

October 29, 2021

REQUEST FOR QUALIFICATIONS

TO: DESIGN FIRMS

FROM: SUPERINTENDENT CHAD MARTIN

SUBJECT: PROPOSALS FOR DESIGN SERVICES

Submittals will be received at the District Office of Jefferson Joint School District No. 251 ("the District"), 3850 E. 300 N., Rigby, Idaho 83442, until November 19, 2021 at 4:00 p.m., for furnishing Design services to the District.

Request for Qualifications should be addressed to:

Bryce Bronson, Business Manager
Jefferson Joint School District No. 251
3850 E. 300 N.
Rigby, ID 83442
(208) 745-6693

Program clarification and additional data may be requested by appointment only, with Mr. Bryce Bronson, Business Manager, telephone number (208) 745-6693. Contacting any staff at the District other than Mr. Bronson will be grounds for rejection of the party's submittal. Attendance at the informational meeting is strongly encouraged in order that all questions can be answered in an efficient manner.

The project will be funded by the proceeds from a general obligation bond, the election for which will be held on March 8, 2022. The District will administer the project according to the terms and conditions of the award and State laws and guidelines. The Design Firm will receive general instructions through the District. A Project Manager hired by the District will be assigned to serve as project manager and liaison between the District and the Design Firm during the design phase and construction phase.

DESCRIPTION OF PROJECT

The proposed projects consist of a new middle school and various renovations and additions.

- The middle school will have a student capacity for at least 1200 students (grades 6-8).
- Various additions and renovations throughout the District

The Design Firm will be responsible for final programming, site survey, geo-technical evaluation, design and construction including landscaping and connections to all utilities of the new middle school.

REQUIRED SERVICES

The District is requesting submittals for complete design services.

The Design Firm will be responsible for the Design Phase (Program/Pre-Design, Site Analysis, Schematic Design and Design Development) with cost estimates at each phase including the Construction Document Phase. All work shall be in accordance currently adopted building, energy and life safety codes and local zoning ordinances.

A total project budget of \$40 - \$50 million has been established for the middle school to include fees, construction, contingencies and independent testing (also needs to include land acquisition, utilities, furnishings and fixtures, as well as technology needs). A complete construction cost estimate will be required at the conclusion of the Design Phase for final approval prior to proceeding to the construction phase. This estimate when approved will become the Maximum Contract Price.

A project manual and finish board will be required at the completion of the Design Phase. The project manual shall include product, equipment and fixture cut sheets. The finish board shall include materials/samples for all interior and exterior finishes. A proposed construction schedule will be required at the completion of the Design Phase.

The Design Firm shall make a minimum of one (1) presentation to the Board of Trustees and shall keep in mind that during all phases of work, code compliance, energy efficiency, and building maintenance concerns should be incorporated into the project.

The Design Firm will be required to meet at least monthly with the Project Manager for the purpose of providing a written and verbal report regarding the previous month's progress. Such meetings will specific accomplishments related to the completion of the design.

The Design Firm shall produce the following major written products for review by the Board of Trustees.

1. A written Program/Pre-Design statement to the District at the conclusion of Programming along with construction cost estimates
2. A preliminary report to the District after the Schematic Design phase has been completed along with an updated construction cost estimate.
3. A Design Report and update to the District, after Design Development phase has been completed, to include complete material/color board, product, fixture and equipment cut sheets, recommended construction schedule and construction cost estimate. The District will perform design review and comment.
4. At the conclusion of the Construction Document Phase the Design Firm shall submit complete construction drawings to the District for review and comment along with submittal to the Idaho State Division of Building safety and local jurisdiction.

QUALIFICATION STATEMENT CONTENT

- A. Basic Qualifications:** Provide basic data, relative to firm's size, history, personnel, special expertise and general credits, with emphasis on design of school projects. Individual resumes, awards, associations, etc., may be included. Office brochures may be submitted separately as supplemental data.

Include contact information (Name, address, phone number, e-mail address) for a single entity that will be the point of contact during the selection process. The District reserves the right to investigate and confirm all information provided by the Design Firm. This may include interviews with past clients, consultants, and employees. Unfavorable responses to these investigations are grounds for rejection of proposal.

- B. Specific Qualifications:** List the team (Architect, Mechanical Engineer, Electrical Engineer and Structural Engineer, etc.) expected to accomplish this project. Describe who will perform the various tasks, the amount of their involvement and responsibilities, and give their qualifications. Provide a list of at least five (5) projects, with brief descriptions, which show ability to complete projects of this scope and type.
- C. Approach to Project:** Include a statement of your team's approach to this specific project, including design philosophy, understanding of program, alternative concepts and methods for consideration. Limit to five pages.
- D. Past Performance:** Submit reference letters from prior clients or client representatives. Letters from projects listed in item B are preferable. In addition, past performance comments may be obtained by the District.

E. Examples of Work: Renderings, photographs, preliminary drawings, may be submitted as examples of your work. The District desires to use a design that has been proven to work in a similar environment, rather than have a total new building design.

F. Special Requirements: Provide information regarding specific involvement with this project or a special expertise in this type of project. Examples are: design of original building or phase, preliminary studies or programming of this project, special training or experience in this type of building.

G. Format: To assist evaluation it is desirable to format the proposal similar to the headings listed above. The submittals should be clear and to the point. Emphasis should be placed on specific qualifications of the people to actually perform the project and the approach to designing this specific project.

Submit five (5) copies of the submittal. Faxed or e-mailed proposals will not be accepted. Proposals received after the above date and time will be returned unopened.

EVALUATION

An evaluation committee consisting of persons from the District will rank the submittals, and at least two (2), but not more than five (5) teams may be selected for personal interviews.

After interviewing the selected design firms, the evaluation committee will re-rank the teams to determine the final point score.

Initial Evaluation Criteria:

- Experience of the design firm and team members on projects of similar size, scope, and complexity.
- Experience of the team or its members on projects in southeast Idaho (or a similar environment) of similar size, scope and complexity.
- Approach to project by the Design team
- Fee proposal

AWARD

Based on the results of the submittals and review of previous projects awarded to each firm, the Evaluation Committee will recommend a course of action to the Board of Trustees at their next scheduled meeting. If approved, the District in accordance with prescribed procedures, will issue a notice of intent to negotiate.

PROPOSED DATES:

Receive Submittals	November 19, 2021
Oral Interviews	November 29, 2021
Review and Selection by Board	December 8, 2021
Negotiate Contract	December 10, 2021
Design presentation	May 11, 2022
Substantial Completion and Occupancy	August 2024

SELECTION

The District will attempt to select a firm at the November Board of Trustees meeting. Upon selection of a firm, the District will issue a letter of intent. However, final award is contingent upon the successful negotiation of an Agreement.

The contents of the submittal may be used in a legal contract or agreement. Candidates should be aware that methods and procedures proposed could become contractual obligations. The successful firm will be required to sign an agreement including the District's standard terms, including a requirement to carry and maintain a minimum of \$1,000,000 professional liability insurance coverage.

The District reserves the right to reject any or all submittals received as a result of this request. The District reserves the right to waive any non-material defects, reject any or all proposals for any reason and terminate the selection process at any time.

The District may also negotiate separately with any source in any manner necessary to serve the best interests of the District. Awards will be made on the basis of submittals resulting from this request, subsequent interviews and technical and fee proposals to be submitted by those requested. Design Firm must have design professionals licensed by the State of Idaho.