



Request for Proposals

Student Housing Development

Introduction

Pursuant to Alabama Act No. 2001-956, Wallace State Community College invites qualified firms to submit a letter of interest and supporting documentation relating to the performance of a feasibility study, proposal of building design and construction, securing of funding, and management of the project through completion.

Location

Wallace State Community College is located at 801 Main St NW, Hanceville, Alabama. The college enrolls between 5,000 and 6,000 students including residential space for 180 students. We estimate that there is potential need for an additional 200 beds to meet the increasing demand for residential facilities.

Scope of Work

The selected developer will perform a feasibility study examining current facilities, potential need, and site recommendations. The cost of the feasibility study will be funded by the college. At the conclusion of the study the developer will present findings and proposed solutions to the Wallace State Future Foundation Board.

Upon approval by the Foundation Board, the developer will secure risk adverse funding options and manage the construction of the building project. Upon completion of the construction phase, the developer will transition the management of the property to the college.

Partnership

The college is looking for a development model that will involve the ownership of the project by a non-profit entity (Wallace State Future Foundation).

All applicable State of Alabama Building Commission procedures as well as any other applicable requirements from funding sources shall be utilized on this project. Act 2001-955 requires a disclosure statement to be completed and filed with all proposals, bids, contracts, or grant proposals submitted to the State of Alabama in excess of \$5,000.

Act 2011-535 (Alabama Immigration Law) imposes conditions on the award of State contracts. Those requirements were effective January 1, 2012 for contracts receiving State funds. Firms must agree to fully comply with the Immigration Reform and Control Act of 1986, as amended by the Immigration Act of 1990, and the Beason-Hammon Alabama Taxpayer and Citizen Protection Act. Architects and engineers should review and adhere to these guidelines as appropriate to their project type. For additional information on this subject, please refer to the Alabama Building Commission's bulletins.

Response: Interested professionals should submit a letter of interest along with a completed GSA Standard Form 330 to:

Jason Morgan
Dean of Financial and Administrative Services
Wallace State Community College
801 Main Street
Hanceville, AL 35077

Proposals must be received no later than 2:00 p.m. on March 24, 2015.