



# VILLAGE OF LOVE AND RESISTANCE

## **Request for Qualifications** Architectural Services

Village of Love and Resistance, hereinafter VOLAR, is extending an invitation to architectural professionals to submit their qualifications for the below described project. Please direct all questions and send all responses to [tombrokaw@7thstreetllc.com](mailto:tombrokaw@7thstreetllc.com) and [volar018@gmail.com](mailto:volar018@gmail.com)

### **About VOLAR:**

Village of Love and Resistance (“VOLAR”) is a black and brown-led collective with experience of more than 100 years of living, working, worshiping, studying and playing, and praying in East Baltimore. Our care-taking council members have researched, organized, designed, litigated, and written about equitable, healthy, and sustainable development. VOLAR plans to renovate a facility as a community and wellness center as well as rebuild the surrounding area through engagement of the people and implementing neighborhood development projects. We will use a community investment trust fund model to assure investment by legacy residents within several zip codes of our community center. Local residents will co-own and co-lead the redevelopment of their majority black and low income neighborhood(s). You can learn more about VOLAR at [www.volar.site](http://www.volar.site).

### **About the Project:**

VOLAR has acquired and is in the process of redeveloping two key properties in the Oldtown neighborhood of East Baltimore. The properties are an approximately 14K square foot building built in 1876 and formerly used as a church, located at 1025 E. Monument Street, and an approximately 4.2K square foot building built in 1920 formerly used as a rectory, located at 1031 E. Monument Street. This portion of the project is focused on the church building, which has rapidly deteriorated due to a significant roof leak. VOLAR intends to conduct a major redesign, transforming the church to a multi-use space consisting of office, daycare, event, artistry, and health and wellness spaces. It is VOLAR’s goal to create healing spaces that fulfill community needs and wants.

## **Scope of Work:**

This will be a significant rehabilitative and reconstructive project. Work done in the church will consist of environmental remediation of soiled materials, mold, lead paint, asbestos, and any other hazardous materials identified. The property will require a new roof. The property has sustained a major roof leak which has caused deep and broad water penetration into the church interior.

The architect will be key in creating a design that brings VOLAR's program design to life, while navigating the challenges and constraints that the current building layout may pose. The VOLAR team would like to explore with the chosen architect, plan variations that retain walls and structures in some areas, while moving walls and structures in other areas to maximize use of space. It is expected that the selected architect will retain structural, MEP, and possibly civil engineers to design systems that bring the building to code and address zoning requirements. An additional scope of work includes assisting VOLAR with garnering proper zoning approvals for the proposed use by generating detailed floor plans that can be presented to the community and zoning board, if necessary.

Due to the project's urban location in a majority residential neighborhood, preliminary design, and comprehensive planning to ensure compliance with parking, service access, loading, waste management, stormwater management, sanitary sewer cleanout/grease trap, etc., lighting, buffer, fencing, and landscaping requirements for proposed uses is crucial for this project. We will seek an architect with experience and knowledge in addressing these challenges.

Please note that VOLAR will require a bi-weekly update from the selected architect during the design and construction process. This update is expected to be given at VOLAR's (in-person/Virtual) meetings on Thursdays at 9am EST. VOLAR would also like for the selected architect to provide pricing for a permit expeditor to assist in obtaining the building permit.

## **Selection Criteria:**

VOLAR will evaluate candidates based on the strength of their responses to the following criteria:

1. The extent to which the applicant's vendors, subcontractors, and project team are African American owned and operated entities, in line with the City of Baltimore's and the State of Maryland's Minority and Women's Business Participation and Local Hire requirements
2. History of working on projects and initiatives based on non-exploitive economic values, and/or with organizations with similar missions and objectives to the above stated VOLAR mission
3. Expertise, history, and capability in completing projects similar to the size and scope of the proposed project

4. Expertise in restoring historic commercial and multi-use properties, with the challenges posed above in the Scope of Work, this may include applying for Historic designation and Historic Tax Credit funding
5. Experience working with non-profit organizations especially those that operate based on consensus by a group

**Schedule:**

November 3, 2023

RFP Issued

November 3 – November 10, 2023

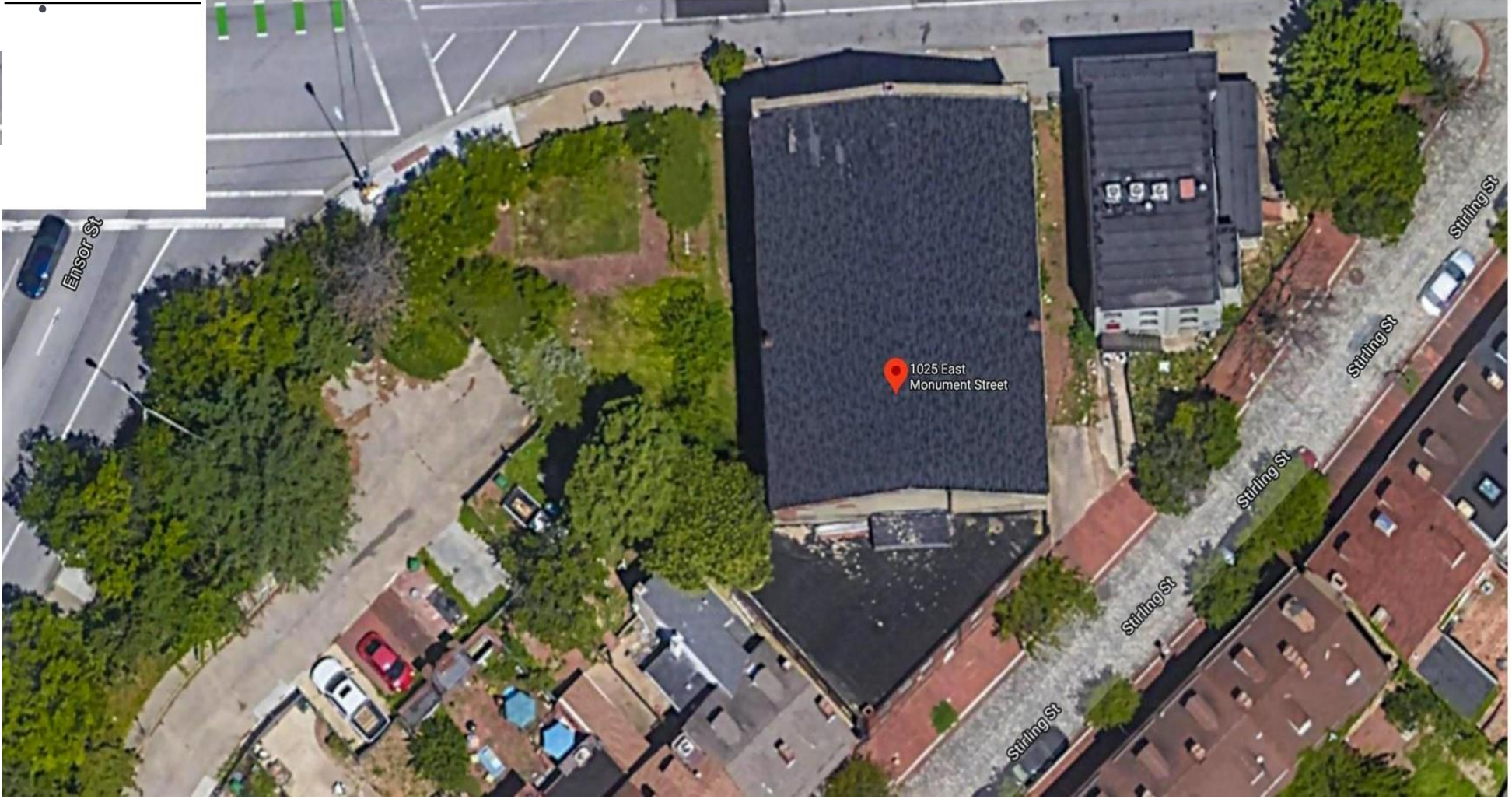
Questions accepted to [tombrokaw@7thstreetllc.com](mailto:tombrokaw@7thstreetllc.com) and [volar018@gmail.com](mailto:volar018@gmail.com) (Images will be provided but applicants may walk the site during this time if requested)

December 1, 2023 / 11:59pm

Deadline to submit completed RFP by email to [tombrokaw@7thstreetllc.com](mailto:tombrokaw@7thstreetllc.com) and [volar018@gmail.com](mailto:volar018@gmail.com)

TBD

Final candidate notified. Engagement begins







Google

## Architect Request for Qualifications Responses

In a separate document, please provide your responses to the below prompts.

1. Please list your qualifications on the following:

Company Name:

Lead Contact Name & Title:

Lead Contact Phone:

Lead Contact Email:

Website:

MHIC License No (if applicable):

Architect Reg No (if applicable):

MWBE Certification (if applicable):

Other applicable certifications:

2. Cover Letter

Please provide a cover letter that includes an overview and history of your firm, as well as a summary of qualifications most relevant to the above described project, scope of work, and selection criteria.

3. Direct Services

Please note the professional services you and your firm provide directly

<input type="checkbox"/>	Architecture	<input type="checkbox"/>	Surveying
<input type="checkbox"/>	Structural Engineering	<input type="checkbox"/>	LEED Design
<input type="checkbox"/>	Environmental Engineering	<input type="checkbox"/>	ADA Design
<input type="checkbox"/>	Civil Engineering	<input type="checkbox"/>	Tenant in Place
<input type="checkbox"/>	Interior Design	<input type="checkbox"/>	Expeditor
<input type="checkbox"/>	Construction Administration	<input type="checkbox"/>	Historic Renovations
<input type="checkbox"/>	Permitting	<input type="checkbox"/>	Exterior Renovations
<input type="checkbox"/>	Relocation	<input type="checkbox"/>	Landscaping
<input type="checkbox"/>	Other:	<input type="checkbox"/>	Project/Cost Estimating

4. Subcontracted Services

Please note the professional services that you acquire through subcontractors

<input type="checkbox"/>	Architecture	<input type="checkbox"/>	Surveying
<input type="checkbox"/>	Structural Engineering	<input type="checkbox"/>	LEED Design
<input type="checkbox"/>	Environmental Engineering	<input type="checkbox"/>	ADA Design
<input type="checkbox"/>	Civil Engineering	<input type="checkbox"/>	Tenant in Place

- Interior Design
- Construction Administration
- Permitting
- Relocation
- Other:

- Expeditor
- Historic Renovations
- Exterior Renovations
- Landscaping
- Project/Cost Estimating

5. Please select all categories of funding sources with which you have experience:

- Maryland Historical Tax Credit
- Federal Historical Tax Credit
- CHAP Historical Tax Credit

- State Funded Projects
- Federally Funded Projects
- Low Income Housing Tax Credit

6. Please describe your experience working on commercial, office, retail, restaurant and/or residential space.

7. Please provide a comprehensive list of projects you have worked on in the last 5 years. Please also provide a detailed summary of up to 3 projects most similar to VOLAR's proposed project. Feel free to include diagrams, plans, visuals, and renderings as you see fit. Please limit your submission to no more than 10 pages.

8. Please provide an example of projects and initiatives you have worked on based on non-exploitive economic values, and/or with organizations with similar missions and objectives to the above stated VOLAR mission

9. Please provide the email and phone contact information of 3 references to whom we can reach out to discuss your work.

10. What is your fee schedule?

11. Are you insured? If so, please provide your 1) single project limit, 2) aggregate limit, 3) available capacity:



