

**REQUEST FOR QUALIFICATIONS
ARCHITECTURAL SERVICES**

February 20, 2020

Johnston City Community Unit School District #1

Introduction

The Board of Education for Johnston City Community Unit School District #1 is soliciting Statements of Interest and Qualifications from qualified firms to provide comprehensive Architectural Services, as per (50 ILCS 510/) Local Government Professional Services Selection Act, to assist the School District in performing possible planning, remodeling, construction, life-health safety projects and special projects. The firm selected shall have the primary responsibility for execution of the planning, design, construction documentation, and construction administration phases of the project.

This RFQ is not an Invitation for Bid: responses will be evaluated on the basis of the relative merits of the Qualifications. There will be no public opening and reading of responses received by the School District pursuant to this request.

RFQ Submission

RFQ's are due by **March 16, 2020 at 12:00 p.m.** local time. Timely delivery is at the risk of the Respondent. Any submittals received after the deadline will be rejected.

Please submit:

Eight (8) bound copies; and

One (1) digital copy via email or USB Drive to:

Kathy Clark

Superintendent

Johnston City Community Unit School District #1

200 E. 12th Street

Johnston City, IL 62951

618-983-8021

kclark@jcindians.org

Qualifications must be enclosed in a sealed envelope (or other sealed container); the package must clearly show the phrase "**Request for Qualifications - Architectural Services for Johnston City Community Unit School District #1**" and the Respondent's name.

To best serve the District, only firms (the proposed office to work with the District) within 100 miles of the District office (by Google Maps) should submit their statement of interest and qualifications.

Submittals should be prepared as standard 8-1/2 x 11 letter size, and shall be limited to 75 pages, exclusive of required attachments. Adherence to the maximum page criterion is critical; each page side with criteria information will be

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counted toward the maximum number of pages. Front and back covers, table of contents pages, and tabbed divider pages will not be counted if they do not contain submittal information.

Schedule

The following is the proposed schedule for the selection of firms to provide architectural services:

February 20, 2020	RFQ Released
February 27, 2020, 9:00 AM	Non-Mandatory Pre-submittal Meeting and Walk-through at District Office 200 E. 12 th Street, Johnston City, IL 62951
March 5, 2020	Last date for respondents to send clarifications/questions
March 16, 2020 12:00 PM	Submissions due; evaluation of qualifications begins
March 20, 2020	Successful short-listed and unsuccessful firms notified
March 30-31, 2020	Interviews with short-listed firms
April 7, 2020	Proposed Board action on firm to provide Services

Respondents' Inquiries and Addenda

Any questions or concerns regarding this RFQ shall be directed in writing to:

Kathy Clark
Superintendent
Johnston City Community Unit School District #1
200 E. 12th Street
Johnston City, IL 62951
618-983-8021
kclark@jcindians.org

Any responses to questions, or changes in this RFQ, shall be issued in writing as an addendum. Respondents must acknowledge addenda received as part of their submissions.

Oral and other interpretations or clarification will be without legal effect.

School District Background

Johnston City Community Unit School District #1 is a Pre-K through 12 district in Williamson County Illinois. The District houses over 1,100 students in four buildings.

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Jefferson Elementary School (25,839 square feet) is located in Johnston City, Illinois and was originally constructed in 1954 with additions built in 1978, 1983, and 2000. It is a one story building that houses approximately 280 Pre-K through 2nd grade students. It includes 16 classrooms, gymnasium/lunch room, and a library.

Lincoln Elementary School (17,369 square feet) is located 7 miles east of Johnston City, Illinois and was constructed in 1954 with a major addition and renovation in 2011. It is a single story building that houses approximately 150 students in grades 3 and 4. It includes 11 classrooms, gymnasium/lunch room, and a library.

Washington Middle School (52,812 square feet) is located in Johnston City, Illinois and was constructed in 1979. It is a single story building that houses approximately 365 students in grades 5 through 8. It includes 19 classrooms, gymnasium, library, cafeteria and the District Office.

Johnston City High School (59,257 square feet) is located in Johnston City, Illinois and was constructed in 1997. It is a two story building that contains an Art room, Band Room, two computer labs, mechanical/agriculture shop, 19 classrooms, cafeteria, and a gymnasium.

General Information, Notifications, and Purpose

- a) Respondents are advised to review all sections of this RFQ carefully, and to follow instructions completely, as failure to make a complete submission as described elsewhere herein may result in rejection of the submittal. Qualifications which depart from or materially alter the terms, requirements, or scope of work defined by this Request will be rejected as being nonresponsive.
- b) Joint venture and/or cooperative professional teams will not be considered.
- c) The inclusion of subconsultants (e.g.: Mechanical, Electrical, Plumbing, Structural, etc.) will not be required to be included in the submittal.

General Terms and Conditions

- a) All costs associated with developing or submitting a qualifications statement in response to this Request, or to provide oral or written clarification of its content shall be borne by the respondent. The School District assumes no responsibility for these costs. This RFQ does not commit the School District to pay any costs incurred in preparation or submission of a response or in anticipation of a contract.
- b) This RFQ does not commit the School District to enter into a contract. The School District reserves the right to award one, more than one, or no

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contract(s) in response to this RFQ. The School District reserves the right to waive informalities and irregularities in the submissions of qualifications received. The School District also reserves the right to terminate this RFQ, and reissue a subsequent solicitation, and/or remedy technical errors in the RFQ process.

- c) The Contract, if awarded, will be awarded to the Respondent(s) whose submittal(s) is deemed most advantageous to the School District, as determined by the selection committee, upon approval of the School District Board of Education.
- d) The School District reserves the right to contact any Respondent for clarification, interviews or to negotiate if such is deemed desirable by the School District.
- e) The purpose of this Request for Qualifications is to identify an experienced Architectural Services firm with the best combination of qualifications.
- f) A non-mandatory pre-submittal meeting and walk-through will be held at District Office 200 E. 12th Street, Johnston City, IL 62951 on February 27, 2020, 9:00 AM.
- g) All Proposers are prohibited from making any contact with the District Personnel, Board of Education, or Superintendent or any other administrator or employee of the District with regard to the RFQ, other than in the manner and to the person(s) designated herein. The Superintendent reserves the right to disqualify any Proposer found to have contacted the people listed above in any manner with regard to the RFQ.

General Description of Scope of Services

- a) The selected architectural firm will become part of a project team consisting of members of the School District and community stakeholders and to perform services as required.
- b) The Design Team may be requested to:
 - a. Attend meetings with School District administrative staff as necessary.
 - b. Attend School District Board of Education meetings as necessary.
 - c. Develop preliminary drafts of the Project Program for School District review and comment.
 - d. Consult with School District on budgetary and funding matters.
 - e. Consult with the School District on Project scheduling considerations. Consult with the School District on general concepts of the Project scope of work and Project needs.
- c) The firm's services and product provided shall conform to the Illinois State School Code and be in accordance with all federal, state and local laws, codes, ordinances, and regulations.

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Proposal Content

Statement of Interest –

Provide a signed statement of qualifications with the name and address of the respondent, expressing interest and capability to perform the work.

Firm Description – Provide the following:

- Firm Name, address, web address, telephone and fax numbers
- Contact person (provide direct phone number and e-mail)
- Number of years in business under current name
- Confirm distance from the office to be working on the project to the District office is under the specified distance
- Type of organization
- Disciplines offered in-house
- Special areas of practice
- Staffing information (number of architects, interior designers, engineers, etc.)
- List any previous names of firm and years of business under each name
- In the case of a multiple office firm, provide general information on the firm (locations, staffing, etc.) but also provide detailed information on the office that will be serving the District (key personnel, project experience, etc.). The office designated to serve the District, in the Qualifications submission, must be the office to perform the work in the event that the project is awarded to that firm.
- The short-listed firms may be requested to provide a copy of the firm's financial statement. Provide a copy of the firm's certificate of insurance indicating the levels of professional liability and general liability insurance coverage carried by the firm. Minimum coverage to be as follows:

General Liability [\$1,000,000/\$2,000,000]

Automotive Liability [\$1,000,000]

Professional Liability [\$1,000,000/\$1,000,000]

- List any litigation, arbitration and alternative dispute resolution within the last 5 years, arising out of any design work for any School District; and whether still pending, or if concluded, the final result. If so, please provide an explanation.
- List if your firm (under current or previous names) has been terminated within the last 5 years from a project by a School District and, if so, for what reason. If so, list the name and contact information for the School District.

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Firm Experience and Capabilities –

- Provide a list of all School District clients for which you have provided services for in the last ten years. Include project description (whether the project involved planning, new construction, additions or renovations), the type of architectural, engineering, other services and delivery method that you provided, as well as the client contact information.
- Please highlight your experience in performing work such as renovation of aging facilities, additions to existing buildings, school security enhancements, design, project management, lighting upgrades and energy savings projects.
- Samples of work that demonstrate experience in Pre K-12 environments are required.
- Firms should also demonstrate expertise in maximizing construction budgets, experience in the design of general educational spaces as well as the design of specialty instructional spaces, gymnasiums, multi-purpose rooms, and broad-based technology areas.
- If your submittal includes affiliated firms or multi-disciplinary departments (e.g., mechanical, electrical or structural engineering), please identify them and provide similar information for them as outlined below.

Firm Workload -

- Provide a list of all projects for which your firm is currently under contract as an architectural firm.
- Provide the percentage that educational projects made up of your total project work load in the last twelve months.

Key Personnel & Experience –

- Provide a simple organizational chart identifying key members of the firm, including consultants.
- Provide resumes of project designers, managers, key staff and consultants relevant to the requirements of this RFQ, including their work experience, education, affiliations and awards. Resumes should not include project pictures or general firm information. Particular reference should be made to the firm's construction administration/observation personnel.
- If any staffing changes should occur between the submission of qualifications and the award of a contract, the architect must notify the District in writing. Unapproved staffing changes may result in a rejection of qualifications.

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Project Approach –

Provide a brief discussion of the following:

- The methodology that your firm would use in conducting the project from inception to Owner acceptance. This should include strategies for collaboration, communication and community building. If your methodology utilizes any specialized software packages and computerized systems, please provide an adequate description and summary of capabilities.
- The firm's ability / experience to work in Williamson County region. In your response, describe how your firm plans to respond when the District has immediate needs that require on-site attention.
- Your approach to project scheduling and cost estimating within the environment of the educational sector.
- The process your firm utilizes to investigate bidders to insure that they are qualified and equipped to satisfactorily complete a project.

References –

- Provide a minimum of three (3) references for architectural services performed on educational facilities in Illinois in the last five (5) years.

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Disclosure and Tracking

Disclosure – The District discloses that the Illinois Association of School Business Officials (IASBO); Facility Management – Professional Development Committee (FM-PDC), assisted with development of this RFQ.

- Authors / IASBO FM-PDC Sub Committee:
 - Jim Petrakos, AIA, LEED AP
Principal Architect, Tria Architecture, Inc.
 - Tim McGrath, AIA
Principal, BLDD Architects
 - Mark Jolicoeur, AIA, LEED AP BD+C
Principal Architect, Perkins + Will

Document Tracking

- 10/03/13 – Document released from IASBO FM-PDC Sub-Committee to Full IASBO PDC Committee for review and approval.
- 02/07/14 – Document released from Full IASBO FM-PDC Committee to IASBO Legal-PDC Committee for review and approval.
- 04/01/14 – Document approved by IASBO Legal-PDC Committee and released for general member use.