

REQUEST FOR PROPOSALS

Issue Date: **31 March 2014**

RFP# 247-14-T003

Title: **TERM CONTRACT FOR Architectural Services (Planning)**Commodity Code: **PROFESSIONAL SERVICES**Issuing Agency & Address: **Commonwealth of Virginia
George Mason University
4400 University Drive, MSN 1E4
Fairfax, VA 22030**Location of Work: **George Mason University; All Campuses**Period Of Contract: **One Year with option to renew up to 4 years**

All inquiries for information should be directed to:

Brad Glatfelter, P.E. bglatfel@gmu.edu Phone #: (703) 993 – 4051**PROPOSALS SHOULD BE DELIVERED TO:****George Mason University
Facilities Administration Building
(at the intersection of Patriot Circle & Rivanna River Way)
4400 University Drive, MSN 1E4
Fairfax, VA 22030**

Sealed proposals for furnishing the services described herein will be received until **3:00 p.m. local time on 21 April 2014.** Proposals must reach the above address by the deadline stated.

In compliance with this Request For Proposals, which includes the attached Table of Contents and all provisions and appendices attached and referenced therein, and subject to all the terms and conditions set forth herein, the undersigned offers and agrees to furnish the services described in the RFP cited above and submit this signed proposal which includes this completed and signed page, the completed and signed Forms AE-1, AE-2, AE-3, AE-4, AE-5 and AE-6 and other data as required by the RFP. It is understood that this proposal and the scope of services may be modified, by mutual agreement in subsequent negotiations.

Name and Address of Proposer:

Date:

By

(Signature in Ink)

Typed Name:

Title:

Zip:

FEIN/SSN #

email address

Telephone No. (____)

PRE-PROPOSAL CONFERENCE: *A pre-proposal conference will not be held.*

TABLE OF CONTENTS

<u>Section No.</u>	<u>Description</u>	<u>Page No.</u>
I	Applicability of the CPSM – 2013 edition (A/E Manual)	3
II	Purpose	3
III	Agency's Right to Issue RFP's and Project Orders	4
IV	Scope of Services	5
V	Policy on Small Businesses and Businesses Owned by Women and Minorities	5
VI	Proposal Requirements	6
VII	Evaluation and Award of Contracts	6
VIII	Fees	8
IX	Contract Term	8
X	Project Orders	9
XI	Attachments	9

NOTE: *Electronic copies of A/E Data Forms (AE-1 through AE-6) and of the "Small Businesses and Businesses Owned by Women & Minorities" forms are available for download at the following website: <http://forms.dgs.virginia.gov/>*

eVA Vendor Registration: The bidder or offeror shall be a registered vendor in eVA.

I. APPLICABILITY OF THE A/E MANUAL

The rights and duties of the Owner and Architect/Engineers applicable to State projects are set forth in the Terms and Conditions of the A/E Contract (CO-3a) and The **A/E Manual** as defined in the current edition of the **Construction and Professional Services Manual**, as amended.

Proposer's attention is directed to Chapter 2, Definitions, for definitions of terms used in this RFP. The terms "Agency" and "Owner" are used interchangeably in the material referenced in this RFP and mean the public body issuing this solicitation for services and with whom the successful A/E Proposer will enter into an agreement. For purposes of clarity and uniformity in this RFP, only the term "Agency" will be used herein.

II. PURPOSE

The Agency often needs professional Architectural assistance for planning services, such as campus planning, programming, project development, and related services. The aim of this RFP is to contract with an A/E who will agree to be available to provide these services in a timely manner, thereby reducing the Agency's cost and time for advertising and developing numerous RFPs, and generally to increase the Agency's efficiency in obtaining professional services.

The purpose and intent of this RFP is to solicit proposals for a Term Contract for such professional Architectural services to be provided on an "as needed" basis pursuant to Project Orders issued during the contract term. The contract shall be renewable for a one year term, at the Agency's option, for up to a maximum of four (4) one year term renewals.

The intention of this request is to procure indefinite quantity services from consulting architectural firms who wish to be considered to provide professional planning architecture at George Mason University to include but not be limited to:

CAMPUS PLANNING • Site analysis to support planning efforts • Assessment/Coordination/Evaluation of proposed projects in relationship to the Campus Master Plan • Site selection and evaluation • Massing and landscape scale studies/criteria for areas • Adjacency evaluations and analysis • Modality (pedestrian, non-motorized, vehicular) relationships between facilities • Accessibility analysis of facilities and sites • Existing conditions surveys and analysis • Preservation zone definition and protection criteria
PROGRAMMING • Conducting visioning sessions with project constituents • Benchmarking of peer institutions • Holding stakeholder interviews to determine project requirements • Data collections and analysis to support macro and micro level programming • Development of space programming documentation
PROJECT DEVELOPMENT • Creation to blocking/stacking and massing diagrams to support concept development • Conceptual plan development • System criteria development of projects • Integration of systems and campus plant infrastructure into concept plans • Rough order of magnitude and unit cost estimating services • Preparation of renderings to support the planning process • Preparation of RFP documents • Preparation of printed or electronic project documentation including but not limited to project justifications, project reports, etc. • Life cycle cost analysis for new and/or existing facilities • Code analysis

III. AGENCY’S RIGHT TO ISSUE RFPs AND PROJECT ORDERS:

The Owner reserves the right, at its sole discretion, to issue RFPs for similar work, for other disciplines or types of work, and for other projects as the need may occur. An A/E may have only one A/E Term Contract in effect with an Agency or its subsidiaries or branches at any time.

The Owner also reserves the right to issue Project Orders to other A/Es under Term Contracts at its sole discretion, based on its evaluation of each A/E's qualifications, expertise, current workload, capabilities, performance record, location or distance to the project, and other factors as may be pertinent to the particular project. The Owner also reserves the right under the provisions of this Contract to issue a Project Order to the A/E to provide services of a similar type or discipline covered by this RFP to a subsidiary, branch or state agency in the same geographic area.

IV. SCOPE OF SERVICES

The selected A/E shall furnish all expertise, labor and resources, in accordance with the requirements of the A/E Manual, to provide complete services necessary for Project Order(s) issued during the Contract Term. The following, in addition to the purpose above, generally summarizes the types of scopes of services that the A/E may be required to perform, depending on the individual Project Orders:

- A. Provide evaluations, analysis, recommendations, cost and time estimates, reports, feasibility studies, preparation of schematic or preliminary designs, field inspections and investigations, and code compliance investigation for projects as required.
- B. Provide complete contract documents for small project designs in accord with the procedures of the A/E Manual for projects assigned by the Project Order (including construction administrative services).
- C. Provide services to investigate problems and prepare recommendations for corrective action.
- D. Prepare an A/E cost estimate for proposed projects.
- E. Prepare feasibility studies for proposed projects.
- F. Other types of professional services of a nature consistent with the intent of the RFP.

Any project order for a feasibility or other study or a schematic or preliminary design issued pursuant to the Term Contract shall not include the right to extend the A/E's scope of services to include full design and construction period services. The A/E shall not, however be prohibited from participating in competitive negotiation procurement for such services.

V. POLICY ON SMALL BUSINESSES AND BUSINESSES OWNED BY WOMEN AND MINORITIES:

It is the policy of the Commonwealth of Virginia to contribute to the establishment, preservation and strengthening of small businesses and businesses owned by women and minorities and to encourage their participation in state procurement activities. The Commonwealth encourages contractors to provide for the participation of small businesses and businesses owned by women and minorities through partnerships, joint ventures, subcontracts, or other contractual opportunities. Submission of a report of past efforts to utilize the goods and services of such businesses is required with any proposal for A/E services where the total A/E contract amount may exceed \$100,000. Since the potential for project orders under the contract exceeds \$100,000, the Proposer must provide information on its past utilization of Small, Women, and Minority Owned disadvantaged businesses, and must also state any plans to utilize such businesses and the manner in which they may be utilized under this Contract. Electronic copies of the "Small Businesses and Businesses Owned by Women & Minorities" Data Forms are available for download at the <http://forms.dgs.virginia.gov> website.

VI. PROPOSAL REQUIREMENTS:

- A. Proposals shall be signed by an authorized representative of the A/E. By submitting a proposal, the proposer certifies that all information provided in response to this RFP is true and accurate. Failure to provide information required by this RFP will ultimately result in rejection of the proposal.
- B. Proposals should be prepared simply and economically, providing a straightforward, concise description of the A/E's capabilities for satisfying the requirements of the RFP. Emphasis should be on completeness and clarity of content.
- C. The Respondent's proposal shall include: the completed and signed RFP cover page 1; the completed and signed Forms AE-1, AE-2, AE-3, AE-4, AE-5 and AE-6; and the completed "Small Businesses and Businesses Owned by Women & Minorities" Data form. One (1) manually signed original and four (4) copies of the proposal shall be submitted to the Agency. Each copy of the proposal shall be bound in a single volume where practical.
- D. All documentation submitted with the proposal shall be included in that single bound volume. Elaborate brochures and other representations beyond those sufficient for presenting a complete and effective proposal are neither required nor desired.
- E. Any information thought to be relevant, but not specifically applicable to the enumerated scope of Work, may be provided as an appendix to the proposal. If publications are supplied by the proposer to respond to a requirement, the response should include reference to the document number and page number. Publications provided without such reference will not be considered relevant to the RFP.
- F. To reduce the effort and expense of responding to RFPs, provide uniformity in the type of information requested, and enhance the review and evaluation process, the **standard Forms AE-1 through AE-6, ARCHITECTURAL/ENGINEERING FIRM DATA shall be used by A/Es responding to State agency RFPs.**
- G. Descriptions of these forms and instructions for completing the forms are included in the A/E Manual. Hard copies of Forms AE-1, AE-2, AE-3, AE-4, AE-5 and AE-6 may be found in Appendix B of the Manual. Electronic copies of the "Small Businesses and Businesses Owned by Women & Minorities" Data Forms are available for download at the <http://forms.dgs.virginia.gov> website.

VII. EVALUATION AND AWARD OF CONTRACTS:

- A. Evaluation Criteria: Proposals shall be evaluated by the Agency using the following criteria:
 - 1. Expertise, experience, and qualifications of the A/E's personnel in each discipline that may provide services relevant to the RFP.
 - 2. Expertise, experience, geographic location, and qualifications of any special consultants proposed.

3. Provide an organizational chart and work flow diagram for key personnel.
 4. Geographic location of the A/E's office where work will be performed in relation to the project location(s). Please provide average duration of travel from the respective office to (1) Mason – Fairfax Campus and (2) Mason – Prince William Campus.
 5. A/E's plan to respond to requests for services and ability to complete any Project Orders in a timely manner.
 6. Expertise and past experience of the A/E in providing services on other Term Contracts or on projects of similar size, scope and features as those required for the Scope of Services on this RFP.
 7. A/E's approach to provide services on the small projects associated with Term Contracts for a reasonable fee as determined by the agency.
 8. Please describe in detail the Quality Control/Quality Assurance process as practiced.
 9. A/E's recent (past 5 years) experience / history in designing project within the established "Design-not-to-exceed" budget. Applicable project experience shall be limited to only those projects in which the proposed personnel have been personally involved. Please indicate which team members were involved and their respective roles.
 10. A/E's experience in providing services in conformance to the State's Construction and Capital Outlay procedures including Codes, Standards, Accessibility and Building Efficiency.
 11. Use of small businesses and businesses owned by women and minorities as consultants, subcontractors, suppliers or support services.
 12. Size of the firm relative to the size of the project(s).
 13. Financial Responsibility as evidenced by the A/E carrying Professional Liability Insurance.
 14. Generally, the selection committee will consider the A/E's overall suitability to provide the services for the Term Contract within the time, budget and operational constraints that may be present, and the comments and/or recommendations of the A/E's previous clients, references and others.
- B. AWARD OF CONTRACT: The Agency shall engage in individual discussions and interviews with a minimum of three offerors deemed fully qualified, responsible and suitable on the basis of initial responses, and with professional competence to provide the required services. Repetitive informal interviews are permitted. Proposers shall be encouraged to elaborate on their qualifications, performance data, and staff expertise relevant to the proposed contract. Proprietary information from competing proposers (including any data on estimated manhours or rates and the plan for accomplishing the scope of work) will not be disclosed to the public or to competitors provided such information is duly marked as "Proprietary Information" by the Proposer and the designation is justified as required by §2.2-4342, Code of Virginia, as revised. At the conclusion of the informal interviews, on the basis of evaluation factors published in the Request for Proposal and all information developed in the selection process to this point, the

Agency shall rank, in the order of preference, the interviewed proposers whose professional qualifications and proposed services are deemed most meritorious.

Negotiations shall then be conducted with the Proposer ranked first to establish an acceptable MOU, including marked up hourly rates considered fair and reasonable, and which compare favorably with the typical labor rates for the various A/E skill levels required for the work. A contract award will be made to that Proposer provided the A/E accepts / agrees to the Project Order #1 offered. Otherwise, negotiations with the Proposer ranked first shall be formally terminated and negotiations conducted with the Proposer ranked second, and so on, until such a contract can be negotiated at fair and reasonable rates and the Project Order #1 agreed to.

VIII. FEES:

- A. The Memorandum of Understanding prepared by the Agency will document the negotiated acceptable labor rates for the various A/E classifications/disciplines/skill levels. These rates will be used by the Agency in arriving at lump sum fees and any hourly rate work that is authorized by the Agency for Project Orders issued under the Term Contract resulting from this solicitation.
- B. If a Project Order is to be performed on a lump sum basis, the Agency shall determine a lump sum based on the Scope of Service required, the estimated man-hours required for each classification/discipline/skill level, and the labor rates agreed upon during the contract negotiations.
- C. Any individual Project Order fee shall not exceed \$200,000 and the aggregate total of fees for all Project Orders issued during the Contract Term shall not exceed \$1,000,000.

IX. CONTRACT TERM:

Under this Contract, Project Orders may be issued during the one-year following the date of execution of this Contract. This one-year period shall be referred to as the "Contract Term." If a Project Order is issued during the Contract Term which, in the aggregate total of it, all previously issued Project Orders and any Change Orders to the previous Project Orders, reaches the \$1,000,000 limit, then no further Project Orders may be issued during that Contract Term. It is understood that the A/E's Work under the Project Orders issued may not be completed during the Contract Term; however, all terms and conditions of this Contract, including all rights and obligations, shall survive until the Work is completed, except the Owner's right to issue, and the A/E's right to accept, additional Project Orders.

The Owner may, at its sole discretion, renew the Contract for one additional one year Contract Term provided the option to renew was indicated in the RFP. If the Owner exercises its option to renew, the second Contract Term shall begin one year from the date of the execution of this Contract or the date that the Owner notifies the A/E that the option to renew is being exercised, which ever occurs first. A new aggregate limit of \$1,000,000 shall apply to the second Contract Term, without regard to the dollar amounts of Project Orders issued during the first year of the Contract. Any unused amounts from the first Contract Term are forfeited and shall not carry forward to the second Contract Term. The Owner/Agency may, at its sole discretion, exercise the one year renewal a maximum of 4 times.

X. PROJECT ORDERS:

The first Project Order will be issued at the same time as the execution of the A/E Term Contract. It will authorize the A/E to perform the Work for a lump sum amount or at the marked up hourly rates agreed to and set forth in the MOU attached to the A/E Term Contract. The maximum fee allowed by law for any Project Order is \$200,000 which includes all fees and reimbursable expenses and contingencies.

It is understood that more than one Project Orders may, at the Owner's sole discretion, be offered to the A/E during the Contract Term. Although the potential exists for multiple project orders during the Contract Term with aggregate fees up to \$1,000,000, the Agency does not represent or guarantee that the A/E will receive more than one Project Order.

XI. ATTACHMENTS

None.