

REQUEST FOR PROPOSALS

Design/Build Services – Bus Barn

Return Completed Proposals To:

Cascade School District #422
209 School Street
P.O. Box 291
Cascade, Idaho 83611

**TO BE CONSIDERED, PROPOSALS MUST BE RECEIVED IN
THE SCHOOL DISTRICT PURCHASING OFFICE BY 1:00
P.M. (MST), April 14th, 2023.**

REQUEST FOR PROPOSALS

I. GENERAL INFORMATION

PROPOSAL – Cascade School District No. 422 (“District”) is seeking qualified and experienced respondents to submit a written response to this Request for Proposals (“RFP”) for the design and construction services necessary to construct an approximate 4,400 square foot bus barn (“Bus Barn”) on property owned by the District in Cascade, Idaho (“Project”). A conceptual design of the Bus Barn is attached as Exhibit A to this RFP.

This RFP process is intended to solicit binding proposals from the qualified candidates who have demonstrated an interest in the Project and may be qualified to perform the work. The design and construction of the Bus Barn will comply with all applicable rules, standards and specifications of the State of Idaho and other regulatory agencies. The successful respondent to this RFP must be either an Idaho licensed Public Works contractor or a licensed architect. The District will consider proposals from: (1) licensed public works contractors who can team with and provide design services through appropriately licensed design professionals; or (2) licensed architects who can team with and provide construction services through appropriately licensed public works contractors. In any event, the successful respondent must demonstrate the ability to provide design and construction services for the Project. The successful respondent must provide evidence of financial stability and capability to fund and/or guarantee all costs associated with its proposal. The design-builder shall comply with all applicable statutes relating to the licensure of architects, engineers, contractors, and subcontractors including those contained in Idaho Code Title 54, Chapters 3, 12 and 19. The successful design-build contractor will post a performance and payment bond for the full amount of the contract price. As much as is practical and to the extent allowed by Idaho law, the District requests that respondents to this RFP team with companies that have a significant presence in the Valley County area. The design-build contractor shall comply with the prevailing wage rules under the Davis-Bacon Act, 20 U.S.C. 1232b.

GENERAL TERMS -- This RFP does not commit the District to enter into an agreement, to pay costs incurred in the preparation of this proposal or in subsequent negotiations, or to procure or contract for any Project.

REVISIONS TO RFP -- In the event that it is necessary to revise any part of the RFP, timely addenda will be issued via facsimile or email to those firms that have requested a hard copy of the RFP.

RESERVATION OF RIGHTS BY DISTRICT – The issuance of this RFP does not constitute an assurance by the District that it will actually enter into a contract and the District expressly reserves the right to:

- Waive any immaterial defect or informality in any response or response procedure.
- Reject any and all proposals.
- Request additional information and data from any or all respondents.

- Supplement, amend, or otherwise modify the RFP or cancel this request with or without the substitution of another RFP.
- Disqualify any respondent who fails to provide information or data requested herein or who provides inaccurate or misleading information or data.
- Disqualify any respondent on the basis of any real or apparent conflict of interest.
- Disqualify any respondent on the basis of past performance on other projects.

By responding to this request, each respondent agrees that any finding by District any fact in dispute as to this proposal or the responses thereto shall be final and conclusive except as provided herein.

EVALUATION -- An Evaluation Committee will evaluate and determine the individual and comparative merits of each of the proposals received. It is the responsibility of the respondent to ensure that the proposal complies with this RFP, demonstrates qualifications, and provides the information requested. If the respondent fails to provide any information requested in this RFP, such failure may result in either non-qualification of a particular category of service or rejection of the proposal. The Evaluation Committee may choose to interview some, none or all respondents.

PROPRIETARY MATERIAL -- District assumes no liability for disclosure of proprietary material submitted by respondents. Proposal submittals may be considered public documents under applicable state law except to the extent portions of the submittals are otherwise protected under applicable law.

DESIGN/BUILD CONTRACT – The successful design-build firm will enter into the Design/Build Contract with the District.

II. PROJECT SCOPE, BASE TECHNICAL CONCEPT, DELIVERABLES AND SCHEDULE.

The design and construction of the Bus Barn will comply with all applicable rules, standards and specifications of the state of Idaho, as well as other regulatory agencies. The basic scope of the Project is set forth in Exhibit A.

III. REPONSES TO RFP AND EVALUATION CRITERIA

Responses to this RFP shall consist of two parts, a technical proposal and a price proposal. The technical proposal shall include the following: (1) a schedule of the work to be performed; (2) preliminary design documents and specifications that demonstrate the respondent’s plan for designing and constructing the Project; (3) any required technical reports and calculations; (4) a description of any permit requirements; and (5) applicable development fees.

The sealed proposals will be publicly opened on April 14th, 2023 at 1pm date.

RESPONSE TIME: Responses to this RFP must be submitted to:

Cascade School District #422
c/o Coalesce Project Services
209 School Street
P.O. Box 291
Cascade, Idaho 83611

Alternatively, an electronic copy may be sent to
Tom.Coalesce@gmail.com by 1:00pm April 14th, 2023

Contact the following for site visit details:

Tom Muhlfeith
208-871-2705
Tom.Coalesce@gmail.com

Responses to this RFP must be received by March 24th, 2023. Responses submitted beyond this date may be deemed non-responsive and not subject to consideration by District.

EVALUATION CRITERIA: The District will use the following criteria to evaluate the responses to this RFP:

CRITERIA 1 – DESIGN QUALIFICATIONS: The District will consider the respondent’s design qualifications and experience as set forth in the respondent’s response to the District’s Request for Proposals.

CRITERIA 2 – CONSTRUCTION QUALIFICATIONS: The District will consider the respondent’s construction qualifications and experience as set forth in the respondent’s response to the District’s Request for Proposals.

CRITERIA 3 – SCHEDULE: The District will consider the respondent’s proposed schedule for completing the work in considering which firm to select to perform the work on the Project.

CRITERIA 4 – DESIGN AND CONSTRUCTION QUALITY: The District will consider the quality of respondent’s design and construction work in considering which firm to select to perform the work on the Project.

CRITERIA 5 -- FINANCIAL WHEREWITHAL: The District will consider the respondent’s financial wherewithal in considering which firm to select to perform the work on the Project, as well as the financial wherewithal of the respondent’s surety and its surety’s willingness to issue a performance and payment bond for this design/build Project.

QUESTIONS Please direct any questions or comments to Tom Muhlfeith 208-871-2705 or Tom.Coalesce@gmail.com

WEIGHTED EVALUATIONS: The District will evaluate responses to this RFP that conform to the proposal instructions outlined in this RFP and will assign scores of zero (0) to five (5) with

- 5 - Excellent
- 4 - Good
- 3 - Satisfactory
- 2 - Marginal
- 0 - Unsatisfactory

and will weight the criteria as follows:

Criteria Rating Weighted Score:

CRITERIA 1 – DESIGN QUALIFICATIONS: _____ x 5.0 = _____
CRITERIA 2 – CONSTRUCTION QUALIFICATIONS _____ x 5.0 = _____
CRITERIA 3 -- SCHEDULE _____ x 4.0 = _____
CRITERIA 4 -- DESIGN AND CONSTRUCTION QUALITY _____ x 4.0 = _____
CRITERIA 5 -- FINANCIAL WHEREWITHAL _____ x 2.0 = _____

TOTAL POSSIBLE SCORE -- 100.

EXHIBIT A
Conceptual Designs



Cascade Bus Barn

Conceptual Design

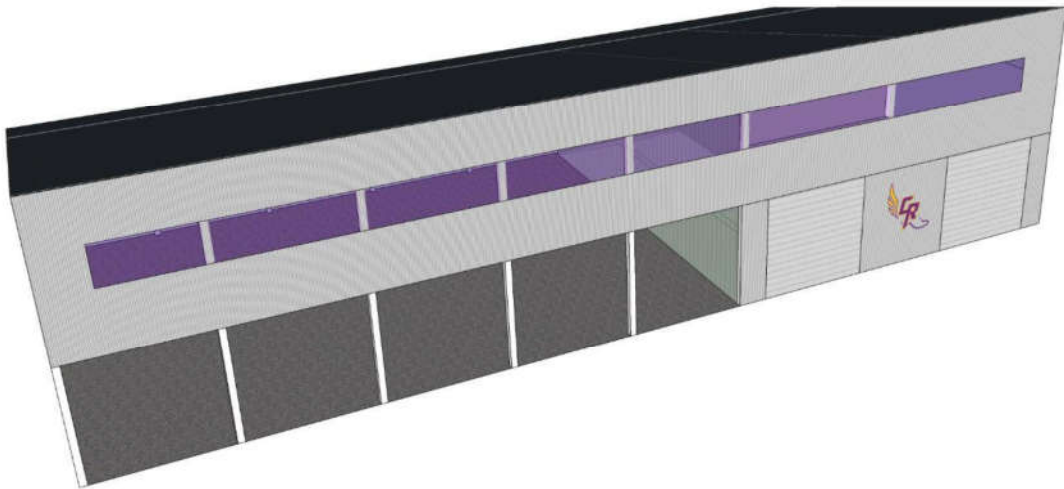


EXHIBIT A
Conceptual Designs

Overhead View

Property Position

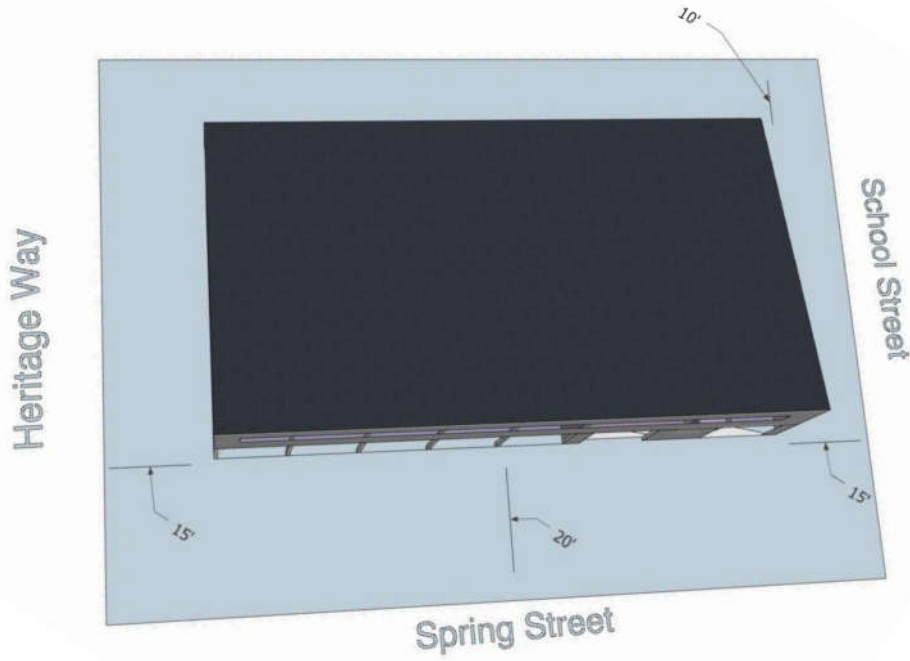


EXHIBIT A
Conceptual Designs

Overhead View

Room Dimensions & Specifications

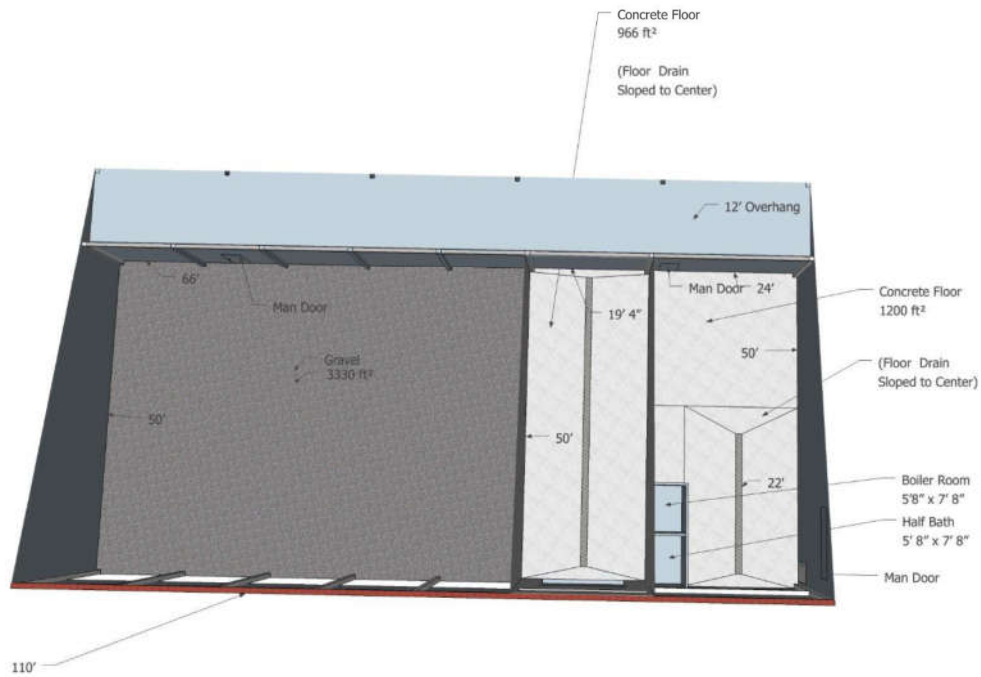


EXHIBIT C Special Conditions

Special Considerations

- A site visit is strongly encouraged.
- The contractor is strongly advised to visit the project site and examine the site. The project will be conducted within an operating resort and adjacent to other building projects. Logistical consideration should be made with regard construction so as minimize impacts.
- This project is located in a cold weather climate, consideration should be made with regard to site logistics, winter conditions, temp heat and safety.
- This project is a non-smoking project.
- Due to constraints of the site and building, parking and material deliveries will have to be coordinated in a fashion to not disrupt the neighboring homes, School operations. An owner approved site logistics plan will be required prior to the start of construction.
- The existing school has a geothermal system will need to be considered as part of the heating and cooling of this project.
- Geotechnical Investigation is being performed currently.
- Design Build contractor shall have an Idaho Public Works license as required by Idaho law.