventory of Historic Sites, which protects the building and its lot. Any changes proposed to the building's exterior, including landscape, as well as to the public spaces of the first floor interior, including the great hall, the entry vestibule, and the reading rooms at either end of the great hall, are required to undergo review by District agencies. As a District of Columbia construction project, it also must be reviewed by the US Commission of Fine Arts. In 2007, the building was also listed on the National Register of Historic Places.

Recognizing the obsolescence of a number of the building’s main internal systems, and serious issues with respect to the structural integrity and energy efficiency of its curtain wall, in 2012, the Library commissioned a study which recommended consideration of a public private partnership, in which a mixed use program including the central library and private uses (such as retail, housing, and/or office) could be incorporated into the existing structure or an addition, through a program that respects the landmark and creates the financial resources to make the substantial repairs and systems replacements necessary to bring the building up to modern standards and create a world class central library.

4.0 Services Requested:

The Library is seeking architecture and engineering (A/E) firm(s) or team(s) to provide Full Service Architectural Services to include architectural, civil engineering, structural engineering, mechanical, electrical and plumbing (MEP) engineering, vertical transportation, landscaping and interior design services. The firm(s) or team(s) will also need to include specialty consultants such as code, acoustical, FHA/ADA, lighting, A/V, structured cabling, waterproofing, to name a few (this is a short list of consultants that may be required to provide the types of detail that will need to be displayed in construction documents). Specifically the Library is interested in a firm(s) or team(s) that has experience with modern urban public libraries (particularly central libraries), and has extensive experience with preservation and adaptive re-use of modernist style buildings as well as experience designing mixed use projects with retail, housing, and/or office components.

Please note the design review process in DC is very complex, particularly when a rooftop addition and major façade renovations are required, and requires mastery of the DC historic preservation process, including the criteria for seeking approval of the Mayor’s Agent for Historic Preservation (if applicable), and experience in presenting to both the Historic Preservation Review Board, the US Commission of Fine Arts and National Capital Planning Commission. If the prime architecture firm does not have this expertise, it is highly recommended that they include an architecture firm on the team with extensive experience in these areas.

No decisions have been made on the type or extent of renovations or additions to the MLK Library. Transforming the existing MLK Jr. Memorial Library will encompass innovative design, demolition (partial), new construction, preservation/restoration and/or mixed-use development. The challenge will be to respect the building’s architectural significance while creating an iconic and inspiring central library befitting of the Nation’s Capital. The design of the library must attract and engage residents, encourage learning and provide a center of community activity appropriate to the heart of this great city. The design of the private mixed use components must be viable in terms of vertical circulation, floorplates, egress, and ceiling heights in anticipation of a future public private partnership.

The initial project funding provides for conceptual and schematic designs. The Library and its consultants will work with the selected architectural team in determining the appropriate method for creating the future MLK Jr. Memorial Library. This process will involve continuing work with stakeholders including but not limited to, the Library Board, elected officials and other decision makers, library users and the general public. DC’s approving agencies will be an important part of this process.

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5.0 **Submittal Requirements:**

Submittal requirements are as follows:

1. A one-page cover letter expressing the architecture-engineering firms/design teams’ interest for consideration.
2. A 3-page (maximum) teaming partnership agreement: Teaming and partnership agreements shall clearly define the firms and individuals involved, along with their roles and responsibilities for the life of the project. Teaming and partnership agreements shall be signed by all key members of the proposed design team.
3. GSA Standard Form 330 Parts 1 & 2 listing recent projects performed within the last 5 years, with verifiable references, and summary résumés of staff members who would be assigned to the projects. At this phase we do not want, nor need qualification of sub-consultants listed in section 4.0 above.
4. Provide narrative and illustrative materials that adequately describe relevant project experience, including projects that meet the evaluation criteria described in Section 4.0.
5. The total amount of material submitted should not exceed 30 two-sided, 8 ½" x 11" pages, or 60 surfaces, including the GSA Form 330 forms, illustrative material, letters, résumés, etc. No fold-out sheets. The cover sheet and table of contents do not count against the overall pages. One original and 5 copies of all submission materials shall be mailed or hand delivered to:

   Ameer Abdullah, Interim Chief Procurement Officer  
   District of Columbia Public Library  
   901 G Street NW, Room 434  
   Washington D.C. 20001

These materials must be submitted by **2 P.M., September 23, 2013.** Absolutely no electronic submissions will be accepted. However, firms are asked to provide one electronic copy of their proposals in PDF format on a thumb drive or CD format.

Be advised that the District of Columbia Public Library has established a new protocol limiting access control to the MLK Library Administrative Fourth Floor. Consequently, contractors attempting to inquire about solicitations, attend bid openings and/or respond to solicitations need to factor in the requisite time necessary to be in compliance with said protocol. Effective immediately, all contractors will be required to check in and be validated by the Public Safety Officer stationed at the entrance to the MLK Library. Contractors need to include this processing time when responding to solicitations and complying with the established deadlines for bids and proposals.

**5.1 Pre-Submittal Information Conference:**

Interested teams may ask questions about the RFQ and selection process at a pre-submittal information conference scheduled for **10:00 A.M., on September 10, 2013 at the Martin Luther King Jr. Memorial Library, Digital Commons Dream Lab, 901 G Street, NW, Washington D.C. 20001.** Questions and answers from this session will be summarized in writing and posted on the Library Web site. Electronic and/or hard copies will also be distributed to all registered attendees of the conference.
6.0 Selection process:

This RFQ is the first phase in a three phase selection process. Upon receipt, review and evaluation of the RFQ proposals, the Library will invite the 10 - 15 most appropriate teams to participate in Phase 2 – Request for Technical Proposals (RFP). The RFP will be issued within sixty (60) days from the RFQ submission date. The RFP phase will then produce a short list of the top three firms. Those firms will then be asked to present design ideas and give an oral presentation (Phase 3).

Evaluations of the RFQ will be handled internally by Library staff and their consultants. The RFP phase will be evaluated by a Technical Evaluation Committee (TEC) made up of Library staff and leading industry experts. Phase 3 will be evaluated by the TEC and members of the community. Firms advancing to Phase 3 will present their design ideas in both formal and informal community presentations. A yet to be determined stipend will be awarded to the three firms advancing to Phase 3.

The evaluation criteria for the RFQ are listed below in descending order of importance:

1. Experience and expertise in modern urban library design with experience and success in creating unique and iconic architecture, incorporating a user friendly design and overall design quality as demonstrated in the material submitted.

2. References from clients, contractors and sub consultants your team has worked with in the last 5 years, which demonstrate your experience in working effectively with clients, jurisdictional agencies, the community and special interest groups on architectural projects.

3. Experience with architecturally significant historical structures and demonstrated sensitivity to the original building to achieve LEED goals and update obsolete building systems. In particular, firms must demonstrate expertise in achieving these modifications while complying with the District of Columbia’s Historic Preservation Act and standards of the Commission of Fine Arts.

4. Experience with District based commercial and residential mid-rise/high rise and mixed use projects.

5. Experience with mixed-use projects and projects that have an emphasis on public space.

7.0 Legal Requirements:

7.1 Open Market Procurement with 35% Subcontracting Set-Aside

This procurement is designated as an open market procurement with 35% subcontracting set-aside for certified small business enterprise (SBE) offerors only under the provisions of the “Small, Local, and Disadvantaged Business Enterprise Development and Assistance Act of 2005” (the Act), Title II, Subtitle N, of the “Fiscal Year 2006 Budget Support Act of 2005”. For more information regarding the program, please visit the official site at http://dslbd.dc.gov

7.2 D.C. Code Requirements

Prospective respondents are referred to the D.C. Code, Chapter 6 “District of Columbia Professional Corporation Act” and Chapter 23 “Professional Engineer’s Registration Act”, as well as the DC Zoning Regulations 11DCMR.

7.3 Mayor’s Order 92-138

Respondents are required to be fully aware of the requirements of Mayor’s Order 92-138 that sets goals for contractor’s employment of District residents, as well as sanctions for failure to achieve the goals.
7.4 Equal Employment Opportunity (EEO) Employer

Respondents are advised that they are required to submit to the District a duly signed company’s EEO policy statement that they are an Equal Opportunity Employer as defined by Federal and District of Columbia Laws.

8.0 Additional Information and Documentation:

8.1 History of the Martin Luther King Jr. Memorial Library.
http://www.dclibrary.org/node/741

8.2 2007 Martin Luther King Jr. Memorial Library History Landmark Designation Application – Attachment A
https://www.dropbox.com/s/ochijj26uvig0fe/Attachment%20A.pdf

8.3 2011 Martin Luther King Jr. Memorial Library Design Guidelines – Attachment B
https://www.dropbox.com/s/9yrnh8st46kb17i/Attachment%20B.pdf

8.4 2011 Urban Land Institute Advisory Panel Study – Attachment C
https://www.dropbox.com/s/5szzwsfhzg61pa/Attachment%20C.pdf

8.5 Disclosure Statement – Attachment D- REQUIRED WITH SUBMISSION (This document does not count against page count)
https://www.dropbox.com/s/9zlml448bfdc4v4/Attachment%20D.pdf