



REQUEST FOR PROPOSALS

Development Services

**For Proposed Social Services, and Aging and Disability Resource
Center Buildings**

Grant County, WI

February 16, 2016

INTRODUCTION

Grant County is interested in proposals from development firms for proposed new Social Services, and ADRC (Aging and Disability Resource Center) buildings to be located in Lancaster, Wisconsin. It is anticipated that the Social Services building would be approximately 12,000 Sq Ft, and the ADRC would be approximately 9,000 Sq Ft. **The proposals must be based on the narrative design scope described under item “J” in the Proposal Content section of this RFP.**

The county will be receiving proposals from Architectural firms concurrently with the proposals received from this RFP for a competitive comparison.

The Grant County Board has not yet approved funds for any phase of the project. Approval by the Grant County Board to proceed into contract negotiations may be requested once development and lease costs are available.

This proposal is unrelated to the provision of supplies or materials and is not for the construction, repair, remodeling or improvement of any public works. The proposal is for comparison only. If a developmental firm proposal is favorable, the Grant County Board is not bound to lease or buy any approved proposal. The developmental firm understands the nonbinding effect on the County prior to submitting any proposal. The developmental firm will be an independent contractor and will not be under the direction of the Grant County Board except for potential approval of a concept. As this proposal is not for supplies or materials, nor construction, repair, remodeling or improvement project on any public works, this proposal is not subject to Wisconsin Statute 59.52(29).

PURPOSE

To determine costs of lease and buy out options for new structures for each of the departments described in the RFP.

To provide for a fair and objective evaluation of proposals received from development firms.

To collect information necessary for the evaluation of competitive proposals submitted by qualified development firms.

ISSUING OFFICE / RFP COMMUNICATION PROCESS

This RFP is issued by the Grant County Administrative Committee, in conjunction with The Samuels Group as the CM consultant.

All questions regarding this RFP shall be made through the CM consultant:

Kurt Berner
The Samuels Group
311 Financial Way Suite 300
Wausau, WI 54401
(715) 842-2222

Grant County or The Samuels Group is not liable for any costs incurred by any firm submitting a proposal.

PROPOSAL RECEIPT

To be considered, each firm must submit a response to this RFP and respond to the SELECTION CRITERIA identifying your understanding of the services requested. The Bid must be signed in ink by an official authorized to bind the firm. Twenty (20) copies of the proposals must be received at the following address:

Linda K. Gebhard
Grant County Clerk
111 S Jefferson St.
Lancaster, WI 53813

Proposals must be marked as “**Development Services Proposal**” and must be received **prior to 4:00 p.m. CST, Tuesday March 8, 2016**. The vendor is responsible for the timely receipt of their proposal by the project administrator. Late or faxed proposals will not be considered.

ACCEPTANCE OF PROPOSALS

All attachments, additional pages, addenda or explanations supplied by the development firm with this proposal will be considered as part of the proposal response. If the Committee chooses, development firms submitting proposals may be scheduled for an interview with the Committee at a future date and time to be determined by the Committee. If an oral presentation/interview is required of selected finalists, it shall be at the respondent's expense. An award may be made without discussion with the respondents. Therefore, respondents are cautioned that proposals should be submitted initially on the most favorable terms, from both a technical and cost standpoint.

The County reserves the right to reject in whole or in part any and all proposals, to waive any informalities, to request resubmission of proposals, and to accept the proposal determined to be in the best interest of the County.

Proposals will be evaluated pursuant to the following criteria:

- The extent that the proposal meets the needs of the County.
- Demonstrated competence to meet quality requirements and comply with State and local laws.
- Proven experience of the proposer to provide similar services within established guidelines.
- Ability to meet scheduled deadlines.
- Cost of services compared to quantity and quality of services provided.

Tentative Selection Schedule if committee action requires interviews of development firms:

Interviews with a short list of firms (If needed) - The week of March 14th 2016.

County Board Meeting – March 22ND, 2016

PROPOSAL CONTENT

All proposals should include the following informational items. These items should also be used as the format around which proposals are organized. Exclusion of any of these items could be grounds for proposal rejection by the County.

- A. A letter of transmittal, not to exceed two pages in length, which bears the signature of an authorized representative of the proposer.
- B. A description of your organization, including qualifications and references addressing why your organization is best suited to provide the requested services. This description should include at least:
 - 1. A general firm profile;
 - 2. Names and resumes of the specific individuals who will be working on the Grant County project; and
 - 3. A list of additional consultants, or contractors tentatively scheduled for the Grant County project, including mechanical, electrical, security, etc. Names and resumes of key individuals from each consultant or contractor should be included in the proposal along with a description of their role in the project.
- C. A list and brief description of related project experience completed by your organization. The County prefers information and references on recent projects that are similar to this project's scope and size.
- D. Proposal Narrative. Describe the strategies designed to deliver the services pursuant to the specifications published, the methodologies employed to assure the delivery of services through the duration of the contract period.
- E. A proposed schedule for the project, including projected dates for design and construction completion
- F. Lease and Buy Out Options:
 - Identify Monthly Lease Rates (Do not include utility costs in lease rates)
 - Identify Buy Out fixed buy out costs at the end of 1,5, and 10 year leases.
- G. Statement of all applicable insurance coverage, including general liability, workers compensation, and professional liability.
- H. Copy of valid business license or certification of good standing as proof of incorporation and authorization to do business in Wisconsin (as issued by the Wisconsin Secretary of State).
- I. Identify location by physical address of proposed development.
- J. Narrative Design Scope:
 - Building Construction
 - o General
 - New – Construction Type = Type IIB IBC
 - Floors
 - Number = 1

- Multiple = voluntary alternate
 - Floor to Floor Height Minimum if multiple levels = 14'-0"
 - Minimum Ceiling Heights = 10'-0"
 - Square Footage
 - Social Services = 12,000
 - ADRC = 9,000
- Structure
 - Foundations = Spread Footings
 - Floor = 4" Concrete Slab on Grade
 - Structural Steel Frame
 - Multiple Level Voluntary Alternate
 - Above grade floors = 4 ½ Concrete on Metal Deck
- Exterior Enclosure (assume code minimums for insulation performance & solar heat gain coefficients unless noted otherwise)
 - Walls
 - 5/8" Gypsum Board
 - 6" Metal Studs
 - 5/8" Exterior Grade Sheathing
 - Fluid Applied Air Barrier - continuous
 - 2 ½" Spray Foam Closed Cell Insulation - continuous
 - 1" Air Space
 - 4" Brick Veneer
 - Windows
 - Aluminum Frame (Thermally broken)
 - 1" Insulated Glass
 - Entries
 - Aluminum Frame Storefront (Thermally broken)
 - 1" Insulated Glass
 - Roof
 - Profile = Hip (4/12 pitch min)
 - Shingles = Architectural Asphalt
 - Weather member = Continuous
 - Ice & Water Shield = Valleys & Eaves
 - 5/8" Exterior Grade Sheathing
 - Framing = Metal trusses
 - Attic Space = Cold/Vented
 - Bottom of Roof trusses
 - Insulation
 - Vapor barrier
 - 5/8" Gypsum Board
 - Gutters & Downspouts = Required
- Interior Environment
 - Walls (to structure above)
 - 5/8" Gypsum Board (Both Sides)
 - 3 5/8" Metal Studs
 - 3" Sound Attenuation Insulation
 - Finish
 - Paint = 80%

- Vinyl Wall Covering = 20%
 - Ceilings
 - 2x2 Acoustic Ceiling Tile & Grid = 90%
 - Painted Gypsum Board = 10%
 - Flooring
 - Ceramic = 30%
 - Carpet = 70%
 - Doors = Standard Wood Flush
 - Window Treatments = Roller Shades (Manual)
 - Elevator (if multiple levels)
- Services
 - Fire Suppression = Fully Suppressed
 - Plumbing
 - Restrooms = Separate Public & Staff
 - Sinks
 - Touchless Faucets
 - Water Closets
 - Flush Valve
 - Touchless Flush
 - HVAC
 - Indoor Air Handling Unit(s)
 - Cooling = Required
 - Zones
 - Social Services = 6
 - ADRC = 5
 - Lighting = LED
 - Power = Conduit, Wiring, Outlets
 - Phone/Data = Conduit, Wiring, Terminals
- Site
 - Parking
 - Social Services = 50
 - ADRC = 40
 - Paving
 - Parking & Drives = Asphalt (provide alternate if concrete)
 - Concrete Sidewalks = Required
 - Concrete Curb & Gutter = Required
 - Utilities
 - Gas = Provider
 - Electric = Provider
 - Phone/Data = Provider
 - Water = City (provide alternate if on-site)
 - Sanitary Sewer = City (provide alternate if on-site)
 - Storm Sewer = City (provide alternate if on-site)
 - Site Lighting = LED

VENDOR CONFERENCE

A vendor conference will be held on Wednesday, Feb 24th, 2016 at 3:30 PM in the Grant County Board Room, located on the 2nd floor of the Administrative Building 111 S Jefferson St., Lancaster, WI to respond to written and oral questions and to provide any needed additional instruction to development firms on the submission of proposals.

NONDISCRIMINATORY PRACTICES

No official or employee of Grant County Government shall have any financial interest, either direct or indirect, in the proposal or contract. No official or employee of Grant County Government shall exercise any undue influence in the awarding of the proposal or contract.

The County shall not be responsible for oral interpretations given by any County employees, representatives, or others. All proposals shall use this written document and its attachments as the sole basis for the proposal at this time. The issuance of a written amendment is the only official method whereby interpretation, clarification or other additional information can be given.

LIABILITY

Grant County assumes no responsibility or liability for cost incurred by the firm prior to the signing of an agreement. Total liability of Grant County is limited to the terms and conditions of any contract resulting from this RFP.

INDEMNIFICATION

The firm shall indemnify and hold harmless Grant County and its agents and employees from and against all claims, damages, losses and expenses, including attorney fees arising out of or resulting from the performance of the work, which includes all labor, material and equipment required to produce the service required by the contract, provided that any such claim, damage, loss or expense: 1) is injury to or destruction of tangible property (other than the work itself), including the loss of use resulting therefrom; and 2) is caused in whole or in part by any negligent act or omission of the firm, any sub firm, anyone directly or indirectly employed by any of them or anyone for whose acts any of them may be liable, regardless of whether or not it is caused in part by a party indemnified hereunder. The firm assumes full responsibility and liability for compliance with any and all local, state, federal laws and regulations applicable to the firm and its employees, including, but not limited to, compliance with the Occupational Safety and Health Act of 1970.

AVAILABILITY OF FUNDS

This RFP is conditioned upon the approval of the County Board. If, during any stage of this RFP process, funds are not allocated and available for the proposed services, the RFP process will be cancelled. The County will notify the development firm at the earliest possible time if this occurs. The County is not under any obligation to compensate development firm for any expenses incurred as a result of the RFP process. This request does not commit the County to award any contract nor to pay any costs incurred in the submission of a proposal, or costs incurred in making necessary studies or designs for preparation thereof. The County reserves the right, in its sole discretion, to reject any or all responses, issue addenda, request clarification, alter the nature and/or scope

of the proposed study, enter into various state of procurement, and/or discontinue this process.

PROPOSAL COST AND DURATION/PROPRIETARY INFORMATION

The development firm must certify that the proposal and pricing will remain in effect and unchanged for a minimum of one hundred twenty (120) days from the date of the proposal opening. All materials submitted in response to the RFP will become the property of the County and part of the official public record. All restrictions on the use of data contained within a proposal and all confidential information must be clearly identified as “Confidential and Proprietary Information” Confidential and Proprietary information submitted in a proposal, or in response to the RFP, will be handled in accordance with the applicable Wisconsin State Statute(s).

All information in the proposal is subject to disclosure under the Wisconsin Open Records laws.