



REQUEST FOR QUALIFICATIONS

**ARCHITECTURAL SERVICES FOR
MUNICIPAL GOVERNMENT CENTER**

Issued by: City of Iowa Colony

REQUEST FOR STATEMENTS OF QUALIFICATIONS

Sealed Statements of Qualifications addressed to the City Secretary of the City of Iowa Colony, Brazoria County, Texas will be received at the Iowa Colony City Hall, 3144 Meridiana Pkwy; Iowa Colony, Texas until **2:00 p.m. (CST), Thursday, June 6, 2024**, for professional architectural services relative to the design of a municipal government center master plan in Iowa Colony, Texas, including various public facilities, park spaces and other amenities. Any Statement received after 2:00 p.m. on March 14 will be rejected.

Statements should be submitted to the Office of the City Secretary, City of Iowa Colony, 3144 Meridiana Pkwy; Iowa Colony, Texas 77583, in an envelope no smaller than 8 ½" x 11" and clearly marked in the lower left-hand corner:

**REQUEST FOR QUALIFICATIONS
MUNICIPAL GOVERNMENT CENTER**

Deadline: Thursday, June 6, 2024 2:00 PM (CST)

The City of Iowa Colony reserves the right to reject any and all qualification statements, and to waive informalities. The City Council's decision will be final.

Robert Hemminger
City Manager
City of Iowa Colony, Texas

ARCHITECTURAL SERVICES FOR DESIGN OF MUNICIPAL GOVERNMENT CENTER

GENERAL INFORMATION

I. Introduction

The City of Iowa Colony (City) requires Architectural Services for the development of a master plan and multiple municipal government facilities included in a municipal government center. This procurement is made per the Texas Professional Services Procurement Act.

II. Background

The City of Iowa Colony currently owns approximately 50-acres that is anticipated to be developed as a municipal government center. This will include government offices and facilities as well as park spaces for the general public. Final decisions as to the exact facilities to be located in this government center are to be determined through a process overseen by the architect hired subsequent to this advertisement. Potential facilities include, but are not limited to: a new City Hall, a Public Library, a Municipal Courthouse, meeting space and administrative offices, a Community Recreation Center, a Public Park, and various athletic fields. The City has a previously-designed conceptual general plan for the government center which may be used as a starting point for this process.

The City also owns an additional 43-acre tract near the Government Center site which is expected to be developed with more support facilities, such as a regional wastewater treatment plant, public works operations, maintenance facilities, and an animal control and adoption center.

III. Objectives

The City envisions all of the architectural needs for the municipal government and support services centers could be handled by a single vendor, selected through this RFQ process; however, the City Council will ultimately determine the services to which any selected architect is contracted and retains the right to choose multiple architects. In addition, should grant funding become available for any of the proposed facilities, such funding could require a separate RFQ and procurement process.

The selected architectural firm will initially be charged with:

- Master planning of a municipal government center on the approximately 50-acre tract of land.
- Master planning of a support services center on the approximately 43-acre tract of land.
- Verify facility space and functionality needs from previous conceptual design in keeping with industry standards, State of Texas and other legal requirements and the unique needs of Iowa Colony.
- Update the facility size based on population projections and staffing needs to accommodate current and future needs.
- Determine the best options for facilities to be included in the municipal government center and support services center and provide preliminary conceptual plans and cost estimates.
- Site planning, to include paving, drainage, circulation and parking infrastructure needed for the complexes and provide cost estimates for the various components.
- Determine and provide a best sequence of project and facility implementation (overall complex development phases) with cost estimates for each phase.

IV. Scope of Services

The selected firm(s) shall have experience in the programming, design and construction administration of facilities of similar size and composition as the projects listed above. It is expected that the qualified firm(s) will have a sufficient level of innovation and design expertise. The review and selection committee (consisting of city staff and appointed consultants) will pay particular attention to the proposed design team and their recent experience working together as a cohesive group on projects of similar size and scope in the Houston area. It is expected the qualified firm(s) should have sufficient experienced staff and a workload free from constraints to produce services in a timely manner.

The following services will be required:

- Programming to determine current and future needs for space, storage, staff functionality, etc.
- Firm shall provide renderings, elevations, conceptual site and floor plan(s) of the proposed building identifying its location on the site including parking areas and vehicle accessibility.
- Provide a description and spatial relationships of all major services areas that include detailed square footage requirements, the functions that take place within each area, as well as the equipment, furniture, and storage needs and capacity to be served in each area.
- Provide a preliminary conceptual design for the proposed facilities that should address, but not be limited to: acoustics, equipment, technology, environmental controls, security, lighting, furnishings, seating, access to and from the site and compliance with local, state, and federal regulations.

Individual facility projects resulting from this RFQ will also have the following required:

- The firm shall provide a preliminary cost estimate at 30%, 60%, and 90% complete design and a line-item detailed construction cost estimate at 100%.
- The selected firm shall provide final design plans, contract manual (inclusive of specifications) and shall include, but not limited to, civil, electrical, mechanical, plumbing, security, furniture, audio and visual equipment, and all other incidentals and appurtenances required for a fully functioning facility.
- Attend and conduct the preconstruction meeting, review and approve all submittals, respond to Request For Information's (RFI's), review and approve change orders, conduct progress meetings and maintain minutes, review and approve pay estimates, issue field directives, develop and maintain punch list, issue letter of Substantial Completion, attend a final walkthrough inspection and issue construction closeout documents, conduct one year warranty walkthrough with the owner and contractor.
- Provide job site field observation services as required by the City.
- Provide as-built record drawings (in a format acceptable to the city) upon project(s) completion.

V. Restrictions on Lobbying Activity

Respondents are prohibited from directly or indirectly communicating with City Council Members regarding the firm's qualifications or any other matter related to the eventual award of a contract for the services requested under this Request for Qualifications. Applicants are also prohibited from contacting City staff members regarding their qualifications or the award of a contract, unless in response to an inquiry from a staff member. Any violation may result in immediate disqualification from the selection process.

Upon issuance of the Request for Qualifications, all communications and requests for clarification or objections shall be directed in writing to the City Manager for response, determination and dissemination to all firms. Any communication by firms or their representatives toward other city officers or employees regarding this Request for Qualifications or the award of a contract are prohibited and will constitute grounds for disqualification of a proponent. A lobbyist or a proponent or any of their agents may not do any act or refrain from any act for the express purpose and intent of placing any City official under personal obligation to the lobbyist or proponent.

VI. Proposal Submission and Organization

The Proposer must submit one (1) original, four (4) hardcopies, and one (1) electronic copy of their qualification statement and proposal. **Sealed proposals should be addressed to the City Secretary's Office, City of Iowa Colony, 3144 Meridiana Pkwy; Iowa Colony, Texas 77583, and will be received until 2:00 p.m. on June 6, 2024.** Late proposals will not be accepted.

Proposals must be properly signed with a manual signature of an authorized agent of the firm. All proposals must be packaged in a sealed envelope or package and be clearly marked on the outside with the proposer's name and address and the following written information:

**REQUEST FOR QUALIFICATIONS
MUNICIPAL GOVERNMENT CENTER
MASTER PLAN
Deadline: Thursday, June 6, 2024 2:00 PM (CST)**

PROPOSAL ORGANIZATION AND FORMAT

Proposal should be submitted on 8.5 by 11-inch paper bound securely. Submissions must contain, and be organized, as shown below. Each section should be separated by tabs.

- Cover clearly displaying the title of the RFQ
- Table of Contents
- Introductory letter, to include name and contact information for the primary City contact with the firm
- A narrative demonstrating that the firm understands the project
- A proposed work plan detailing the tasks to be completed as listed under Scope of Services
- A statement of the qualifications of the team, including work experience, organizational chart and personnel résumés. Résumés are limited to two pages per person
- History and background information concerning the firm, including number of years in business under this name and breakdown of personnel in the proposing office.
- A description of previous work similar to the request including a list of comparable clients where similar services have been provided within the last five years, with dates services were provided and contact information.
- Each project shall include the team members responsible for the design and oversight of the projects.
- Reference Data Sheets (minimum 5) – Please refer to attachment on page 9.
- Litigation/Ethics
 - Provide the style and cite of any current/pending litigation and any litigation settled or disposed within the past five (5) years against the proposer, including its parent, sister

- or subsidiary companies, and proposed sub-contractors.
- Provide detail of any ethics violations or board actions within the past five (5) years against the proposer, including its parent, sister or subsidiary companies, and proposed sub-contractors.
- Proof of Insurability
- Conflict of Interest Questionnaire – Please refer to attachment on page 9.

Public Information Notification

The City considers all materials, information, communications and correspondence in any form from the respondents to this RFQ to be non-proprietary and non-confidential and, therefore, subject to public disclosure under the Texas Public Information Act (Texas Government Code 552.00-1 et seq.) after a contract is awarded. Respondents are informed that the City will abide by all statutes, court rulings and opinions of the Texas Attorney General concerning disclosure of RFQ information. Should any part or section be considered by the Respondents to be “proprietary” or “confidential” in nature, each page or section should be designated as “proprietary” or “confidential.” Respondents should be prepared to fully justify these exclusions to the State Attorney General’s Office should it be required.

PROPOSAL SELECTION AND AWARD PROCESS

I. Proposal Scoring and Selection

The purpose of the proposal is to demonstrate the firm’s qualifications, competence, capability, and capacity to meet the City’s requirements. An evaluation committee will review the proposals submitted and rank each based on the evaluation criteria specified below. The City may require additional information after the review of the initial information received. Interviews may be conducted individually with firms who submit responsive proposals and who are determined reasonably qualified for award of the contract. The City of Iowa Colony reserves the right to reject any and all submittals and does not guarantee a contract will be awarded. All costs associated with the preparation of the proposals, site visits, presentations, and any other costs are the responsibility of the submitting firms. Responding to this RFQ constitutes understanding and agreement to the methods of evaluation and selection.

II. Evaluation Criteria

Evaluation of the proposals received may consider but shall not be limited to the following review criteria:

- Relevant Consultant Experience – 30%
 - Firm has demonstrated experience in accomplishing similar projects, especially involving design of government facilities for municipalities
 - Experience and longevity of the proposed team members who will design and oversee the construction of the proposed facility
 - Demonstrated experience in visioning and consensus building on a local government level
 - Previous experience and performance with the City of Iowa Colony
- Current Capabilities – 30%
 - Firm has demonstrated its capacity to respond (current workload and availability)
 - Specific services and team members for this project are regularly located in the Houston-Galveston area
 - Ability to quickly respond to issues arising during the design, engineering, and

- construction process
 - Knowledge and familiarity with local conditions
 - Firm’s history of ethics violations or board actions
 - Demonstrated capability of firm to meet schedules and deadlines
 - Demonstrated capability to complete projects without having major cost escalations, change orders or overruns
- Professional References – 20%
 - Relevant – Similar projects
 - Recent – Within last 3-5 years preferred
- General Quality and Adequacy of Response – 20%
 - Completeness and thoroughness, responsiveness to terms and conditions
 - Understanding of the project
 - Degree of interest shown in undertaking the project

III. Right to Reject Proposals and Negotiate Contract Terms

The City of Iowa Colony reserves the right to reject any and all proposals. The City of Iowa Colony reserves the right to negotiate the terms of the contract, including the reimbursement rates, with the selected proposer prior to entering into a contract. If contract negotiations cannot be concluded successfully with the highest scoring Proposer, City of Iowa Colony may negotiate a contract with the next highest scoring Proposer and so on until an agreement is reached.

IV. Insurance

The Firm will maintain professional liability insurance during the term of this agreement in an amount of not less than \$500,000 per person or claim and \$1,000,000 per occurrence or annual aggregate and, if the policy is on a claims made basis, for a period of not less than five (5) Years after the Project is complete, and provide proof of such continuing coverage. Firm further agrees to provide proof of coverage as needed for prior acts back to the date of execution of this agreement if Firm changes insurance carriers during this extended indemnity period.

Firm will further maintain general commercial liability coverage, also including professional liability coverage, with minimum combined single limit of \$3,000,000 for property damage and damages resulting from bodily injury or death.

Firm will further maintain general commercial excess liability coverage, also including professional liability coverage, with minimum combined single limit of \$3,000,000 for property damage and damages resulting from bodily injury or death.

With respect to the above required liability insurances, the City will:

1. Be named as additional insured for general liability and excess liability insurance, without an exclusion for claims by one insured party against another.
2. Be provided with a waiver of subrogation, in favor of City.
3. Be provided with 30 days advance written notice of cancellation, nonrenewal, or reduction in coverage.
4. Prior to execution of the Agreement, be provided with either their original Certificate of Insurance or insurance policy evidencing the required limits and requirements, subject to approval by the City Attorney’s Office.

V. Offer and Certifications

1. Submission of the Statement of Qualification constitutes an offer which shall remain open and irrevocable for a period of 90 days from the due date for submitting the Statement of Qualifications.
2. Submission of a Qualification Proposal indicates the acceptance by the firm of the conditions contained in this RFQ unless clearly and specifically noted in the Qualification submitted and confirmed in the contract between City and the firm selected. The City reserves the right without prejudice to reject any or all submissions.
3. By submitting a proposal the proponent certifies that Proponent is not debarred or excluded from bidding by any Federal agency; has not been convicted within a three year period or had a civil judgment against them for commission of fraud in obtaining or performing a public contract, has not within a three year period been terminated on a public contract for cause or default.
4. By submitting a proposal, each proponent certifies that it is a duly qualified, capable, and bondable business entity, that it is not in or contemplating bankruptcy or receivership and that it is not currently delinquent with respect to payment of taxes assessed by any political subdivision.

VI. Questions

Questions related to this RFQ must be submitted to the Office of the City Secretary at: krosser@iowacolonytx.gov not later than 5:00PM on Tuesday, May 28, 2024. Responses will be provided in addendum format and posted on the City of Iowa Colony website not later than Friday, May 31, 2024. Respondents are expected to check the city website on or after May 31 for addenda which may alter the response requirements.

REFERENCE DATA SHEET

PROVIDE AT LEAST FIVE (5) REFERENCES
REPRODUCE SHEET AS NECESSARY

PROPOSER:

Provide client name, location, contact person, telephone number and appropriate information on contracted services that are similar to this solicitation document.

Client: _____

City: _____ State: _____

Contact Person: _____ Title: _____

Phone Number: _____

Email Address: _____

Project Begin & End Date: _____

Project Budget: _____

Services Provided:

(Be sure to describe your involvement in the project: principal firm, multi-firm collaboration, sub-consultant, etc.)

Conflict of Interest Questionnaire

CONFLICT OF INTEREST QUESTIONNAIRE For vendor or other person doing business with local governmental entity		FORM CIQ
<p>This questionnaire reflects changes made to the law by H.B. 1451, 80th Leg., Regular Session.</p> <p>This questionnaire is being filed in accordance with Chapter 176, Local Government Code by a person who has a business relationship as defined by Section 176.001(1-a) with a local governmental entity and the person meets requirements under Section 176.006(a).</p> <p>By law this questionnaire must be filed with the records administrator of the local governmental entity not later than the 7th business day after the date the person becomes aware of facts that require the statement to be filed. See Section 176.006, Local Government Code.</p> <p>A person commits an offense if the person knowingly violates Section 176.006, Local Government Code. An offense under this section is a Class C misdemeanor.</p>	OFFICE USE ONLY	
<p>1 Name of person who has a business relationship with local governmental entity.</p> 	Date Received	
<p>2 <input type="checkbox"/> Check this box if you are filing an update to a previously filed questionnaire.</p> <p style="margin-left: 40px;">(The law requires that you file an updated completed questionnaire with the appropriate filing authority not later than the 7th business day after the date the originally filed questionnaire becomes incomplete or inaccurate.)</p>		
<p>3 Name of local government officer with whom filer has employment or business relationship.</p> <p style="text-align: center;">_____</p> <p style="text-align: center;">Name of Officer</p> <p>This section (item 3 including subparts A, B, C & D) must be completed for each officer with whom the filer has an employment or other business relationship as defined by Section 176.001(1-a), Local Government Code. Attach additional pages to this Form CIQ as necessary.</p> <p>A. Is the local government officer named in this section receiving or likely to receive taxable income, other than investment income, from the filer of the questionnaire?</p> <p style="margin-left: 40px;"><input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>B. Is the filer of the questionnaire receiving or likely to receive taxable income, other than investment income, from or at the direction of the local government officer named in this section AND the taxable income is not received from the local governmental entity?</p> <p style="margin-left: 40px;"><input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>C. Is the filer of this questionnaire employed by a corporation or other business entity with respect to which the local government officer serves as an officer or director, or holds an ownership of 10 percent or more?</p> <p style="margin-left: 40px;"><input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>D. Describe each employment or business relationship with the local government officer named in this section.</p> 		
<p>4</p> <p style="text-align: center;">_____</p> <p style="text-align: center;">Signature of person doing business with the governmental entity</p> <p style="text-align: right; margin-right: 100px;">_____</p> <p style="text-align: right; margin-right: 100px;">Date</p>		

Adopted 06/29/2007