



Spokane Public Schools
excellence for everyone

Spokane Public Schools
200 N. Bernard Street
Spokane, WA 99201
(509) 354-5900

Request for Qualifications No. 10-1920
Architectural & Engineering Services for **Northwest Middle School**

Request for Qualifications No. 11-1920
Architectural & Engineering Services for **Northeast Middle School**

Submittal Deadline:
November 14, 2019 at 2:00:00 p.m.

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Attachments

1. **INTRODUCTION**

- 1.1. Spokane Public Schools (SPS) is requesting the submittals from licensed Architectural and Engineering firms interested in providing professional services for the Northwest Middle School and Northeast Middle School projects. Required services include educational specifications development, schematic and design development, construction document preparation, permitting services, construction administration, and closeout.
- 1.2. Interested firms shall contact the SPS Purchasing Services office to obtain a Request for Qualifications (RFQ) packet. The RFQ packet is also available on the SPS website at www.spokaneschools.org/Page/1035. This RFQ packet describes the selection process and documentation required for submitting qualifications for the project. Any firm failing to submit their proposals in accordance with the procedures and format set forth in the RFQ instructions may be considered non-responsive.
- 1.3. A screening by the SPS Evaluation Committee will follow, and a short-list of qualified firms will be requested to interview. Interviews will be conducted in accordance with a schedule to be determined by SPS.
- 1.4. To assist in answering questions, interested firms are encouraged to attend the Pre-Submittal Conference at which the specifics of the project, the consultant selection process, the schedule, and the elements of the contract(s) will be discussed.

Date: October 31, 2019
Time: 2:00 p.m.
Where: SPS Administration Building
Board Rooms 101A/B/C
Address: 200 North Bernard, Spokane, WA

- 1.5. All information shall be submitted at the dates and times indicated herein to:
Spokane Public Schools
Barb Carson, Purchasing Services
2815 East Garland Avenue, Spokane, WA 99207-5889
Telephone: (509) 354-7183
- 1.6. Any questions or requests for clarification regarding this combined RFQ during the submittal preparation period must be addressed to SPS' designated representative:
Greg Forsyth
Director, Capital Projects
2815 E. Garland Avenue, Spokane, WA 99207-5889
Telephone: (509) 354-5771
Email: gregoryf@spokaneschools.org
- 1.7. SPS will consider no telephone or in-person inquiries regarding this combined RFQ except as identified below.
- 1.8. Any firm that attempts to contact any official, employee, or representative of SPS, City of Spokane, and any other possible stakeholders in any manner contrary to the above requirements may be disqualified from further consideration. This prohibition does not apply to:
 - Telephone calls to SPS to request copies of this combined RFQ, to confirm attendance, or request directions relative to an interview notification received from SPS
 - Delivery of the firm's proposal
 - Discussion at the pre-proposal conference and interview
 - Delivery of written questions about the proposal

2. PROJECT DESCRIPTION

- 2.1. Voters with Spokane Public Schools approved a \$495.3 million Capital Facility Improvement Bond in Fall 2018. The proceeds are to be used over a six-year period to finance facility improvement programs at various SPS facilities.
- 2.2. There are two projects covered under this Request, Northwest Middle School and Northeast Middle School.
 - 2.2.1. The following information applies to both projects:
 - 2.2.1.1. Construction of a new middle school facility on an undeveloped site.
 - 2.2.1.2. The approximate MACC (Maximum Allowable Construction Cost) is \$42,000,000.00.
 - 2.2.1.3. The estimated size will be approximately 135,000 s.f.
 - 2.2.1.4. Educational Specifications will be the first task beginning in January 2020. An early site package will be designed, permitted and ready to bid in August 2020 with the balance of the project ready for bid in February 2021. Substantial completion will occur in July 2022.
 - 2.2.1.5. The project delivery method is GC/CM.
 - 2.2.2. More specific information related to each project follows:
 - 2.2.2.1. Northwest Middle School
 - 2.2.2.1.1. To be located near Wellesley and south of the existing Joe Albi Stadium (see attached property map for reference).
 - 2.2.2.1.2. The adjacent Joe Albi Stadium Replacement and Master Planning project is being designed by ALSC with start of construction currently targeted for Fall/Winter 2020.
 - 2.2.2.1.3. The GC/CM firm for this project will also be under contract for the adjacent Joe Albi Stadium Replacement project and is yet to be selected.
 - 2.2.2.2. Northeast Middle School
 - 2.2.2.2.1. To be located adjacent to City of Spokane Water Department facility on North Foothills Drive (see attached property map for reference)
 - 2.2.2.2.2. Select adjacent properties along Perry might be purchased by SPS.
- 2.3. Additional project description will be given during the Pre-Submittal Conference.

3. SELECTION PROCESS AND SCHEDULE

- 3.1. Selection will be made through a two-step process. The process for selection and contract award will be as follows:
 - 3.1.1. Step One (SOQ) – Firms to submit Statements of Qualification (SOQ)
 - 3.1.2. Step Two (Interview) – Firms to Interview
 - 3.1.3. Scoring:
 - 3.1.3.1. Step One (SOQ) will account for 100 points and be scored to short list firms who will proceed on to Step Two (Interview).
 - 3.1.3.2. Step Two (Interview) will account for 150 points.
 - 3.1.3.3. The final cumulative score will be the sum of points obtained from Step One (SOQ) and Step Two (Interview).
 - 3.1.3.4. The two firms with the highest final cumulative scores will be selected as the recommended firms for approval by the SPS Board and assigned to the appropriate project.

3.1.4. Comments to the process described above must be received not later than 2:00:00 p.m. on November 7, 2019.

3.2. Schedule (Dates are approximations for the process steps and are subject to change):

Step	Date	Selection Process
One	October 18, 2019	Advertisement for Request for Qualifications Published. (First Notice)
	October 25, 2019	Advertisement for Request for Qualifications Published. (Second Notice)
	October 31, 2019	Pre-Submittal Conference at <u>2:00 p.m.</u>
	November 7, 2019	Questions and comments from submitting firms due by <u>2:00:00 p.m.</u>
	November 14, 2019	Qualifications due at <u>2:00:00 p.m.</u>
	November 15-21, 2019	Initial scoring and short-listing of firms.
	November 22, 2019	Notifications sent to firms
Step	Date	Selection Process
Two	December 5, 2019	Interviews conducted.
	December 11, 2020	SPS School Board Award (Board Meeting subject to change).

4. **STEP ONE (SOQ) – Requirements**

4.1. General Information

4.1.1. SPS requires that all responses follow the format stated in this combined RFQ. Failure to follow the format as described herein may result in disqualification of the respondent's proposal.

4.1.2. The proposing firm shall submit FIVE (5) copies of its SOQ.

4.1.3. The SOQ shall be submitted in A3 format (i.e. 11x17 sheet of paper) on one side only and as noted below in Section 4.2.

4.1.4. Each copy shall state the firm's name, address, telephone number, date established, and email address along with the RFQ names and numbers on the top edge of each sheet as follows:

- RFQ No. 10-1920: Northwest Middle School
- RFQ No. 11-1920: Northeast Middle School

4.1.5. In preparing the SOQ, the proposing firm shall clearly identify the firm's role on the project.

4.1.5.1. If the proposing firm is representing an individual's experience while employed at another firm, the firm of record for the project and the individual's role shall be clearly identified.

4.2. Content – a total of two (2) one-sided pages

4.2.1. Page 1:

4.2.1.1. **Proposed Team Members** – List the key individuals of the Firm to be committed for the entire duration of this project including the following information for each individual:

4.2.1.1.1. Identify their role and availability to fulfill such role.

4.2.1.1.2. Describe their relevant qualifications.

4.2.1.1.3. Describe their experience on similar projects stakeholders.

- 4.2.1.2. **Project Approach** – Identify and describe critical factors and milestones that will lead to a highly successful middle school project. Specifically address programing, design and construction for each of the Northwest Middle School and Northeast Middle School sites.
- 4.2.1.3. **Budget Management** – Describe your approach to budget management throughout programing and design.
- 4.2.1.4. **Local Presence** – Describe your firm’s recent experience in completing Spokane-based projects and working with the related permitting authorities.

4.2.2. Page 2:

- 4.2.2.1. **Representative Projects** – Describe two of your firm’s projects.

4.3. Review of SOQ’s

- 4.3.1. All interested firms will submit SOQ’s in accordance with Sections 4.1 and 4.2 above.
- 4.3.2. Following review of the SOQ’s, the SPS Evaluation Committee will assign a score to each firm. Scoring will be based on the evaluation criteria set forth below. The SPS Evaluation Committee will rank the firms submitting SOQ’s and establish a shortlist of the most highly qualified firms for continuation to Step Two (Interview). The shortlist will be provided without any ranking whatsoever.
- 4.3.3. The following evaluation criteria (directly related to the information stated in Section 4.2) will be the basis for scoring and the recommended shortlist:

Evaluation Criteria	Points
Project Team	20 points
Project Approach	30 points
Budget Management	15 points
Local Presence	15 points
Representative Projects	20 points
Total	100 points

- 4.3.4. The score will be kept confidential until after the SPS School Board Award.

5. STEP TWO (Interview) – Requirements

- 5.1. **Interviews (150 points):** Interviews with the short-listed firms will be conducted for the purpose of determining which of these firms are the most qualified for each project as envisioned by SPS.
 - 5.1.1. Key personnel (limit of 4) from submitting firms assigned to the project are required to be present and participate in the interview.
 - 5.1.2. Times for interviews will be selected by random lottery.
 - 5.1.3. Interview format and presentation topics will be identified to the short listed firms in a notification letter.
 - 5.1.4. Following completion of the interviews, the SPS Interview Committee will assign a score to each firm.
 - 5.1.5. The score will be kept confidential until after the SPS School Board Award.

6. SELECTION AND CONTRACTING PROVISIONS

- 6.1. SPS will have specific design standards that will be available after selection of the A&E firms.
- 6.2. Professional liability (i.e. professional errors and omissions) insurance and general liability insurance will be required with the limits based on the size and complexity of the project.

- 6.3. Notifications
- SPS will provide timely notifications to participating firms as deemed applicable.
- 6.4. Right to Reject
- 6.4.1. SPS reserves the right to reject any and all submissions and to re-advertise the project at any time prior to SPS Board of Directors approval of the recommended firm and the execution of the agreement. All costs incurred in the preparation of the RFQ process shall be borne by the proposing firm. Submissions in response to this combined RFQ shall become the property of SPS and be considered public documents under applicable Washington State laws.
- 6.4.2. If SPS and the selected firm cannot agree on the contract, the negotiations will be terminated, and SPS reserves the right, but is not obligated to, begin negotiations with the next highest ranked firm.
- 6.5. Procedures Requirements
- 6.5.1. Any firm failing to submit information in accordance with the procedures set forth herein may be considered non-responsive.
- 6.5.2. All costs incurred by firms choosing to participate in this RFQ process shall be borne by the proposing firms.
- 6.6. Conflicts of Interest
- 6.6.1. To avoid conflicts of interest, any firm currently providing Project Management services on this project for SPS as a prime consultant or joint venture partner and any firms having common ownership with these firms shall be precluded from providing A&E services on the project addressed herein.
- 6.7. Protest Procedures
- 6.7.1. Any actual or prospective firm who is aggrieved in connection with the solicitation or award of this contract may protest to SPS in accordance with the procedures set forth herein.
- 6.7.2. Protests based on the terms in this combined RFQ must be labeled on the envelope as a "Protest" and must be received within seven (7) calendar days prior to the submittal deadline.
- 6.7.3. Protests based on the Interview must be labeled on the envelope as a "Protest" and must be received within two (2) working days from the time of the interview.
- 6.7.4. Other protests (other than those listed above) shall be received within two (2) working days after the milestone has past that forms the basis of the protest.
- 6.7.5. In order to be considered, a protest shall be in writing and shall include: (1) the name and address of the aggrieved person; (2) the contract title under which the protest is submitted; (3) a detailed description of the specific grounds for protest and any supporting documentation; and (4) the specific ruling or relief requested. In addition, if the protesting party asserts "responsibility" as a ground for protest, it must address in detail each of the matters addressed in RCW 43.19.1911(9) in its written protest.

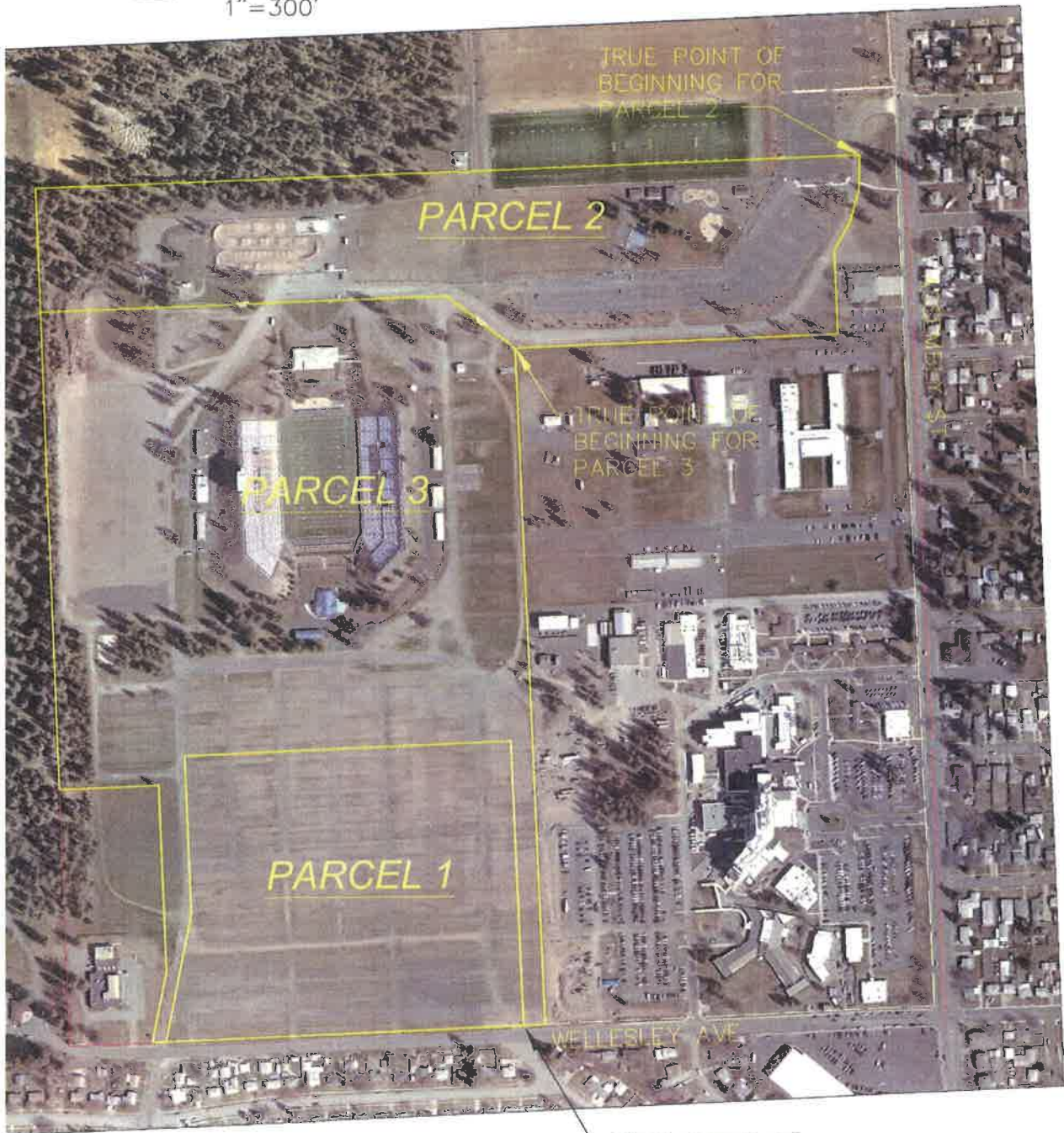
- 6.7.6. The written protest shall be labeled "Protest" and delivered to:
Cindy Coleman, Executive Director, Business Services
Spokane Public Schools
2815 Garland Avenue
Spokane, WA 99207-5889
- 6.7.7. Upon receipt of written protest, SPS shall promptly consider the protest. SPS may give notice of the protest and its basis to other persons, including Proposers involved in or affected by the protest; such other persons may be given an opportunity to submit their views and relevant information. If the protest is not resolved by a mutual agreement of the aggrieved party and SPS, SPS will promptly issue a final and binding decision in writing stating the reasons for the action taken. A copy of the decision shall be mailed by certified mail, return receipt requested, or otherwise promptly furnished to the aggrieved person and any other interested parties. If the protester receives no decision within six (6) working days, the protest shall be deemed rejected.
- 6.7.8. Strict compliance with the protest procedures set forth herein is essential in furtherance of the public interest. Any aggrieved party that fails to comply strictly with these protest procedures is deemed, by such failure, to have waived and relinquished forever any right or claim with respect to alleged irregularities in connection with the solicitation or award. Timely and proper compliance with and exhaustion of these protest procedures shall be a condition precedent to any otherwise permissible judicial consideration of a protest.
- 6.7.9. Any Proposer submitting a proposal shall be deemed to have accepted these procedures.

END OF REQUEST FOR QUALIFICATIONS



SCALE
1" = 300'

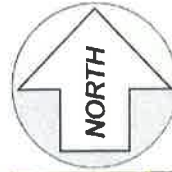
EXHIBIT FOR JOE ALBI PROPERTY EXCHANGE



TRUE POINT OF
BEGINNING FOR
PARCEL 1

THIS MAP IS FOR EXHIBIT PURPOSES ONLY AND
DOES NOT CONSTITUTE A PROPERTY BOUNDARY
SURVEY

EXHIBIT

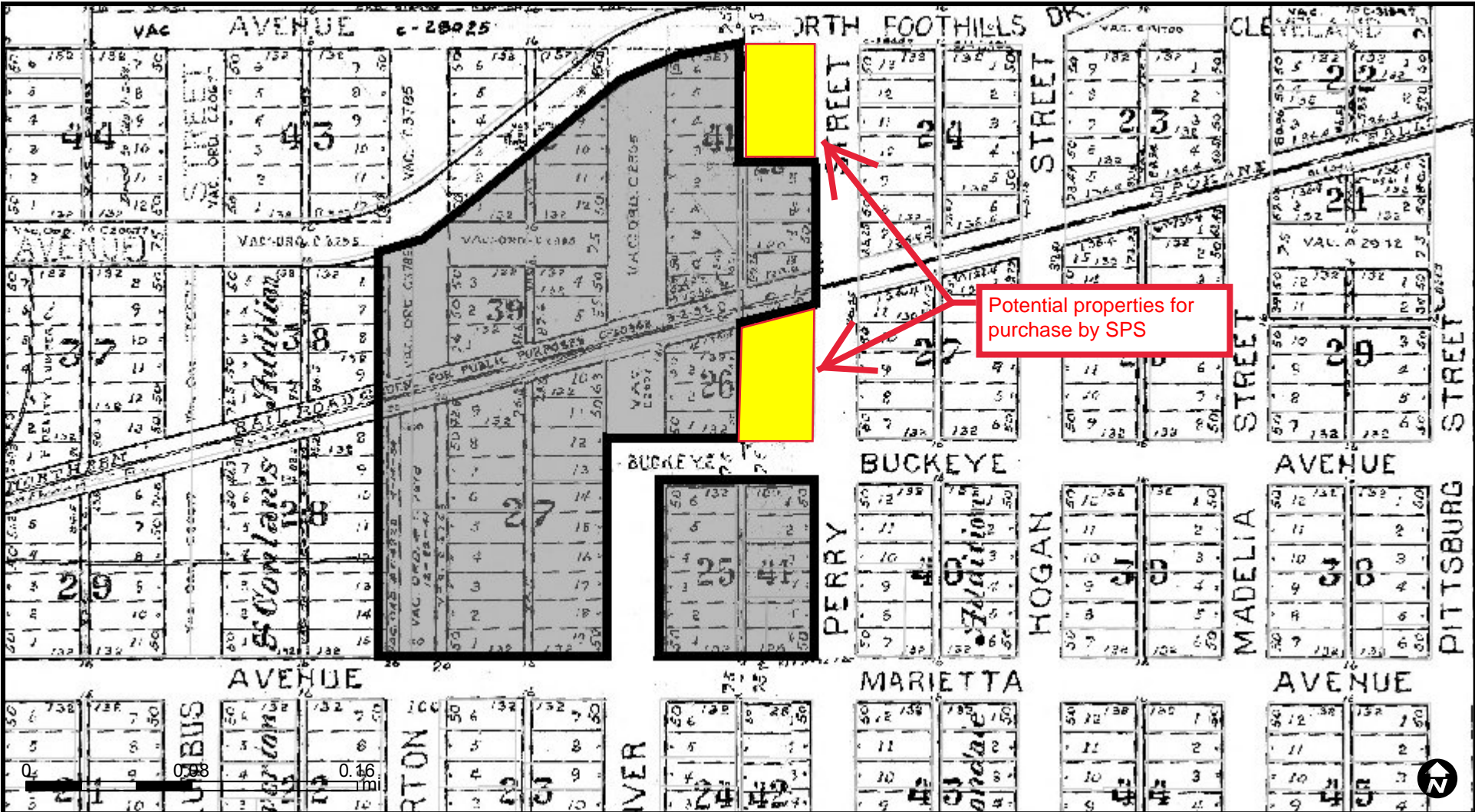


SCALE
1"=200'



THIS MAP IS FOR EXHIBIT PURPOSES ONLY AND
DOES NOT CONSTITUTE A PROPERTY BOUNDARY
SURVEY

City of Spokane Foothills Property



City of Spokane GIS



THIS IS NOT A LEGAL DOCUMENT:
The information shown on this map is compiled from various sources and is subject to constant revision. Information shown on this map should not be used to determine the location of facilities in relationship to property lines, section lines, streets, etc.