



September 24, 2018

TO: Firms with Demonstrated Experience in Master Planning

RE: Request for Proposal – Master Planner to develop a plan for the redevelopment of Executive Plaza
The University of Alabama in Huntsville
Project Number 201811051

The University of Alabama in Huntsville is requesting proposals to secure a firm to enter into a contract to develop a plan for the redevelopment of Executive Plaza, an office complex of approximately 58.25 acres adjacent to the main campus of UAH.

All Requests for Proposals must be furnished to Larrell D. Hughes, Senior Campus Architect, Physical Plant Building (1000 John Wright Drive), The University of Alabama in Huntsville, 301 Sparkman Drive, Huntsville, Alabama 35899 by 5:00 p.m. on October 15, 2018. Proposals may be express mailed to Office of Campus Architect, Physical Plant Building, The University of Alabama in Huntsville, 301 Sparkman Drive, Huntsville, AL 35899.

All proposals must be submitted in a sealed envelope bearing on the outside the name and address of the vendor, **project number**, name of the project, and date.

In the event it becomes necessary to revise any part of this Request for Proposal prior to the assigned return date, revisions will be posted in writing by Office of Campus Architect on State of Alabama Building Commission website and our website <https://www.uah.edu/facilities-and-operations/architect/bids>. The University will be the sole determinant of whether any revisions/addenda should be issued as a result of any questions or other matters, and will extend the proposal deadline if such information significantly amends this solicitation or makes compliance with the original proposal due date impractical.

In order to be considered for selection, firms must submit a complete response to this request for proposal. One original and two copies of each proposal must be submitted to the University. The vendors shall make no other distribution of the proposals.

No proposal may be amended or withdrawn after the scheduled closing time of receipt for a period of sixty (60) days. The University reserves the right to waive any informality and to reject any and all proposals.

All questions pertaining to this Request for Proposal should be addressed to Larrell D. Hughes, AIA via email: hughesld@uah.edu, (Subject: Master Planner Proposal, Project Number 201811051 or by phone: 256-824-2538.

Sincerely,

Larrell D. Hughes, AIA

Larrell D. Hughes, AIA, Senior Campus Architect

The University of Alabama in Huntsville

Master Planner Request for Proposals

Project Number 201811051

September, 2018

Request for Proposals – Executive Summary: The University of Alabama in Huntsville (UAH) is seeking proposals from qualified firms to develop a Master Plan for the redevelopment of property generally known as “Executive Plaza,” 58.25 acres of commercial real estate that is owned by UAH. The Plan should be integrated with the current Campus Master Plan along with City of Huntsville Research Park Master Plan. Project elements may include:

- University facilities (offices/classrooms or other such facilities)
- Residential (apartments)
- Retail
- Food venues
- Parking
- Open space

Submission Requirements: (to be labelled and submitted in the following order)

- Name, physical and email addresses, and phone numbers of contact personnel. Include lead office location (if multiple office firm)
- Planning team profile (key personnel to be assigned to the planning team, resumes, team structure)
- Relevant experience in planning mixed-use developments, especially in the context of a University setting
- Describe the process your firm will use to develop a Master Plan
- Former and current client references and record of success in similar planning efforts
- A copy of the most recently audited financial statements
- Proposed timeline
- Documentation of licenses held in the State of Alabama

Planning Context:

Campus Master Plan: The 2016 UAH Campus Master Plan provides a roadmap for “building a campus that enhances the student experience by creating a strong sense of place, and continuing successful efforts to transform the campus into a pedestrian friendly environment. The plan maintains the principle that the core of the University

must serve all of its constituents, and at the same time engage the surrounding Huntsville community.” Two of the University-wide planning goals identified in the Plan to achieve that vision are:

- Continue to pursue opportunities for strategic land acquisitions, and
- Explore collaborative efforts to develop areas such as the Holmes Avenue corridor towards the east, and the research and commercial areas west of Sparkman Drive.

The Plan, to be integrated with the Campus Master Plan, should include university facilities and mixed-use residential and retail facilities to allow for future campus expansion and the development of a “college town neighborhood,” a walkable space of mixed-use residential and retail amenities for students, faculty, and staff common to other college campuses, but now missing from UAH.

Deliverables:

It is expected the Plan will produce the following minimum documents:

- Composite Plan integrating all major planning issues
- Timeline for implementing the plan, indicating prioritization from “High” to “Low” coordinated with the Committee of UAH
- Design Guidelines compatible with current Campus Master Plan and City of Huntsville Research Park Master Plan. Visual character, materials, architectural styles, etc. should be included
- On site progress meetings, web-based system for review and comments during production of Master Plan
- Provide plan identifying deficiencies in electrical, water, gas, telecommunications, data, sanitary sewer and storm sewer utilities. Address flood plane issues and other related development restrictions
- Publish final Plan in both hard copy and electronic format with summarized version of the Composite Plan in full color, brochure format.

The University: UAH is a public research university established in 1950, and declared an autonomous campus of The University of Alabama System in 1969. UAH occupies 505 acres in Cummings Research Park in 53+ campus buildings, including Executive Plaza. UAH houses 16 high-tech research centers and labs responsible for close to \$97 million in annual research expenditures. Since 2008, the University has completed or is currently under way with more than \$210 million of new construction. Fiscal year 2017 revenues were approximately \$223 million with state appropriations accounting for

approximately 21%, federal grants and contracts 35%, tuition and fees 28%, and 16% from a combination of auxiliaries, gifts, state and other grants and contracts, and other revenue sources. The University is implementing a Strategic Plan and Campus Master Plan to plot a vision for the University for the next five to ten years. For more information on the Strategic Plan, visit <https://www.uah.edu/about/mission>; the Campus Master Plan can be found at http://www.uah.edu/images/administrative/facilities/architect/5-1716_uah_exe_summary.pdf.

UAH offers nearly 90 degree-granting programs, and over 100 areas of study that meet the highest standards of excellence, including 41 bachelor's degree programs, 29 masters' degree programs, and 16 doctoral programs through its seven degree-granting colleges – Arts, Humanities and Social Sciences; Business; Education; Engineering; Nursing; Professional and Continuing Studies; and Science as well as the School of Graduate Studies. An Honors College serves undergraduate students enrolled in any major throughout the degree-granting colleges.

Total enrollment for fall 2017 was approximately 9,100, including more than 2,000 graduate students, and is projected to be approximately 9,700 for fall 2018. Undergraduates include 43 percent women, 57 percent men. The 2017 freshman class scored the highest average ACT score (27.9) in University history, highest among Alabama's public universities, and the highest high school Grade Point Average (3.89) in University history as well.

For 2016, the most recent data published by the National Science Foundation, UAH ranked in the top 20 in five federal research and development expenditure fields as reported and 13th and 25th in NASA-funded and DoD-funded expenditures, respectively. UAH is a Tier 1 national university according to U.S. News & World Report. Barron's Profiles in American Colleges lists UAH as very competitive, one of two public universities in Alabama to earn this designation. The Brookings Institution named UAH as the best university in the state based on the economic outcomes of its graduates, and among the top two percent in the nation. PayScale ranks UAH as having the #1 return on investment in Alabama and in the top 6% of those ranked in the U.S. for in-state students.

UAH is accredited by the Southern Association of Colleges and Schools Commission on Colleges. The most recent decennial review was completed in 2016 with SACSCOC reaffirming accreditation with no additional report requested. Numerous departments or programs also hold accreditation or certification from professional associations, including the American Chemical Society, the Accreditation Board for Engineering and Technology, the Computing Sciences Accreditation Board, the Commission on Collegiate Nursing Education, the National Council for Accreditation of Teacher Education, the National Association of Schools of Art and Design, the National

Association of Schools of Music, and the Association to Advance Collegiate Schools of Business. Additional information about UAH can be found at www.uah.edu.

The Greater Huntsville Community: Located in the Tennessee Valley of Northern Alabama, Huntsville has a population of approximately 185,000. Interstate 565, Interstate 65, U.S. Highway 72, and U.S. Highways 231/431 are the city's primary road connections to large cities in the region and provide easy access to The University of Alabama in Huntsville. The major metropolitan centers of Nashville, Chattanooga, and Birmingham are roughly a two hour drive from Huntsville.

Huntsville is the home of NASA's Marshall Space Flight Center, where the first rockets to take Americans to the moon were designed and built. Huntsville has an international reputation as a high-tech center with ties to NASA, the Army's Redstone Arsenal, and major government and private research organizations. UAH is the anchor tenant of Cummings Research Park, the second largest university-related research park in the United States, and home to approximately 300 companies. Many of the nation's top aerospace and defense and engineering-related companies have locations in Huntsville, such as Aerojet/Rocketdyne, Lockheed Martin, Northrop Grumman, General Dynamics, Teledyne Brown Engineering, SAIC Corp., Computer Sciences Corp., Raytheon, Boeing, and Siemens.

The Huntsville community is recognized nationally for its strong economy and high levels of educational attainment. Huntsville was named among the nation's "New Silicon Cities" (*Wall Street Journal*), is the #7 most-educated city in the South (*ValuePenguin*), and is among the Best College Towns in the South (*Southern Living*). MintLife lists Huntsville as one of the top 17 most affordable U.S. cities. Huntsville is also #3 on the list of Best Mid-Size Cities to Make a Living in the U.S. (*MoneyGeek*). In addition to its diversified high-tech economy, Huntsville is rich in cultural and recreational activities, with a thriving music and arts scene. The population of the metropolitan area is over 400,000 and growing. For more information on the Greater Huntsville Community, visit <http://www.huntsvillealabamausa.com>.

Property: The property (outlined in red below) is located at 555 Sparkman Drive and 4715 University Drive, Huntsville, Alabama in Cummings Research Park. It comprises 58.25 acres west of Sparkman Drive, across from the UAH Bevill Conference Center and Hotel on the UAH campus (large blue outline to the right below). The property consists of two tracts of 42.6 acres combined zoned as Research Park District and one tract of 15.6 acres zoned Highway Business C-4 District. The two tracts of 42.6 acres would be eligible for rezoning as Research Park 2 District Regulations as would the 15.6 acre tract as needed.

Executive Plaza Location and UAH



Currently Executive Plaza consists of a number, approximately 15, of office-type buildings similar to the structure pictured below. It is anticipated that none of these buildings will be part of the redevelopment plan.

Executive Plaza Property



Evaluation Criteria:

- Qualifications of the team members who will perform the services and the amounts of their respective participation.
- Demonstrated ability of the team to undertake a project of this type successfully and to deliver the project, including renderings, in a timely manner.
- Experience and past performance of the proposed project team/key personnel on similar projects.
- Time frame for development of the Master Plan of redevelopment.
- Demonstrated financial stability and size of the firm.