



North Beach
School District
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**REQUEST FOR QUALIFICATIONS
NORTH BEACH SCHOOL DISTRICT No. 64**

**FOR STRUCTURAL AND GEOTECHNICAL ENGINEERING SERVICES
Pacific Beach Elementary School
OSPI School Seismic Safety Retrofit Program**

NORTH BEACH SCHOOL DISTRICT No. 64
336 State Route 115
Mail: PO Box 159
Ocean Shores, WA 98569

October 5, 2020
Updated 10/15/20

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REQUEST FOR QUALIFICATIONS DUE DATE: OCTOBER 27, 2020, 3:00 PM PDT

A non-mandatory site walk through will be conducted on Thursday October 22, 2020 at 1:00 PM PDT at the existing Pacific Beach Elementary School, located at 11 4th Street, Pacific Beach, WA. Those interested are asked to contact Heidi Hansen at heidi.hansen@esd112.org to RSVP.

Project Summary

North Beach School District's elementary school students and teachers are currently housed in two elementary schools: Ocean Shores Elementary (~220 students) and Pacific Beach Elementary (~142 students). Both schools offer pre-preschool, transitional kindergarten and kindergarten through fifth grade. The District's youngest scholars get off to a strong start in a combination ECEAP/paid tuition pre-school for three year olds, and transitional kindergarten for four year olds. North Beach Middle School (6th-8th grade) and North Beach High School (9th-12th grade) are housed in the same building in the community of Ocean Shores. Beginning in the 2020-2021 school year, the District's sixth-grade students will join the middle school.

The Washington Department of Natural Resources (DNR) Report (*Seismic Upgrades Concept Design Report* dated June 2019) serves as the core reference document used by the Washington State Legislature and the Office of the Superintendent of Public Instruction (OSPI) in creating the 2019-21 School Seismic Safety Retrofit Program.

The seismic screening of the buildings identified in the DNR Report was performed using the American Society of Civil Engineers' Standard 41-17, *Seismic Evaluation and Retrofit of Existing Buildings* (ASCE 41-17), and national standard Tier 1 structural and nonstructural seismic screening checklists specific to each building's structure type were provided. Seismic site class assessments were also conducted to measure the shear velocities and determine the soil class. Detailed descriptions of the seismic screening evaluations of the Pacific Beach Elementary can be found in the individual building report and the ASCE 41-17 Tier 1 screening checklist documents here: https://fortress.wa.gov/dnr/geologydata/school_seismic_safety/concept_level_design_reports/BLDG_2066_0_North_Beach_ES_Gym_Lunchroom_Seismic_Screening_Report_2019.pdf?v57mfc (link corrected as of 10/15)

The 2019-21 School Seismic Safety Retrofit capital program was funded with \$13.24M and signed into law by the Governor on April 2, 2020. An OSPI Seismic Committee prioritized very high risk projects included in the DNR June 2019 report. The North Beach School District's Pacific Beach Elementary Gymnasium received a \$370,000 Phase 1 grant in August 2020. Additional funding will be available based on the outcome of the Phase 1 scope of work.

The District anticipates engaging, under separate agreements, a structural engineering firm to serve as prime design consultant, and the services of a geotechnical engineering firm to provide more detailed geotechnical analyses and develop foundation design performance criteria.

Comprehensive design services to be provided by the structural engineering firm as prime consultant are anticipated to include, at a minimum, architectural and civil sub-consultant team members.

The selected structural engineering firm will act on behalf of the North Beach School District to design and provide construction phase project administrative support for the project including the bid/award process, processing contract related ASI's RFI's, Submittals, Punch list inspection activities and final record documents.

It shall be a requirement of this project to ensure the seismic improvement enhances equitable access to the community's school facilities; maximizes efficiency in campus buildings utilization; and will enhance the elementary school campus in support of the District's educational vision.

Project Award

A consulting agreement will be negotiated with the firms offering the best qualifications and experience as judged by the North Beach School District Selection Committee.

In depth review and evaluation of final candidates will be conducted by the North Beach School District Selection Committee. This evaluation may include, but not be limited to, review of references, review of past projects, past project visitations, interviews, and review of additional requests for information sent to final candidates. Selection committee questions may be asked of submitting firms via e-mail or phone and/or video conference during the selection committee review process.

Upon completion of the structural and geotechnical engineering firm evaluation process, the North Beach School District will recommend the top candidates to the Board of Directors for further review and contract negotiations.

The School District anticipates award of the work in early November 2020, and for the work to proceed immediately upon award.

The School District shall have the right to modify the selection process; waive any informality and irregularity; and make a selection, which in its judgment, is in its own best interest.

Requirements of the Structural Engineering Firm

Scope of work is anticipated to occur in two distinct phases:

- Phase I: Basis of design development and preparation of "building permit submission" set of documents approved by the school district.
- Phase II: Bidding, bid award, and construction administration.

The following professional design services are required:

1. Study and analysis of the site location; analysis of federal, state and local code and legal requirements; per ASCE 7 identification of seismic design category; per IBC Risk Categories determination of natural hazard design loads based on the risk associated with unacceptable performance due to the nature of the elementary school occupancy.
2. Although application of ASCE 7-16 provides a consistent approach to designing in response to all natural hazards (including high winds, flooding, earthquakes, tsunamis), Chapter 6 (Tsunami Loads and Effects) is currently applicable to new construction of elementary schools or buildings intended for large public assembly; nevertheless, the site and existing building seismic improvement design is expected to be evaluated for tsunami inundation impacts in addition to the need for structural resistance to an earthquake prior to onset of a potential tsunami.
3. Consultation with School District representatives; development of facility space programming requirements; architectural, civil, structural design; preparing specifications and project manual; preparing project schedules; and preparing independent and comprehensive cost models of direct construction costs.
4. Development of contract documents including multi-discipline detail drawings, specifications, general and special terms and conditions, and specialty professional services and construction contracts.
5. Provide for and work with technical consultants through execution of subcontracts for testing and inspection, and commissioning of building systems, as required by the seismic improvement design.
6. Overall coordination and administration of the project from design and bidding/negotiation phases of the work through construction closeout and submission of record documentation, and to include warranty compliance services.
7. Related services as required by the School District and all building code and land use regulatory agencies.
8. Firm's established office location providing services shall be within 200 driving miles of the project site in Pacific Beach, Washington.
9. Firm shall carry and plan to maintain a minimum of \$1,000,000 professional liability insurance coverage.
10. Schedule Compliance: Engineering firms and their consultants shall be capable of meeting the Project Schedule. Firm and consultants shall have resources available to begin and complete each phase of the work.

11. Form of Agreement: The selected firm should be prepared to enter into a form of agreement substantially the same as the AIA Owner-Architect Agreement prepared by the construction law group of Perkins Coie, Seattle, WA. This form of agreement includes: lump sum pricing of Basic Services; Owner's right to designate a Construction Manager; and other contractual requirements.

Requirements of the Geotechnical Engineering Firm

Scope of work is anticipated to occur in three phases:

Phase A: A preliminary field exploratory review/analysis.

Phase B: A potential second exploration, analysis, reporting and consultation following basis of design development.

Phase C: Construction monitoring and special inspection.

Phase A scope of work is anticipated to include a geotechnical investigation and site-specific seismic analysis, in concert with the structural engineer, involving evaluation of ground motion parameters at the specific site, and to include evaluation of liquefaction in saturated soils, lateral spreading, and land subsidence associated with site-specific soil behaviors due to cyclic earthquake ground motions, and potential natural hazards impacts including flooding and tsunami inundation.

In consultation with the District it will be determined if a site-specific probabilistic seismic hazard analysis is advised to achieve a more economical seismic design for the gymnasium seismic retrofit. Please also note Item No. 2 on preceding Page 4.

Qualification Submittal Requirements

All individuals and firms, including minority and women-owned firms, who are lawfully engaged in the practice of engineering under Chapter 18 of the RCW are encouraged to apply. Professional firms and individuals interested in providing services as described above to the School District must:

- Submit an electronic document via e-mail only indicating previous seismic retrofit design, seismic hazard analysis, and project management experience. A firm's Statement of Qualifications shall be limited to twenty (20), single sided, 8 1/2 x 11 inch sheets, and shall be submitted no later than **OCTOBER 27, 2020, 3:00 PM PDT**, to:

Heidi Hansen

ESD 112 Construction Services Group

Voice: 360.913.3291

Heidi.hansen@esd112.org

Please call Heidi Hansen directly after you have sent your Statement to confirm we have received your submission. Documents received after the designated date and time will not be considered.

- The district reserves the right to reject any qualifications not in compliance with all prescribed public procedures and requirements and to waive informalities in this qualifications response process.

Each submittal must include:

1. A letter of introduction. Please include the firm's strategy in how you will provide outstanding project coordination and communications with the North Beach School District and its representatives during the current COVID-19 environment.
2. A listing of your education renovation and new projects where seismic engineering was a critical component of the design and construction process.
3. An organizational chart and summary resumes of key personnel assigned to the project including the project manager, proposed architect and civil sub-consultants, and all other potential sub-contractors/consultants proposed for consideration by the District.
4. Examples of three previous renovation projects and current client names and contact information for projects cited. No limitation on years since completion. The District is particularly interested in the breadth and depth of the firm's successful experience with challenging seismic renovation projects in higher risk-seismic hazard areas in the Western US/Canada.
5. Describe your firm's experience leading and/or contributing to public policy around community disaster resilience planning, including work with local land use regulatory agencies and local elected officials.
6. Provide your firm's strategy for design that addresses near-term volatile construction market conditions as they may affect public project bidding in relatively-remote Pacific Beach, WA. Include the firm's approach to enhance design delivery and enhance construction project delivery.
7. Provide a list of immediate "must haves" from the Owner to enhance project delivery and timelines.
8. Describe attributes that distinguish your firm from other firms offering similar services and how selecting your firm will specifically benefit the North Beach School District,

Submittal evaluation by the selection committee will involve an equal weighted ranking of the following criteria:

1. Review of each of the eight (8) items noted above in submittal requirements.
2. Demonstrated experience working with school district project design, planning and construction that require on time and on budget deliverables.

Questions

All questions and requests for information pertaining to this project are asked to be directed in writing to Heidi Hansen, Senior Project Manager, ESD 112 Construction Services Group, heidi.hansen@esd112.org.

Qualifications submitted by firms failing to comply with this requirement may be considered non-responsive.

End of Request for Qualifications