



City of Seattle

Dept. of Finance and Administrative Services
Capital Development & Construction Mgt. Division

REQUEST FOR STATEMENTS OF QUALIFICATIONS Architectural/Engineering Consultant Services RFQ# CDCM 2013 7Levy

7th Round Fire Levy Design Teams

Submittals due 2:00 pm PST, Friday, December 6, 2013

Schedule of Events	Date
RFQ Release	Monday, November 4
Optional Pre-Submittal Meeting & Inclusion Networking Conference	November 14 (1:30 – 3:30 pm)
Deadline for Questions	Wednesday, November 20 (2:00 pm)
Sealed Proposals Due to the City	Friday, December 6 (by 2:00 pm)
Proposals screened & notification of interview selections	Friday December 20
Fire Station 5 Tour (by invitation/shortlist)	December 30 (11:00 - Noon)
Fire Station 22 Site Tour (by invitation/shortlist)	December 31 (11:00 Noon)
RFQ Interviews	Week of January 6
Announcement of Successful Proposer(s)	January 17
Anticipated Contract Negotiation Schedule	January / February
Contract Execution	February 2014

The City reserves the right to modify this schedule at the City's discretion. Notification of changes will be posted on the City procurement website or as otherwise stated herein.

Contact:

RFQ Project Manager: David L. Jackson, 206-386-4572 david.jackson@seattle.gov

Delivery Address:

Courier and Hand Delivery – Physical Address	US Post Office – Mailing Address
ATTN: David L. Jackson Dept. of Finance and Administrative Services Capital Development & Construction Mgt. Division 700 5 th Avenue, Suite 5200 Seattle, WA 98104	ATTN: David L. Jackson Dept. of Finance and Administrative Services Capital Development & Construction Mgt. Division PO Box 94689 Seattle, WA 98124-4689

Unless authorized by the RFQ Project Manager, no other City official or employee may speak for the City with respect to this solicitation. Any Proposer seeking information, clarification, or interpretations from any other City official or City employee is advised that such materials are used at the Proposer's own risk. The City will not be bound by any such information, clarification, or interpretation. Following the submittal deadline, Proposers shall continue to direct communications only to the City's RFQ Project Manager, who will send out information to responding firms as decisions are concluded.

1. Purpose and Background

The City of Seattle Department of Finance and Administrative Services (FAS), Capital Development & Construction Management Division (CDCM) seeks consultant architect and engineer (A/E) teams to provide professional services for one (1) new fire station and one (1) seismic upgrade and renovation of an existing fire station, both located in Seattle. We anticipate a consultant team will be selected for each project. This is the seventh and final round of A/E selections for neighborhood fire stations from the 2003 Fire and Emergency Facility Levy. Over the life of the levy, a firm or firms may be hired for more than one project.

Fire Station 5 (Elliott Bay Waterfront): Seismic upgrade and remodel of existing station

Fire Station 22 (Roanoke): New station

The Seattle Design Commission will review the design of Fire Station 22 (Roanoke).

Prototype station concepts and operational programming for these projects are available. A test-to-fit study has been completed for Fire Station 22. Program goals are to seismically upgrade and modernize the fire station to ensure operational requirements are met and all apparatus can be deployed from any fire station at any time. Station improvements will maintain or improve firefighter response times to neighborhood response areas.

The *City of Seattle Fire Station Universal Programming Manual* is available and provides detailed descriptions of the City's universal fire station programming requirements, how the City's fire stations should be organized, and the general standards the City has adopted regarding its fire stations. Individual station interior functional planning will be required, in addition to architectural design work.

For Fire Station 5 (Elliott Bay Waterfront), design is anticipated to start Q1 2014. Construction schedule must be coordinated with the Elliott Bay Seawall Project (EBSP) and FS5 Pier Strengthening Project, which will restrict access to the fire station until the summer of 2016. Construction is anticipated to start in fall 2016 with occupancy anticipated in summer 2017. All dates dependent on the EBSP schedule.

For Fire Station 22 (Roanoke), design is anticipated to start Q1 2014.

Program History and Background:

In 2003, 69% of the citizens of Seattle voted to approve the Fire Facilities and Emergency Response Levy (FFER), designed to improve and upgrade the entire fire and emergency response system in Seattle. The FFER program will seismically strengthen stations and standardize and enhance station-to-station functionality for firefighter operations and equipment storage. *Note:* Due to the timing uncertainty of the seawall replacement project at the time the fire levy was passed, Fire Station 5 was not included and so is not funded from the 2003 Fire and Emergency Facility Levy. The project is now fully funded from other sources).

Project Descriptions:

In an effort to afford all interested parties equal access to information and to prevent interference with emergency operations, anyone pursuing projects under this program is **expressly prohibited** from venturing onto station sites, entering fire stations or contacting any members of the Seattle Fire Department. Failure to observe this prohibition will result in disqualification.

Fire Station 5 (Elliott Bay Waterfront): Located at 929 Alaskan Way, Fire Station 5 houses one engine company (E5) and one fire boat company (E4). The station is in generally fair condition, but requires additional seismic bracing to meet current codes. Other improvements to the station include a major

interior reconfiguration/remodel to upgrade the crew area, administrative area and add areas to accommodate decontamination equipment and other support functions. Emergency services will be relocated to an interim site while the station is being upgraded and while the Elliott Bay Seawall Project is built. This project is pending Historical Landmark nomination/status, which may trigger additional Landmarks design review if designated. Information will be shared with the selected design team when known. Total estimated project cost is \$5.6 million.

Fire Station 22 (Roanoke): Currently located at 901 East Roanoke Street, Fire Station 22 houses engine company (E22) and the Department's Incident Command Unit. The station, built in 1964, is too small to accommodate modern firefighting operations. The project scope includes a new facility built to current safety standards at the current location. Total estimated project cost is \$9.5 million.

Construction Documents produced for both projects are required to conform to CSI (Construction Specifications Institute) Masterformat 2004 edition specifications (*2nd printing, October 2005*). Additional information can be found at <http://www.csinet.org>. For further program and fire station information, please refer to the FFERP web site: <http://www.seattle.gov/firelevy>

2. Pre-Submittal Meeting and Inclusion Networking Conference

Pre-Submittal Meeting and Inclusion Networking Conference: Per SMC Ch. 20.42 and RCW 35.22.650, a Consultant Inclusion Plan will be required of all successful Prime Consultants. A pre-submittal meeting for potential prime and subconsultants will be held at **1:30 pm Thursday, November 14** at the Seattle Municipal Tower, room 1610. The SMT is located at 700 Fifth Avenue. At the pre-submittal meeting, the City will provide an overview of these upcoming projects and give interested firms an opportunity to ask questions about the projects or selection process. The sign-in sheet, as well as the questions and answers from this session, will be summarized in writing and posted to the City of Seattle's procurement Web site at <http://www.ebidexchange.com/seattle>

The pre-submittal meeting will be immediately followed by the Inclusion Networking Conference, beginning at approximately **2:30 pm Thursday, November 14** in the Seattle Municipal Tower, Room 1610. The Outreach Networking Conference is optional, but highly recommended. The intent of the conference is to foster the development of professional contacts between minority and women-owned prime and potential subconsultants interested in pursuing any of the above projects. Consultants are encouraged to network to facilitate forming qualified and diverse teams. WMBE firms are strongly encouraged to participate. Attendance to the Pre-Submittal Meeting and Inclusion Networking Conference is optional.

Subconsultant attendees are encouraged to bring displays and any other information they wish to use to inform potential prime consultants about their capabilities and strengths. Tables will be made available and early access to the room at 1:15 p.m. will be allowed for setup. Firms or individuals interested in teaming, or submitting separately should bring any information they want to share with potential primes, such as resumes and business cards. Please RSVP by e-mailing David Jackson at david.jackson@seattle.gov if you would like to reserve a table.

3. Scope of Services

Consultant teams, including subconsultants, will provide basic architectural, engineering and planning services to design the work, develop documents for bidding and construction, and administer the construction and completion of the project. We typically execute contracts with an initial pre-design/programming investigation phase and basic design services, then execute an amendment for additional design services based on the pre-design outcome. Services may include, but are not limited to:

1. Review existing documents and site conditions to ensure all necessary site/facility information is complete and available prior to design commencement.
2. Identify and complete any outstanding studies required prior to commencement of design, especially with regard to land use, zoning or City-identified community issues that may affect proposed work.
3. Verify program and provide preliminary budget and schedule.
4. Present design to elected officials, Seattle Fire Department, city leadership teams, Seattle Design Commission, Landmarks Board and relevant community groups, at the direction of the City.
5. Provide cost estimates for each design phase.
6. Provide quality and cost control, internal value engineering.
7. Coordinate with all applicable municipal, state and federal regulatory agencies.
8. Assist in obtaining all permits as required including, but not limited to, MUP, SEPA, and EIS if required.
9. Bid assistance and evaluation.
10. Construction administration.
11. Develop signage.
12. Coordinate plans with City of Seattle staff with regard to data and telecommunications, building commissioning, maintenance and operations, and public information.
13. Warrantee consultation.

Scope of work does NOT include relocation of fire station companies to temporary quarters, or the accompanying tenant improvements to or site design of such facilities.

4. Consultant Qualifications

Consultants must demonstrate in the submittal documents their qualifications in the following areas:

1. Experience with projects of similar scale, construction type and function to the fire station projects listed in this RFQ. Experience with fire facilities is desirable, but not essential.
2. Prime consultant and lead subconsultants must have previous experience providing services to public agencies. This experience must include lead involvement with public agency design review, permitting agencies, and community involvement processes.
3. Teams must identify specific tools and processes used for cost estimating, schedule and budget management. Explicitly identify the performance and accuracy of each process on three (3) recent public projects and/or projects performed in a rapidly changing construction climate. If the tools or processes did not initially yield acceptable results (to the Owner), describe the specific steps taken to obtain results that were accepted.
4. Prime consultants must describe the consistency, thoroughness, and effectiveness of their presentations, documents and submittals. Considerations may include whether or not a prime consultant is registered as a Consistently Prepared Applicant (CPA) with the City's Department of Planning & Development as well as a description of the processes and tools used to prepare review, permitting, bid, and other documents.
5. The team must have embedded in their firms a philosophy, design approach, and demonstrated practice of sustainable design, seeking to enhance both the environmental quality and long-term operational efficiency of their designs.
6. Where applicable, team must provide a complete list of construction projects (last 5 years) in which the General Contractor made a claim that resulted in arbitration, mediation or lawsuit. Consultant must indicate what steps it routinely takes to prevent and resolve claims and/or support Owner's efforts in claims resolution and how these steps were used on the listed projects.

7. The team must detail a communication and access plan that describes how the team will accommodate planned, unplanned and emergent situations that require the presence of team members in the City's offices or at the project site (at no additional cost to the City).
8. Prime consultant must provide a list of at least two (2) references each from clients, contractors and subconsultants that have worked with the Prime in the last 5 years, for a total of six (6) references. The list must include contact name, phone number, and address and name of project(s). Indicate how long the Prime has worked with each reference and in what capacity.

5. Contract Form

The City has included its boilerplate contract terms with this solicitation to allow potential consultants the opportunity to get familiar with the City's non-negotiable terms prior to investing time into submitting for the work. The City will not modify provisions mandated by Federal, State or City law. This specifically includes, but is not necessarily limited to: Equal Benefits, Audit (Review of Vendor Records), Affirmative Action, Confidentiality, and Debarment. Any exceptions to those items will be summarily disregarded. In addition, City administration cannot agree to any form of mutual indemnification.

Materials Available with this Solicitation

1. City of Seattle Fire Station Universal Programming Manual
2. City of Seattle Consultant Contract Boilerplate
3. A/E Conditions of Agreement
4. Capital Green Executive Summary
5. Consultant Questionnaire including:
 - a. Equal Benefits Compliance Declaration
 - b. Consultant Inclusion Plan

The City will post these materials as separate documents along with this RFQ on the City's procurement website www.ebidexchange.com/seattle.

6. Instructions and Requirements

This section details the City's instructions and requirements for your submittal. The City reserves the right at its sole discretion to reject the submittal of any Consultant that fails to comply with the instructions and requirements.

Registration into City Registration System: If you have not previously completed a one-time registration into the City of Seattle Registration system, register at: <http://www2.seattle.gov/ConsultantRegistration/>. The City expects all firms to register. Women- and minority- owned firms are asked to self-identify. If you need assistance, please call 206-684-0444.

Communications with the City: All communications concerning this RFQ should be submitted in writing to the RFQ Project Manager listed on page 1 prior to the deadline for questions indicated on page 1. It is the responsibility of the interested Consultant to assure they receive responses to questions and to learn of any addenda, responses, or notices issued by the City. The City will issue any such notices via the solicitation posting on www.ebidexchange.com/seattle. Note that some third-party services decide to independently post City of Seattle solicitations on their websites as well. The City does not, however, guarantee that such services have accurately provided submitters with all the information published by the City.

Licensing and Business Tax Requirement: Any resultant contract may require the additional licensing listed below. The Consultant needs to meet all licensing requirements that apply to their business immediately after contract award or the City may reject the Consultant.

Companies must license, report and pay revenue taxes for the Washington State business License (UBI#) and Seattle Business License, if they are required by the laws of those jurisdictions. The Consultant should carefully consider those costs prior to submitting their offer, as the City will not separately pay or reimburse those costs to the Consultant.

Seattle Business Licensing and associated taxes:

1. If you have a “physical nexus” in the city, you must obtain a Seattle Business license and pay all taxes due before the Contract can be signed.
2. A “physical nexus” means that you have physical presence, such as: a building/facility located in Seattle, you make sales trips into Seattle, your own company drives into Seattle for product deliveries, and/or you conduct service work in Seattle (repair, installation, service, maintenance work, on-site consulting, etc).
3. We provide a Consultant Questionnaire Form in our submittal package items later in this RFQ, and it will ask you to specify if you have “physical nexus”.
4. All costs for any licenses, permits and Seattle Business License taxes owed shall be borne by the Consultant and not charged separately to the City.
5. The apparent successful Consultant(s) must immediately obtain the license and ensure all City taxes are current, unless exempted by City Code due to reasons such as no physical nexus. Failure to do so will result in rejection of the submittal.
6. Self-Filing. You can pay your license and taxes on-line using a credit card <https://dea.seattle.gov/self/>
7. For Questions and Assistance, call the Revenue and Consumer Protection (RCP) office which issues business licenses and enforces licensing requirements. The general e-mail is rca@seattle.gov. The main phone is 206-684-8484, or call RCP staff for assistance (Anna Pedroso at 206-615-1611, Wendy Valadez at 206-684-8509 or Brenda Strickland at 206 684-8404).
8. The licensing website is <http://www.seattle.gov/rca/taxes/taxmain.htm>.
9. The City of Seattle website allows you to apply and pay on-line with a Credit Card if you choose.

State Business Licensing and associated taxes: Before the contract is signed, you must have a State of Washington business license (a State “Unified Business Identifier” known as a UBI#). If the State of Washington has exempted your business from State licensing (for example, some foreign companies are exempt and in some cases, the State waives licensing because the company does not have a physical presence in the State), then submit proof of that exemption to the City. All costs for any licenses, permits and associated tax payments due to the State as a result of licensing shall be borne by the Consultant and not charged separately to the City. Instructions and applications are at <http://www.dol.wa.gov/business/file.html> and the State of Washington Department of Revenue is available at 1-800-647-7706.

Federal Excise Tax: The City is exempt from Federal Excise Tax (Certificate of Registry #9173 0099K exempts the City).

Proposer Responsibility to Provide Full Response: It is the Proposer's responsibility to provide a full and complete written response, which does not require interpretation or clarification by the Project Manager. The Proposer is to provide all requested materials, forms and information. The Proposer is responsible to ensure the materials submitted will properly and accurately reflect the Proposer specifications and offering. During scoring and evaluation (prior to interviews if any), the City will rely upon the submitted materials and shall not accept materials from the Proposer after the RFQ deadline; however this does not limit the right of the City to consider additional information (such as references that are not provided by the Consultant but are known to the City, or past experience by the City in assessing responsibility), or to seek clarifications as needed by the City.

No Guaranteed Utilization: The City does not guarantee use of this contract. The solicitation may provide estimates of utilization; such information is for the convenience of the Consultant and does not serve as a guarantee of usage. The City reserves the right to multiple or partial awards, to terminate contracts, and/or to order projects based on City needs. The City reserves the right to use other appropriate contract sources to obtain these services, such as State of Washington Contracts. The City may periodically re-solicit for new additions to the Consultant pool, to invite additional Consultants to submit for award. Use of such supplemental contracts does not limit the right of the City to terminate existing contracts for convenience or cause.

Background Checks: The City may require background/criminal checks during the course of the contract for essential City purposes and/or for work in certain sensitive City facilities. The City does not intend to request background checks/verifications unless essential in the opinion of the City.

Cost of Preparing Proposals: The City will not be liable for any costs incurred by the Proposer in the preparation and presentation of proposals submitted in response to this RFQ including, but not limited to, costs incurred in connection with the Proposer's participation in demonstrations and the pre-proposal conference.

Changes or Corrections in Proposal Submittal: Prior to the submittal closing date and time, a Consultant may make changes to its proposal, if the change is initialed and dated by the Consultant. No change shall be allowed after the closing date and time. Note that you cannot change, mark-up or cross-out any condition, format, provision or term that appears on the City's published Offer Form. If you need to change any of your own prices or answers that you write on the Offer Form must be made in pen, initialed, and be clear in intent. Do not use white-out.

Errors in Proposals: Proposers are responsible for errors and omissions in their proposals. No such error or omission shall diminish the Proposer's obligations to the City.

Withdrawal of Proposal: A submittal may be withdrawn by written request of the submitter, prior to the closing date and time. After the closing date and time, the submittal may be withdrawn only with permission by the City.

Rejection of Proposals and Rights of Award: The City reserves the right to reject any or all proposals at any time with no penalty. The City also has the right to waive immaterial defects and minor irregularities in any submitted proposal.

Independent Contractor: The Consultant works as an independent contractor. Although the City provides responsible contract and project management, this is distinguished from a traditional employer-employee function. This contract prohibits Consultant workers from supervising City employees, and prohibits Consultant workers from supervision by a City employee. Prohibited supervision tasks include conducting a City of Seattle Employee Performance Evaluation, preparing and/or approving a City of Seattle timesheet, administering employee discipline, and similar supervisory actions. Contract workers shall not be given City office space unless expressly provided for below, and in no case shall such

space be made available for more than 36 months without specific authorization from the City Project Manager. The City will not provide space in City offices for performance of this work. Consultants are required to perform work from their own office space or in the field, as appropriate to the work.

Equal Benefits: Seattle Municipal Code Chapter 20.45 (SMC 20.45) requires consideration of whether submitters provide health and benefits that are the same or equivalent to the domestic partners of employees as to spouses of employees, and of their dependents and family members. The submittal package includes an “Equal Benefits Compliance Declaration,” which is the mandatory form on which you make a designation about the status of such benefits. If your company does not comply with Equal Benefits and does not intend to do so, you must still supply the information on the Declaration. Instructions are provided on the Declaration.

Women and Minority Subcontracting: It is the policy of the City, as directed through Mayoral Executive Order and City ordinance, to provide maximum opportunity for the successful participation of minority- and women-owned firms. The City requires all submitters agree to SMC Chapter 20.42 and requires submitters to seek meaningful subcontracting opportunities and to supply a plan for including minority- and women-owned firms. As such, the solicitation requires you to submit an **Inclusion Plan**, which will be a material part of the contract. The Plan must be responsive in the opinion of the City, which means a meaningful and successful search and commitments to include WMBE firms for subcontracting work when applicable. The City reserves the right to improve the Plan with the winning Consultant before contract execution. Consultants should use whatever selection methods and strategies the Consultant finds effective for successful WMBE participation. At the request of the City, Consultants must furnish evidence of the Consultant's compliance, including documentation such as copies of agreements with WMBE subcontractor either before contract execution or during contract performance. The winning Consultant must request written approval for changes to the Inclusion Plan once it is agreed upon. This includes changes to goals, subconsultant awards and efforts.

Insurance Requirements: Formal proof of insurance is required to be submitted to the City before execution of the Contract, and the City will remind the apparent successful proposer in the Intent to Award letter. The apparent successful Proposer must promptly provide such proof of insurance to the City in reply to the Intent to Award Letter. Contracts will not be executed until all required proof of insurance has been received and approved by the City. Consultants are encouraged to immediately contact their Broker to begin preparation of the required insurance documents, in the event that the Consultant is selected as a finalist. Proposers may elect to provide the requested insurance documents within their Proposal.

Any Consultant(s) selected from this solicitation will be required to provide the following evidence of insurance for the entire term of the contract:

- \$1,000,000 Professional Liability
- \$1,000,000 Commercial General Liability
- \$1,000,000 Auto Liability
- Must provide Workers Compensation

Ethics Code. Please familiarize yourself with the City Ethics code at http://www.seattle.gov/ethics/etpub/et_home.htm. Specific question should be addressed to the staff of the Seattle Ethics and Elections Commission at 206-684-8500 or via email: (Executive Director, Wayne Barnett, 206-684-8577, wayne.barnett@seattle.gov or staff members Kate Flack, kate.flack@seattle.gov and Mardie Holden, mardie.holden@seattle.gov).

No Gifts and Gratuities. Consultants shall not directly or indirectly offer anything of value (such as retainers, loans, entertainment, favors, gifts, tickets, trips, favors, bonuses, donations, special discounts, work, or meals) to any City employee, volunteer or official, if it is intended or may appear to a reasonable person to be intended to obtain or give special consideration to the Consultant. An example

is giving a City employee sporting event tickets to a City employee that was on the evaluation team of a solicitation to which you submitted. The definition of what a “benefit” would be is very broad and could include not only awarding a contract but also the administration of the contract or the evaluation of contract performance. The rule works both ways, as it also prohibits City employees from soliciting items of value from Consultants. Promotional items worth less than \$25 may be distributed by the Consultant to City employees if the Consultant uses the items as routine and standard promotions for the business.

Involvement of Current and Former City Employees. If a Consultant has any current or former City employees, official or volunteer, working or assisting on solicitation of City business or on completion of an awarded contract, you **must** provide written notice to City Purchasing of the current or former City official, employee or volunteer’s name. The Consultant Questionnaire within your submittal documents prompts you to answer that question. You must continue to update that information to City Purchasing during the full course of the contract. The Consultant is to be aware and familiar with the Ethics Code, and educate Consultant workers accordingly.

Contract Workers with more than 1,000 Hours. The Ethics Code has been amended to apply to Consultant company workers that perform more than 1,000 cumulative hours on any City contract during any 12-month period. Any such Consultant company employee covered by the Ethics Code must abide by the City Ethics Code. The Consultant is to be aware and familiar with the Ethics Code, and educate Consultant workers accordingly.

No Conflict of Interest. Consultant (including officer, director, trustee, partner or employee) must not have a business interest or a close family or domestic relationship with any City official, officer or employee who was, is, or will be involved in selection, negotiation, drafting, signing, administration or evaluating Consultant performance. The City shall make sole determination as to compliance.

7. SUBMITTAL FORMAT

All submittals must be received into the City no later than the date and time given on page 1 except as revised by Addenda. The submitter has full responsibility to ensure the response arrives at the City within the deadline. A response submitted or delivered after the time fixed for receipt will not be accepted unless waived as immaterial by the City given the specific fact-based circumstances. Responses arriving after the deadline will be returned unopened to the Consultant.

A. **Mandatory – Proposal Response:**

The Statement of Qualifications shall be 8-1/2” x11” in format, double sided, and no more than thirty (30) pages (60 surfaces excluding covers or tabs) and should include:

- **Letter of Interest** listing the specific fire station(s) for which you interested in being considered.
- The designation of the prime consultant and members of your team. A description of the specific qualifications of the team and individuals as they relate to the proposed project; include an organization chart for the project including all sub-consultants.
- Completed **Consultant Questionnaire** including Equal Benefits Compliance Declaration and Consultant Inclusion Plan. Be sure to submit this, even if you have sent one in to the City on previous solicitations or contracts.
- **Minimum Qualifications:** Provide a single page that clearly lists each Minimum Qualification, and exactly how you achieve each minimum qualification. Remember the determination that you have achieved all the minimum qualifications is made from this page. The Project Manager is not obligated to check references or search other materials to make this decision.

- A demonstration of quality and relevance of work with specific reference to design, sustainability, facility maintenance and operations.
- Completed standard form 330 Architecture-Engineer Qualifications (replacing forms 254, 255) listing recent project, references for those projects and summary resumes of staff members who would be assigned to the project. The names and roles of any proposed subconsultant firms should be clearly identified.
- Specific information demonstrating fulfillment of the selection criteria noted under Section 4 – Consultant Qualifications.

B. The City requires eight (8) in hard-copy delivered to the City. Fax, e-mail and CD copies will not be accepted as an alternative to the hard copy requirement. Hard-copy responses should be in a sealed box or envelope clearly marked and addressed with the Project Manager, RFQ title and number as noted on page 1. If not clearly marked, the Consultant bears all risk and responsibility of its submittal packet being misplaced and not properly delivered.

C. Submit as outlined above with all completed attachments. Failure to clearly and completely provide all information on forms provided and in order requested, may result in rejection as non-responsive.

Right to Reject Submittals

The City reserves the right to reject any and all submittals at any time with no penalty or to waive immaterial defects and minor irregularities in any submittal.

Submittal Disposition

All material submitted in response to this RFQ shall become the property of the City upon delivery to the RFQ project manager.

Negotiation

The City has significant and critical timeframes impacted by this work. The City shall initiate contract negotiations with the apparent successful consultant(s) and retains the option to terminate negotiations and continue to the next apparent successful consultant if contract negotiations are not progressing in a productive manner, at the sole determination of the City. For your information prior to submitting for this work, the City’s standard contract terms and Conditions of Agreement are available in this solicitation on the eBid web site at <https://www.ebidexchange.com/seattle>.

8. SELECTION PROCESS

1. **Initial Screening: Minimum Qualifications and Responsiveness:** The RFQ Project Manager shall first review submittals to for initial decisions on responsiveness and responsibility. Those found responsive and responsible based on this initial review shall proceed to Step 2. Equal Benefits, Minimum Qualifications, a responsive Inclusion Plan, satisfactory past performance if applicable, satisfactory financial responsibility and other elements of responsiveness and responsibility will be screened in this Step.
2. **Proposal Evaluation:** The City will evaluate proposals using the criteria specified below. Responses will be evaluated and ranked or scored.

Evaluation Criteria:

Consultant Qualifications	70%
Demonstration of quality and relevant work	20%
Inclusion Plan	10%

3. **Interviews:** The City may interview top ranked firms that are considered most competitive. If interviews are conducted, rankings of firms shall be determined by the City, using the combined

results of interviews and proposal submittals. Consultants invited to interview are to bring the assigned Project Manager that has been named by the Consultant in the Proposal, and may bring other key personnel named in the Proposal. The Consultant shall not, in any event, bring an individual who does not work for the Consultant or for the Consultant as a subcontractor on this project, without specific advance authorization by the RFQ Project Manager.

4. **Professional References:** The City may contact one or more professional references that have been provided by the Proposer in the Consultant, or other sources that may not have been named by the Proposer but can assist the City in determining performance.
5. **Selection:** The City shall select the highest ranked Proposer(s) for award.
6. **A/E Contract Negotiations.** The highest ranked Proposer will be asked to bring forward a fee schedule and pricing proposal for negotiation and discussion with the City based on the State fee schedule for architects and engineers. The City may negotiate any aspect of the proposal or the solicitation. The City does not intend to negotiate the base contract, which has been attached.

Equivalent Scores: In the event that the top two Consultants receive the same total score, the contract will be awarded to that Consultant who, in the opinion of the City, best meets the City needs.

9. AWARD AND CONTRACT EXECUTION

The RFQ Project Manager intends to provide written notice of the intention to award in a timely manner and to all Consultants responding to the Solicitation.

Instructions to the Apparently Successful Consultant(s).

The Apparently Successful Consultant(s) will receive an Intent to Award Letter from the RFQ Project Manager after award decisions are made by the City. The Letter will include any instructions for final submittals that are due prior to execution of the contract. Once the City has finalized and issued the contract for signature, the Consultant must execute the contract and provide all requested documents. This includes attaining a Seattle Business License, payment of associated taxes due, and providing proof of insurance.

Debriefs. For a post-selection debrief, contact the RFQ Project Manager.

Daily Journal of Commerce advertisement dates:

November 4, 2013

November 5, 2013