



WASHINGTON STATE PARKS & RECREATION COMMISSION  
FINANCE AND CONTRACTS

**CONTRACT OPPORTUNITY**

REQUEST FOR PROPOSAL

PROPOSALS WILL BE ACCEPTED FOR THE FOLLOWING:

**Dry Falls Visitor Center Area Design**

Washington State Parks and Recreation Commission is seeking a team of consultants to complete planning and pre-design schematic/conceptual plans for an improved Dry Falls Visitor Center to address visitor arrival and use.

LOCATION:

Sun Lakes - Dry Falls State Park is located seven miles southwest of Coulee City, Wash. in Grant County.

|                                                          |                                         |                        |                                         |
|----------------------------------------------------------|-----------------------------------------|------------------------|-----------------------------------------|
| ESTIMATED BID RANGE: (If applicable)<br><b>\$200.000</b> | BIDS ACCEPTED THROUGH:<br><b>5:00PM</b> | DAY:<br><b>Tuesday</b> | DATE (MM/DD/YYYY):<br><b>08/26/2008</b> |
| NA:<br>TIME:      DAY:      DATE:      AT:               |                                         |                        |                                         |

VOLUNTARY MWBE GOALS: The following voluntary numerical MWBE participation goals have been established for this invitation:      MBE 10%      WBE 6%

These goals are voluntary, but achievement of the goals is encouraged. However, unless required by federal statutes, regulations, grants, or contract terms referenced in the contract documents, no preference will be included in the evaluation of bids, no minimum level of MWBE participation shall be required as a condition for receiving an award or completion of the contract work, and bids will not be rejected or considered non-responsive on that basis. Bidders may contact OMWBE at (360) 753-9693 to obtain information on certified firms.

The State reserves the right to accept or reject any or all proposals and to waive informalities.

The Washington State Parks and Recreation Commission is an affirmative action, equal opportunity employer. The successful bidder must abide by the Affirmative action and Equal Employment Opportunity policies of the Washington State Parks and Recreation Commission.

Sites may not be fully accessible to people with disabilities. Please contact the Commission at the phone numbers below at least five days prior to the scheduled dates if special accommodations are required for your attendance.

**PROJECT INFORMATION AVAILABLE FROM:**

Washington State Parks and Recreation Commission  
Parks Development Service Center  
Attn: William Fraser  
270 Ninth Street NE, Suite 200, East Wenatchee, WA 98802-4477

Phone: (509) 665-4333  
OR e-mail: [bill.fraser@parks.wa.gov](mailto:bill.fraser@parks.wa.gov)  
Telecommunication Device  
For the Deaf Number: Eastern Region (509) 664-3162



STATE OF WASHINGTON  
**WASHINGTON STATE PARKS AND RECREATION COMMISSION**

*Eastern Region Headquarters*  
270 Ninth Street NE, Suite 200 • East Wenatchee, WA 9898802-4477 • (509) 665-4319  
Internet Address: <http://www.parks.wa.gov> - TDD: (509) 664-3162

## **Dry Falls Visitor Center Area Design Request for Proposals**

### **Scope of Work**

Washington State Parks and Recreation Commission is seeking a team of consultants to complete planning and pre-design schematic/conceptual plans for an improved Dry Falls Visitor Center to address visitor arrival and use. Deliverables should include, but not be limited to: 1) schematic site plans, addressing vehicular and pedestrian circulation, scenic overlooks, and outdoor interpretive exhibits; 2) programming and schematic floor plans/use areas of a modified, expanded and/or possibly new Visitor Center, including ADA accessibility; 3) conceptual design of thematic story lines and content for interpretive exhibits focused on Ice Age floods events and site features, but also address or interpret stories pertinent to the site and region; 4) phasing plan, with cost estimates for total project and preliminary construction costs.

The existing Dry Falls Visitor Center (1965) was designed by noted architect Kenneth Brooks. The structure is considered to be eligible for listing on the National Register of Historic Places. Any rehabilitation or modification must be consistent with the Secretary of Interior's Standards and Guidelines for Rehabilitating Historic Buildings, as well as Standards for American Disabilities Act.

A public participation program will be required to assure citizen, including Tribal and DAHP input/review of the design project and compatibility with the goals/programs of the Coulee Corridor National Scenic Byway, National Park Service and the Ice Age Floods Institute.

Minority Business Enterprise and Woman-owned Business Enterprise businesses are encouraged to submit proposals.

### **Background**

Dry Falls has been a key visitor destination for many years and is considered one of the most significant features of the Ice Age flood-way corridor, including Montana, Idaho, Washington and Oregon. The existing visitor's center structure is considered by some to be a visual distraction to an otherwise stunning site and by others to be an outstanding example of modern architecture. ADA accessibility must be brought into compliance and interpretive exhibits are outdated, inadequately organized and poorly presented to visitors.

This proposed pre-design study represents a major step to address and resolve the issues associated with the Dry Falls site and Visitors Center. Plans generated will provide the documentation to seek future funding for detailed plans, permits and construction.

Our goal is to have adequate plans and documentation to prepare a 2010 National Scenic Byways Grant in January/February of 2010 or seek other funding opportunities.

The contract budget amount is \$200,000.

### **Materials to submit**

Five copies of a submittal, including but not limited to the following:

- List of project team members, illustrating project related experience working in parks with significant natural settings and historic properties, developing site plans, building design and/or interpretive/education plans, planning efforts with multidiscipline teams, developing or participating in multi-agency projects, preparing environmental permitting documents or public review projects or developing other directly related project efforts
- Proposed milestone products and schedule, with a proposed completion date of June 30, 2009, including scheduled two week reviews by State Parks staff at key stages (yet to be determined)
- Description of how the team will address the project and what tasks the individual staff will perform
- Cost breakdowns of the various stages/products, assuming the total pre-design study contract is \$200,000.

Submittals should be a bound document in an 8.5”X11” format. Supplemental information could be provided on a CD-Rom (5 copies) or via an identified web page.

Copies of the submittal should be sent to William Fraser, Regional Park Planner, WA State Parks and Recreation Commission, 270 9<sup>th</sup> St. NE, Suite 200, East Wenatchee, WA 98802 no later than **5:00 pm on Tuesday, August 26, 2008.** Proposals received after the specified date and time will be rejected as non-responsive. No faxed or email responses will be accepted.

All submittals have the expectation that work will be completed on schedule and within the project budget.

### **Evaluation Criteria**

Submittals will be evaluated by a team of knowledgeable project related State Parks staff, focused on site and building design and interpretive planning experience (30%), consultants demonstrated understanding of the project (30%), strength of the proposed project team (30%) and specific/similar project experience (10%).

Rankings will be developed for all submittals based on scoring of evaluation criteria and the top candidates (a maximum of three) may be further evaluated and ranked by formal presentations. The need and schedule for presentations will be determined by State Parks.

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**END REQUEST FOR PROPOSALS**