

**REQUEST FOR QUALIFICATIONS
FOR
DESIGN / BUILD TEAM**

1.0 PURPOSE, BACKGROUND AND SCOPE OF WORK

1.01 PURPOSE

The City of Talent is requesting submittal of Qualifications for a Design / Build Team based on the scope of work described herein to attain a Foundation for Talent's Historic Town Hall.

1.02 BACKGROUND

Talent's Historic Town Hall is one of the first public buildings to be erected in Talent. Built in 1899 for use as the Talent Elementary School. The City purchased the building in 1910 and since then, it has had many uses. They include Government offices, administration, police, public library, polling place, food bank, council chambers, food bank and numerous other functions.

It's a large 4,870 square foot wood framed building located in the heart of the downtown. It sits on the northwest corner of East Main and North Market Street. It was listed on the National Register of Historic Places in March 2012 (NRIS# 12000080).

In 2023, a structural engineer was hired, and it was determined that there were numerous structural issues with the building. Some of the concerning items include wood sill plates that have been deteriorated and wall studs are in contact with the soil. There are cracks in the mortar and stone blocks have dislodged from the stem wall in the foundation. Plaster wall finishes are cracking. The floor is unlevel and causing cracks in the floor tiles.

1.03 SCOPE OF WORK

The Services of a Building Contractor are determined and include:

- 1.03.1 Schematic Design of the foundation to be installed.
- 1.03.2 Assist in further development of the Plan with the Design / Build Team.

The Services of the Design / Build Team are to include:

- 1. Further development of the Schematic Design foundation plan considering current building codes, accessibility, and sustainability:

Working with the Historic Preservation Consultant and City Staff

Presenting to the Town Hall Restoration Work Group for review and comments

- 2. Develop the foundation design: responding to site conditions, sustainability, local weather consideration, appropriate materials and building codes.
 - a. Working with the Historic Preservation Consultant and City Staff
 - b. Presenting to the Town Hall Restoration Work Group for review and comments
- 3. Develop the site: respond to Historical Preservation Standards, Planning Code and accessibility
- 4. Present the Project at completion of Design Development to City Staff, Historic Preservation Consultant, and Historic Town Hall Restoration Work Group.
 - a. Consider the comments as directed by the Historic Town Hall Restoration Work Group, Historic Preservation Consultant and City Staff
 - b. Redesign as appropriate for final presentation
- 5. Provide budget estimates at the end of Preliminary Design, Design Development and at 75% Construction Documents.
- 6. Develop Construction Documents for sub-bidding, submit to City of Talent and Jackson

County for Building Permit.

7. Finalize construction cost through sub-bidding considering local contractors.

The selected Proposer will be free to suggest changes and improvements to the Statement of Work that will benefit the Historic Town Hall.

1.04 ESTIMATED SCHEDULE

The interior designer's work has begun. As soon as selection of the Design / Build Team is made and Contract signed, the Design / Build Team is to begin with Scope of Work. Estimated time is to be illustrated in Proposal Submittal item 'C'.

1. Schematic Design Completed and SF cost estimate for the Project
 - Approval to proceed given by the City Manager
2. Design Development with an estimated Budget created with approval to proceed given by the City Manager.
3. Construction Documents with Approval to proceed given by the City Manager.
4. Sub-Bidding with Actual cost identified with Approval to proceed given by the City Manager
5. Construction
6. Substantial Completion of Construction
 - Warranty Period Complete: 1 year
7. Final Completion

2.0 PROCUREMENT REQUIREMENTS

2.01 QUALIFICATION SUBMISSION

The Design / Build Team shall be composed of a Design Professional (Architect or Engineer, licensed in the State of Oregon) and a General Contractor registered with State of Oregon Construction Contractors Board. The contractual relationship within the Design / Build Team does not need to be identified. A single contract will be signed between the Design / Build Team and the City of Talent.

2.01 QUALIFICATION SUBMISSION (Cont.)

Those interested in submitting a Qualification should contact:

Tessa DeLine via email at
tdeline@cityoftalent.org

and leave Company Name, Individual Contact name, email, and phone number. Intent is to be able to provide additional information as may occur to those interested.

2.02 PROPOSERS MUST SUBMIT:

One (1) electronic copy, formatted as the original hard copy, and submitted to:

Tessa DeLine via email at
tdeline@cityoftalent.org

and

One (1) original hard copy on white 8 ½ "x11" recycled paper and six (6) copies
Only one Proposal per Proposer shall be allowed. Proposals must be submitted in sealed envelopes either by hand or postal delivery.

To ensure proper identification and handling, all envelopes shall be clearly marked as follows:

RFQ: Design / Build Team Services for Talent Historic Town Hall Foundation
Attn: Tessa DeLine, Finance Director
Talent City Hall
P.O. Box 445
Talent, Oregon 97540

PROPOSALS MUST BE DATE AND TIME-STAMPED AS RECEIVED BY THE STATED DEADLINE.

Proposals will not be accepted after the Closing date/time as stated. Failure to comply with this requirement shall result in rejection of the Proposal as non-responsive.

Electronic Submittal shall arrive no later than: **Friday, October 18, 2024 by 5:00 p.m.**

Hard copies shall arrive no later than **Friday, October 25, 2025 by 5:00 p.m.**

2.03 RFQ PROTEST AND REQUEST FOR CHANGE

Prospective Proposers may submit a written protest of anything contained in the RFQ and may request a change to any provision, specification or Contract term contained in the RFQ, no later than ten (10) calendar days prior to the Submittal deadline set in the RFQ. Protest or request for change that is submitted after the submission deadline will not be accepted.

Protests shall be sent to the designated contact for protest of proposer selection at the Addenda that will be emailed to those who registered and listed as interested.

All Addenda shall have the same binding effect as though contained in the main body of this RFQ.

Oral instructions or information concerning the specifications of the Project from an individual shall not bind the City of Talent.

2.04 PROTEST OF PROPOSER SELECTION

City of Talent will send a notice of Intent to Award to the highest-ranked Proposer or Interview Schedule for the top 2-3 Proposers. A Proposer who claims to have been adversely affected or aggrieved by the selection of the highest ranked Proposer may submit a written protest of the selection to the City of Talent no later than four (4) calendar days after receiving the copy of Intent to Award Notice.

Address protests to:

RFQ: Design/ Build Team Services for Talent Historic Town Hall Foundation
Attn: Tessa DeLine
Talent City Hall
PO Box 445
Talent, Oregon 97540

2.05 COST OF PREPARATION OF RESPONSE

Each Proposer is responsible for all costs incurred in Proposal preparation and participation in the Proposal evaluation, Award and Contract negotiation processes.

2.06 PROPOSAL REJECTION AND SOLICITATION CANCELLATION

The City of Talent may reject any and all Proposals prior to Contract execution and may cancel or postpone this RFQ at any time.

2.07 MINOR INFORMALITIES

The City of Talent may waive minor informalities in Proposals, evidencing an intent.

2.08 INITIAL NEGOTIATIONS

Once the Historic Town Hall Work Group (HTHWG) has scored and ranked each Proposer, HTHWG and City Manager has the right to negotiate a final Contract and will begin negotiating a Contract with the highest ranked Proposer.

2.09 DISPUTES

In case of any doubt or differences of opinion as to the items or Service to be furnished hereunder, or the interpretation of the provisions of the RFQ, the RFQ on file with City of Talent shall govern along with the decision of HTHWG with approval from City Manager and City Council.

2.10 CLARIFICATION OF RESPONSES

The City of Talent reserves the right to request clarification of any item in a Proposal or to request additional information necessary to properly evaluate a particular Proposal. All requests for clarification and responses shall be in writing.

2.11 REFERENCES

The City of Talent reserves the right to investigate references including clients other than those listed in the Proposal if known. Investigation may include past performance of any Proposer with respect to its performance of similar projects, compliance with specifications and contractual obligations, its completion, or delivery of a project on schedule, and its lawful payment of employees and workers. Supportive references are required.

2.12 COLLUSION

A Proposer submitting a Proposal hereby certifies that no officer, agent or employee of the City of Talent has a pecuniary interest in this Proposal; that the Proposal is made in good faith without fraud, collusion or connection of any kind with any other Proposer and that the Proposer is competing solely in its own behalf without connection with, or obligation to, any undisclosed person or firm.

2.13 PUBLIC RECORDS

All Proposals and protests are public information after the Proposals have been opened and after the protest period ends. However, copies of Proposals will not be provided until the evaluation process has been completely closed and a Contract has been executed with the selected Proposer. Copies of public information may be requested by any person. Therefore, if the Proposer considers any part of its Proposal or protest a trade secret, or otherwise exempt from disclosure under the Oregon Public Records Law, ORS192.311 through 192.338, the Proposer shall clearly designate that portion as confidential in order to obtain protection, if any, from disclosure at the time of submission. See Oregon Revised Statutes 192.311 through 192.338, and 646.461 to 646.475. Application of the Oregon Public Records Law shall determine if the confidential information claimed to be exempt is in fact exempt from disclosure.

2.14 CERTIFICATION OF COMPLIANCE WITH DISCRIMINATION LAWS

Each Proposer, by submitting a Proposal in response to this RFQ, thereby certifies that it has not discriminated against minority, women or emerging small business enterprises, or a business enterprise that is owned or controlled by or that employs a disabled veteran, as that term is defined in ORS 408.225, in obtaining any subcontracts, and that the Proposer is not in violation of any discrimination laws.

As a condition of receiving the award of a Contract under this RFQ, the successful Proposer shall certify, in accordance with ORS 279A.112 that it has in place a policy and practice of preventing sexual harassment, sexual assault, and discrimination against employees who are members of a protected class.

2.15 PROPOSAL VALIDITY

Proposals shall remain valid for a period of sixty (60) days following the deadline set for receiving Proposals.

3.0 PROPOSAL FORMAT, EVALUATION, AND SELECTION

3.01 PROPOSAL FORMAT

The Proposal must be limited in format and length. All Proposals shall be typed and single-spaced, with font size no smaller than 11 point. Proposal pages shall be numbered consecutively. Format will be 8-1/2" x 11" with foldout sheets allowed up to maximum 11" x 17" in size. These sheets will be counted as two pages and shall be labeled as such. Length of the Proposal must be limited to a **maximum of 24 numbered pages** (printed sheet faces). If there is any question as to format requirements, contact the City of Talent for clarification prior to submittal of the Proposal. **Any pages that exceed the maximum number of pages shall not be evaluated.**

The Proposals must be arranged in separate sections according to the Proposal content requirements described below.

3.01 PROPOSAL FORMAT (Cont.)

NOTE: Material with the “***” notation is excluded from the 24-page maximum count. Cover Letter is included in the maximum page count.

- Divider pages** (only if blank and necessary for copying back-to-back)
- Title page – optional (one page maximum) **
- Resumes**
- Graphic examples of Projects**

3.02 EVALUATION AND SELECTION PROCESS

An evaluation committee:

- Two Historic Town Hall Work Group members will do the initial fielding of responses from whoever replies to our advertising. If those two members can narrow the choices down to two candidates, or three in the event of numerous Proposers, then the finalists will be presented to the Historic Town Hall Work Group.
- The Historic Town Hall Work Group will consist of the City Manager, Finance Director and up to 6 community members. It will be determined at this point if Interviews will be necessary. The Historic Town Hall Work Group will make the final decision and recommendation to the City Manager and in turn the City Council, which will give final approval for contract ratification.

3.03 PROPOSAL ELEMENTS and EVALUATION CRITERIA

Each Proposal must include responses covering the specific information requested below for each of the categories. Responses shall be presented by category in the order listed below and will be scored by the Evaluators using the number of points available for that category. Note: ‘Proposer’ is to include both the Design Firm and the Construction Firm.

A. Cover Letter/Background (0 - 5 points available) Each Proposal shall include a cover letter with the following:

- a) A brief summary of Proposer’s experience in the programming and design phases for projects similar to the Project (which will be covered in more detail by Proposer’s response to Proposal Element E below);
- b) A statement that the Proposal is valid for at least sixty (60) calendar days following the Proposal Submission Deadline; and
- c) A statement certifying that no one has a pecuniary interest in the Proposal; that the Proposal is made in good faith without fraud, collusion, or connection of any kind with any other Proposer and that the Proposer is competing solely on its own behalf without connection with, or obligation to, any undisclosed person or firm.

B. Proposer History/Philosophy (0 – 10 points available)

Each Proposal must provide a brief history of the Proposer’s Firm as well as Proposer’s philosophy for approaching projects similar to this Project. Each Proposal must include the following information:

- a) A description of Proposer’s size, business structure, and hourly rates;
- b) Indicate previous experience of the Proposer: Design Firm & Construction Firm, working together.
- c) Indicate if either Design Professional or Contractor has any previous work with the City of Talent and:
- d) Provide a summary of project types including any experience with historical buildings.

3.03 PROPOSAL ELEMENTS and EVALUATION CRITERIA (Cont.)

C. Project Approach / Schedule / Fee (0 - 35 points available)

Proposals must demonstrate an understanding of Project requirements and the steps necessary to successfully meet the Project goals. Each Proposal must include the following:

- a) A step-by-step detailed description of how the Proposer would approach the Project in order to minimize Project costs, provide Services in a timely manner, and ensure Project quality.
- b) An outline of the elements of the Services to be performed, in the stages and a schedule for the performance of the Service elements
- c) An indication of how the Proposer will meet Project objectives in a preliminary schedule:
- d) A description of how the Proposer will interact effectively with the Historic Town Hall Restoration Work Group, Historic Preservation Consultant, City Staff and the City Manager.
- e) Fee Estimate: Provide a fee breakdown for each component Design Firm and Construction Firm.
 1. Design Firm:
 - Thru Design Development
 - Construction Documents
 - Construction Administration
 2. Construction Firm:
 - Thru Design Development
 - Construction Documents
 - Construction

D. Experience of Assigned Project Team Members (0 - 25 points available) Each Proposal shall identify each individual intended to be involved in the Project Services and include the following for each individual:

- a) Diagram of Team composition and responsibilities
- b) Names and titles of all staff and other Design / Build Team members to be assigned to Project
- c) Resumes for key staff assigned to the Project that include a summary of the staff professional qualifications and relevant experience, including but not limited to: education, years of experience in design field, any related projects to coastal environment, years in proposed Project capacity, industry licenses, and certification and projects similar in scope, listing the dollar amount, size and short description of the projects.

E. Proposer's Experience (0 – 25 points available) Each Proposal shall include the following:

- a) A list and brief project description of up to five (5) similar types and sizes of projects, with client name and contact information. List to be of combined efforts or up to 4 each of the two components of the Proposer.
- b) 5 References Total: may be some but not all listed in a) above. Include Project name, contact information (email and phone), size of project, and your involvement in the project.

Total available for all categories together is **100 points**.

3.03 PROPOSAL ELEMENTS and EVALUATION CRITERIA (Cont.)

F. Evaluation

Each Evaluator will review and assign a score to each section of the Proposal that corresponds to the section.

Each Evaluator will add up the scores awarded for each criterion and determine the total score out of 100 possible points for each Proposal. After scoring each Proposal in this manner, each Evaluator will rank each Proposal from highest to lowest, with the Proposal ranked #1 being the Proposal with the highest total score. The Proposer with the lowest Total Evaluation Ranking number will be considered as the highest-ranking Proposal for award purposes.

G. Oral Interviews (optional) 50 points

An in-person oral interview may be scheduled if it is determined by the LDT in its sole discretion, to be in the best interests of the City. The Proposers with the highest final ranking of the written evaluation scores, but not more than three (3), will be invited to an oral interview with the LDT either via Zoom or in person, the choice to be mutually agreed on. Questions used to evaluate the finalists during the oral evaluations will be provided 24 hours prior to the interview. No additions, deletions, or substitutions, other than clarifications, may be made to Proposals during the oral evaluations.

After the oral interview evaluations, each Evaluator will assign a score to each oral interview evaluation criterion and the criteria scores for the oral interview evaluation will be summed for each Proposal. After scoring each Proposal in this manner, each Evaluator will add the score for the oral interview evaluation to the previous score for the Proposal for each Proposer. Each Evaluator will add the scores and determine the total score out of 150 possible points for the combination of oral interview and evaluation of the response to the RFQ.

4.0 PROFESSIONAL SERVICES CONTRACT

City of Talent and the Successful Proposer shall execute the standard Services Contract used by the City of Talent or an appropriate AIA Contract. The contract will be with the lead firm of the Design – Build Team.

4.01 INSURANCE REQUIREMENTS

Minimum insurance requirements for the Proposer for the Contract are:

- a) Workers Compensation as required by State Law.
- b) General Liability and Employer's Liability; \$2,000,000.
- c) Professional Liability Insurance, \$2,000,000.
- d) Provide certificates.

Cost for insurance shall be included in proposed fees and/or as part of Contractor's overhead and profit, not as an expense item for the project.

4.02 LEGAL COMPLIANCE

Proposer shall comply with all applicable requirements of federal and state civil rights laws and rehabilitation statutes including the Americans with Disabilities Act.

4.03 EQUAL OPPORTUNITIES

Participation By Disadvantaged Business Enterprises (“DBE”), Minority-Owned Businesses-Woman-Owned Businesses, Businesses Owned by Service-Disabled Veterans (“SDV”) and Emerging Small Businesses (“ESB”).

Any Oregon firm that is certified as a disadvantaged business enterprise, minority-owned business, woman-owned business, business owned by a service-disabled veteran or emerging small business, as defined in ORS 200.005 and pursuant to ORS 200.055 (a “Certified Business Firm”), has an equal opportunity to participate in the performance of contracts.

Proposal, Proposer certifies that it will make good faith efforts to ensure that Certified Business Firms are provided an equal opportunity to compete for and participate in the performance of any subcontracts.

The information submitted in response to this clause will not be considered in any scored evaluation and no evaluative points will be assigned to the information.