

**REQUEST FOR QUALIFICATIONS  
ENGINEERING/ARCHITECTURAL SERVICES**

**CANNON BEACH RURAL FIRE PROTECTION DISTRICT  
FIRE STATION SEISMIC REHABILITATION**



**Cannon Beach  
Rural Fire Protection District**

Issue Date: **August 1, 2022**

RFQ Closing Date: **August 26, 2022**

**NO LATE RESPONSES WILL BE ACCEPTED**

**SUBMITTAL LOCATION**

Electronic submittals only. Submit via email to: [mreckmann@cbfire.com](mailto:mreckmann@cbfire.com)

# REQUEST FOR QUALIFICATIONS

The Cannon Beach Rural Fire Protection District (the "District") is conducting selection procedure for an engineering/architectural firm to design and oversee the seismic retrofit of Cannon Beach Fire Station. The District plans to award a contract to the highest ranked proposer selected from those submitting proposals. The anticipated contract or contracts will include: all design work; site analysis; assistance with contractor solicitation and award process; construction oversight; and procurement of all necessary government permits.

The full Request for Qualifications may be obtained from:

Marc Reckmann, Fire Chief  
Cannon Beach Rural Fire Protection District  
188 Sunset Blvd.  
Cannon Beach, Oregon 97110  
(503) 436-2949  
[mreckmann@cbfire.com](mailto:mreckmann@cbfire.com).

Electronic proposals will be received by the District until closing at 5 p.m., **August 26, 2022**. Responses received after this time will be rejected as non-responsive. Electronic versions shall be emailed to [mreckmann@cbfire.com](mailto:mreckmann@cbfire.com). Faxed proposals and hard-copy proposals will be rejected as non-responsive.

## **Section I - Request for Qualifications**

The District intends to select an engineer/architect for the Seismic Rehabilitation of the Cannon Beach Fire Station (“Project”), as described in Section II, Project Description, from among proposers who respond to this Request for Qualifications (RFQ). The District intends to enter into a contract with the selected Proposer after negotiating a maximum not to exceed dollar amount. The contract amount will be based upon all design work rendered, through selection of a construction contractor, procurement of government permits, construction oversight and project closeout.

No drawings are required for this proposal. Proposal clarifications or additional information requested by the District must be provided by Proposer within 24 hours of request, excluding weekends and holidays.

## **Section II - Project Description**

The project includes Seismic Rehabilitation of the Cannon Beach Fire Station located at 188 Sunset Blvd, Cannon Beach, Oregon 97110 (the “Project”). In May 2022, the District received a Seismic Rehabilitation Grant Program (“SRGP”) award for the Project from the Infrastructure Finance Authority: Business Oregon, based on the application prepared by WRK Engineers, Inc. The intent of this RFQ is for the consultant to use the Grant Application as a basis for providing integrated seismic strengthening solutions for the building while adhering to the SRGP requirements. As part of this grant, a Seismic Evaluation Report was prepared (provided as Exhibit A). The District was awarded \$1,926,881 for the design and construction of the Fire Station.

It is anticipated that the selected Engineering/Architectural firm will provide comprehensive design and construction administration services throughout the lifespan of the Project. The Scope of Services listed herein is provided to establish a general understanding of the project requirements. The actual scope of services will be finalized during fee/contract negotiations.

The selected consultant will work with the District to determine the sequence of construction as well as any phasing requirements that will be needed to keep the stations in operations during construction activities.

The District intends to use either the typical Design-Bid-Build procurement project delivery method or the CM/GC procurement project delivery method for this Project. Pre-Design/Schematic Design would begin immediately upon award and approval of the resulting design contract. Construction is anticipated to start in the summer of 2023 with Project completion required by the end of September 2024. The buildings will not be vacated during the construction period.

### **Scope of Work**

The Project scope of work will include the following:

- Use the SRGP application as the basis for developing the final engineering design solution to meet the SRGP requirements while not exceeding the maximum grant funding level. The District has no available funds to contribute to the Project.

- If the District elects to use the CM/GC project procurement method, develop all construction documents required for a CM/GC construction delivery method. Proposer will assist the District in the selection process for a CM/GC firm. The selection process will include the preparation and administration of the “Facts and Finding Report” and the “RFQ” for the proposed alternative contracting method as outlined in OAR 137-049-0600.
- Assist the District with the entitlement of the project through the Authorities Having Jurisdiction and the State Historical Preservation Office (SHPO).
- Provide all construction administration services necessary for the implementation of the project. These include, but are not limited to:
  - Review of contractor’s submittals, shop drawings, and material samples.
  - Responding to contractor’s requests for clarification.
  - Reviewing and processing change orders.
  - Oversight and inspection of construction and repair work.
  - Weekly site visits and attendance at occasional meetings, unless otherwise directed by the District.
  - Ensure smooth construction transitions to facilitate ongoing operations.
  - Monitor budget and maintain costs within grant parameters.
- Assist District Staff with SRGP reporting requirements as required.
- Conduct project closeout procedures as required by SRGP.

**Section III - Anticipated Contract Performance Schedule**

Advertise and Issue RFQ	August 1, 2022	
Mandatory Pre-Proposal Meeting	August 9, 2022	at 2:00PM
Question Submittal Deadline	September 1, 2022	at 5:00 PM
Deadline for Submittal of RFQ Protest	September 1, 2022	at 5:00 PM
Response to Questions Issued	September 5, 2022	at 5:00 PM
Deadline for Submittal of Proposals	August 26, 2022	at 5:00 PM
Interviews (Optional)	September 7, 2022	
District Board Approval of Award	September 12, 2022	
Notice of Intent to Award	September 13, 2022	

**Section IV - Pre-proposal Meeting**

Mandatory Pre-Proposal Meeting **August 9, 2022 at 2 p.m.**

A pre-proposal meeting will be held at the Cannon Beach Fire Station located at 188 Sunset

Blvd, Cannon Beach, Oregon. The purpose of the meeting is to share information about the Project and give Proposers the opportunity to view the Project sites. Attendance at the meeting is Mandatory.

### **Section V - Submittal Information**

Electronic version of proposal is to be received by the District no later than **5 p.m. on August 26, 2022**. Faxed proposals and hard-copy proposals will be rejected as non-responsive. Any late proposals cannot be considered and will not be reviewed. Send proposals to:

Marc Reckmann, Fire Chief  
[mreckmann@cbfire.com](mailto:mreckmann@cbfire.com).

### **Section VI - Instructions to Proposers**

The District may modify this RFQ via addenda before the proposal due date by email. Receipt of all addenda must be acknowledged in submitted proposals.

Proposers responding to this RFQ do so solely at their own expense. The District is not responsible for any proposer's expenses associated with responding to this RFQ.

Proposers are directed to the protest procedures as set forth in the OAR Rule 137-048-0240.

Each proposal must include the information set forth in Section VII, Proposal Requirements, and address the criteria by which the proposals will be evaluated and ranked, set forth in Section VIII, Proposal Evaluation.

All proposals submitted are the property of District, thus subject to disclosure pursuant to the public records law, as qualified by ORS 279C.107. Accordingly, proposals received and opened shall not be available for public inspection until after the District has awarded and executed the attached Contract. Thereafter, except for information marked "Proprietary," all documents received by Agency shall be available for public disclosure. Agency will attempt to maintain the confidentiality of materials marked "Proprietary" to the extent permitted under the Oregon Public Records law.

Your response must be contained in a document not to exceed twenty (20) single-sided pages including pictures, charts, graphs, tables, and text the firm deems appropriate to be part of the review of the firm's response. Resumes of key individuals proposed to be involved in this project are exempted from the 20-page limit and should be appended to the end of your response. No supplemental information to the 20-page Proposal will be allowed. Transmittal letter, table of contents, front and back covers, and blank section/numerical dividers, etc., will not be counted in the 20-page limit.

Information shall be presented in the same order as the above evaluation criteria. The basic text information of the response should be presented in standard business font size (minimum 10-point), and reasonable margins. Your response must be signed by an officer of your firm with the authority to commit the firm.

## Section VII - Proposal Requirements

The Proposer and all firms, subsidiaries and individuals providing professional services shall be currently licensed to practice in each of their respective areas of professional expertise in the State of Oregon and shall comply with all State of Oregon Architect and Professional Engineer licensure requirements.

The submittal must include the following, in addition to what is required to comply with the Evaluation Criteria below:

- The firm's name, address, and phone number.
- The name of the contact person within the firm and his/her email address.
- Brief resumes of key staff the firm proposes to provide services on this project, along with relevant projects each of these persons has worked on in the past three years. Resumes of subconsultants are not required.
- The name and registration number of the Oregon Professional Structural Engineer who will serve as the Engineer-of-Record.

If awarded the Contract, the Proposer must accept, as Contract performance obligations, the duty to actively pursue the plans as set forth in the Proposer's response.

## Section VIII - Proposal Evaluation

### A. Evaluation Criteria

Please indicate in writing the following information about your firm's ability and desire to perform this work. The Proposers shall provide the following information in the order listed below. Each scoring criteria will be scored by the number of points listed next to the information; the points listed are the maximum amount that can be given during evaluation.

- **Seismic-Only Rehabilitation Experience**. Describe your firm's recent experience (past 5 years) serving as the prime consultant designing seismic rehabilitation projects for public clients, preferably SRGP funded projects. Include at least three (3) current or completed relevant projects (including schools, fire stations or emergency response facilities) with photographs or illustrations. Project information shall include project size, building uses, construction budget, construction delivery method, and project timeline/completion date. Provide references the Owner can contact to discuss performance. (30 points)
- **Project Team**. Provide an organizational chart and summary resumes of key personnel assigned to the project including the Project Manager and all other potential subconsultants for the project. (5)
- **Special Qualifications**. Describe attributes that distinguish your firm from other firms offering similar services and how selecting your firm will specifically benefit the Owner. (10 points)
- **Project Quality Control**. Describe how your firm ensures quality control throughout the design and construction process. Discuss lessons learned and examples of how your firm has worked with Owners and Contractors to minimize surprises during seismic rehabilitation projects. (20)

- **Project Construction Cost Control**. Provide your firm’s strategy to address near-term volatile construction market conditions as they may affect public project bidding in relatively remote project location. (20)
- **Project “Must Haves”**. Provide a list of immediate “must haves” from the Owner to enhance project delivery timelines. (15)

## **B. Evaluation Process**

Proposals will be initially screened pursuant to the following minimum qualifications:

1. Proposer is an Engineer/Architect licensed to work in the State of Oregon.
2. Proposer’s ability to provide the engineering and architectural work needed by the District on or before the anticipated Project schedule set in Section II to the standards required by the City, County and State.

Once the initial screening process is completed, the remaining proposals will be evaluated under the criteria and weights accorded in Section VIII. If the District deems it desirable, the District may elect to interview one or more of the top candidates.

The District is using a qualifications-based selection (QBS) process as mandated for contracts anticipated to exceed \$100,000 by Oregon’s Public Contracting Code (ORS 279C.110) and OAR 137-048-0220. As a result, selection of the most qualified candidate will be made without regard to the price of the services. If the District does not cancel the RFQ, only after selecting the most qualified candidate, will the District and the selected candidate enter into contract negotiations for the price of the services. The District shall direct negotiations toward obtaining written agreement on the engineer/architect’s performance obligations, a payment methodology that is fair and reasonable to the District, and any other provisions the District believes to be in the District’s best interest to negotiate.

If the District and the selected candidate are unable for any reason to negotiate a contract at a compensation level that is reasonable and fair to the District, the District shall, either orally or in writing, formally terminate negotiations with the selected candidate. The District may then negotiate with the next most qualified candidate. The negotiation process may continue in this manner through successive candidates until an agreement is reached or the District terminates the RFQ.

## **Section IX - Execution of Contract**

The District intends to select the highest scoring responsive responsible Proposer. After the Selection Committee scores and ranks the Proposals, the Selection Committee will make a written recommendation on awardee selection to the Board. The Board will make the final decision on selection of the most suitable candidate for District’s Project. All Proposers will be notified of the Board’s decision.

If the District and a selected candidate are unable for any reason to negotiate a contract at a compensation level that is reasonable and fair to the District, the District shall, either orally or in writing, formally terminate negotiations with that selected candidate. The District may then negotiate with the next most qualified candidate. The negotiation process may continue in this manner through the identified top three candidates until an agreement is reached or the District

terminates the RFQ.

### **Section X - Miscellaneous**

The District reserves the right to: 1) Seek clarifications of each proposal; 2) Negotiate a final contract that is in the best interests of the District and the public; 3) Reject any or all proposals or cancel this RFQ at any time if doing either would be in the public interest, as determined by the District in its sole discretion; 4) Award the contract to any proposer based on the evaluation criteria set forth in this RFQ; 5) Waive minor informalities contained in any proposal, when, in the District's sole judgment, it is in the District's best interest to do so; and 6) Request any additional information District deems reasonably necessary to allow District to evaluate, rank and select the most qualified proposer to perform the services described in this RFQ.

The services and responsibilities set forth in this RFQ, together with any other documents required herein, shall be included in the contract executed by the successful proposer.

### **Section XI - Contact Information**

Direct all inquiries regarding the Project and this RFQ to:

Marc Reckmann, Fire Chief  
Cannon Beach Rural Fire Protection District  
188 Sunset Blvd.  
Cannon Beach, Oregon 97110  
(503) 436-2949  
[mreckmann@cbfire.com](mailto:mreckmann@cbfire.com)

### **Section XII - Exhibits**

The following appendices are included in this RFQ:

Exhibit A: Seismic Evaluation Report Cannon Beach Fire & Rescue, prepared by WRK Engineers, Inc.

**The Cannon Beach Rural Fire Protection District is an Equal Opportunity/  
Affirmative Action Employer**

**Women, Minorities and Disabled Persons are encouraged to apply**

**THIS RFQ IS NOT AN IMPLIED CONTRACT AND MAY BE MODIFIED OR REVOKED  
WITHOUT NOTICE.**