

Request For Proposals

For:

**ARCHITECTURAL DESIGN
SERVICES for A NEW COUNTY
SERVICES BUILDING**



KLICKITAT COUNTY PUBLIC WORKS DEPARTMENT

TABLE OF CONTENTS

PAGE

General Information & Scope

3

Proposal Instructions

4

Proposal Evaluations

6

SECTION 1

GENERAL INFORMATION

1.0 Project Background

Klickitat County has operated our agency functions out of the existing Courthouse since around 1944. Over the succeeding years, various additional buildings were acquired and occupied, now including Annexes 1, 2, 3, 4, and 5 which house the Building Department, Economic Development and Natural Resources, Juvenile, Planning, Public Health, Public Works, Senior Services, Solid Waste, Information and Technology, Weed Control, and the WSU Extension Programs. The Public Works Department recently completed a feasibility study to evaluate options to consolidate these functions back into one building (Study available upon request).

Klickitat County is requesting proposals from Architectural & Engineering (A&E) firms interested in providing professional services to develop plans and specifications for a new county services building and assist with the construction inspection. Required services shall include preliminary design, preparation of construction documents, and construction oversight. Public Works intends to engage with an A&E firm that have electrical, mechanical, and cost estimating capabilities in one firm, as needed, or is a lead firm with sub-consultants.

The professional capabilities of consultants, directly involved with Architectural and Engineering services must include Professional Registration, where appropriate, and a demonstrable expertise in the specialized areas necessary to accomplish the services required. For these services, the consultant is expected to furnish all necessary field equipment and/or other supporting equipment and consumables.

1.1 Scope of RFP

The Scope of Work to be performed by the consultant may include, but not be limited to, the following:

Design a building and prepare construction documents for a building to house county departments currently located in the Courthouse Annexes 1, 2, 3, and 5. The County has a piece of property purchased for this building located adjacent to the existing County Courthouse, in Goldendale, WA.

Estimated construction costs for the project are between \$9,000,000 and \$11,000,000.

1.2 Consultant's Responsibilities

The selected Consultant will be required to assume responsibility for all services outlined in the proposal whether or not the Consultant or his representative produces them. The Consultant's person-in-charge of the project must have the experience necessary to complete the tasks outlined above.

The Klickitat County Public Works Dept. in accordance with Title VI of the Civil Rights Act of 1964, 78 Stat. 252, 42 U.S.C. 2000d to 2000d-4 and Title 49, Code of Federal Regulations, Department of Transportation, subtitle A, Office of the Secretary, Part 21, nondiscrimination in federally assisted programs of the Department of Transportation issued pursuant to such Act, hereby notifies all firms that it will affirmatively insure that in any contract entered into pursuant to this advertisement, disadvantaged business enterprises will be afforded full opportunity to submit proposals in response to this invitation and will not be discriminated against on the grounds of race, color or national origin in consideration for an award.

1.3 Payment Schedule

Payment for any agreement entered into as a result of this RFP will be made monthly upon receipt of the Consultant's billing statement. The billing statement must include a summary of progress made through the date of billing.

SECTION 2 PROPOSAL INSTRUCTIONS

2.0 General Information

A. The Consultant must submit a definite and specific proposal for the end results that are set forth in the RFP. The proposal shall include a scope of work that describes the deliverables including an approximate schedule for each of the individual items described in Section 1.1 of this RFP. The proposal must describe the qualifications of the Consultant, the intended performance of the Consultant on the activities prescribed, and the resources required to perform the activities. The selected Consultant must have demonstrated experience in the following:

- Working with the Public and Public Agencies.
- Experience with the design of LEED Silver certified Buildings.
- Providing the best, most cost-effective solutions for improvement of Architectural facilities.
- Knowledge of current fire codes as it relates to Government buildings.
- Familiarity with current ADA standards.

- B. All parts of the proposal shall be in a sealed envelope plainly marked “ARCHITECTURAL DESIGN FOR THE NEW COUNTY SERVICES BUILDING”, and show the name and address of the Consultant.

2.1 Closing Date for Submittal of Proposals

Four copies of the proposal must be received no later than 2:00 p.m. on January 30, 2018 at which time proposals will be opened and evaluated by the County.

Sealed proposals will be received by:

Gordon Kelsey
Klickitat County Public Works Department
228 West Main, MS-CH 19
Goldendale, WA 98620
Email: gordonk@klickitatcounty.org
Phone: (509) 773-4616
Fax: (509) 773-5713

2.2 Proposal Acceptance

The successful Consultant will be expected to enter into an Agreement specifying payment on an hourly rate basis, not to exceed a fixed amount.

2.3 Right of Award or Rejection

Proposals shall specifically stipulate that all terms and conditions contained in the RFP are included in the proposal and accepted by the Consultant. It is understood that all proposals will become a part of the public file on this matter without obligation to the County. The County may reject any proposal not in compliance with prescribed solicitation procedures and requirements and any other applicable laws. The County may reject for good cause any or all proposals if the County finds that it is in the public’s best interest to do so.

2.4 Incurring Costs

The County is not liable for any costs incurred by prospective Consultants in the preparation or presentation of proposals.

2.5 Inquiries

Questions that arise during preparation of the proposal will be handled by Gordon Kelsey at the Klickitat County Public Works Department and will be accepted by either email or fax. See section 2.1 for contact information. The proposal shall list a responsible person and their phone number for use during the proposal review process.

2.6 Technical Proposal Format

Four copies of the proposal shall be submitted to the County. Proposals must not exceed 10 pages. One page is defined as one side of a single 8-1/2" x 11" page, with 12-point minimum font size for the substantive text. Proposals must include, at a minimum, the following items:

- A. The name of the person(s) authorized to represent the Consultant in any negotiations and to sign any Agreement that may result.
- B. A statement that the proposal recognizes and includes all terms and conditions of the RFP.
- C. Signature of an authorized representative empowered to bind the Consultant.

SECTION 3 PROPOSAL EVALUATION

3.0 General Information

- A. The County will select the Consultant whose proposal is deemed most advantageous to the public. The County may enter into discussions with the top ranked proposers to get a best and final offer, and in those discussions, the County may not disclose information derived from proposals submitted by competing proposers.
- B. Proposals received will be evaluated by a panel of employees of the Klickitat County Public Works Department.
- C. The County may cancel this procurement or reject any and all proposals in accordance with procurement laws.

3.1 Technical Proposal Evaluation

Evaluation of the proposal will be based, in part, on the following criteria:

- A. Description of the Consultant's firm, including organization, and type and scope of services provided. **15 Points**
- B. The names of the key professional persons, such as but not limited to the project manager, who will perform the work, current assignment and location, and a current resume including a description of qualifications, skills, and responsibilities in the project. **30 Points**

- C. Specialized experience and technical competence in LEED Silver Certified public facilities or similar building types. **30 Points**
- D. Information addressing project understanding, the Consultant's proposed methodology, and a work plan for completing the work to be performed as described in Subsection 1.1 (Scope of RFP), what will be accomplished, and what resources will be required to keep each task on schedule. **20 Points**
- E. Experience and ability working with public agencies. **15 Points**
- F. A statement of experience with similar types of work, including specific examples of similar projects successfully completed, with client references including current contact information. Projects should be similar both in type and size. **25 Points**
- G. General appearance of the proposal and conformity to the above proposal instructions. **10 Points**

By submitting a proposal, the respondent to this RFQ authorizes past clients to supply information requested by Klickitat County within the scope of this Request for Qualifications.

3.2 Selection

A final selection will be made by the evaluating panel following review and ranking of the proposals. Said selection is not binding until agreement execution.

3.3 Pre-Agreement Clarification

The apparent selected Consultant will be required to review its proposal with the County. The County reserves the right to require any clarifications or alterations it deems necessary in the Consultant's work plan, assignment of resources, or the project cost to clarify the Consultant's approach to the scope of work and the County's needs and expectations. This review and any changes will be made prior to agreement execution and will become part of the final agreement.

3.4 Agreement Execution

The County intends to enter into a Local Agency Standard Consultant Agreement with the successful consultant for any or all of the tasks described in the proposal. The Local Agency Standard Consultant Agreement can be found in Chapter 31 of the *Local Agency Guidelines Manual* printed by the Washington State Department of Transportation or can be found in the digital form at <http://www.wsdot.wa.gov/localprograms/lag/cai.htm>.

Within seven (7) days of agreement on the negotiated cost, the Consultant will be required to execute an agreement and meet all terms, including insurance requirements, and "hold harmless" provisions contained therein.