

REQUEST FOR PROPOSALS
For Professional Services to the Billings Public Works Department
Engineering Services

SECTION 1 – GENERAL INFORMATION

1.1 Purpose

The City of Billings Public Works Department is soliciting proposals from qualified Consultants to provide engineering and architectural services for the design and construction contract administration of the Water Treatment Plant (WTP) High Service Pump Station (HSPS) HVAC Upgrades (W.O. 22-20).

1.2 General Submission Information

The Public Works Department intends to award a single contract for engineering and architectural services. The proposal should address the Consultant's capabilities for performing all aspects of the project development process while presenting specific project information and substantiating the Consultant's methodologies and approach for completing the work requested.

1.3 Questions

Questions regarding this proposal shall be submitted to

City of Billings
Attention: Will Robbins
City Engineer's Office
2224 Montana Avenue
Billings, MT 59101
406-657-8237
robbinsw@billingsmt.gov

from 8:00 a.m. to 12:00 p.m. and 1:00 p.m. to 5:00 p.m., local time, Monday through Friday.

1.4 Preparation Costs

The City shall not be responsible for proposal preparation costs, nor for costs including attorney fees associated with any (administrative, judicial or otherwise) challenge to the determination of the highest-ranked Proposer and/or award of contract and/or rejection of proposal. By submitting a proposal each Proposer agrees to be bound in this respect and waives all claims to such costs and fees.

SECTION 2 – RULES GOVERNING COMPETITION

2.1 Examination of Proposals

Proposers should carefully examine the entire RFP, any addenda thereto, and all related materials and data referenced in the RFP. Proposers should become fully aware of the nature of the Work and the conditions likely to be encountered in performing the Work.

2.2 Proposal Acceptance Period

Award of this proposal is anticipated to be announced within **forty-five (45) calendar days**, although all offers must be completed and irrevocable for **ninety (90) days** following the submission date.

2.3 Confidentiality

The content of all proposals will be kept confidential until the selection of the Contractor is publicly announced. At that time the selected proposal is open for review. After the award of the Contract, all proposals will then become public information.

2.4 Proposal Format

Proposals are to be prepared in such a way as to provide a straightforward, concise delineation of the Proposer's capabilities to satisfy the requirements of this RFP. Emphasis should be placed on:

- Conformance to the RFP instructions
- Responsiveness to the RFP requirements
- Overall completeness and clarity of content

2.5 Signature Requirements

All proposals must be signed. An officer or other agent of a corporate vendor, if authorized to sign Contracts on its behalf; a member of a partnership; the owner of a privately owned vendor; or other agent if properly authorized by a Power of Attorney or equivalent document may sign a proposal. The name and title of the individual(s) signing the proposal must be clearly shown immediately below the signature.

2.6 Proposal Submission

Four (4) hard copies, with one electronic copy (PDF on thumb drive or similar), of the proposal must be received by the City prior to 4:00 PM, Friday, April 15, 2022. Proposals shall be mailed or delivered to:

City of Billings, Public Works Department
City Engineers Office
Attention: Will Robbins
2224 Montana Avenue
Billings, MT 59101

Questions may be directed to the same address or by phone at 406-657-8237 or email at robbinsw@billingsmt.gov.

2.7 News Releases

News releases pertaining to the award resulting from the RFPs shall not be made without prior written approval of the Public Works Department.

2.8 Disposition of Proposals

All materials submitted in response to this RFP become the property of the City of Billings. One copy shall be retained for the official files of the Public Works Department and will become public record after award of the Contract.

2.9 Modification/Withdrawal of Proposals

A respondent may withdraw a proposal at any time prior to the final submission date by sending written notification of its withdrawal, signed by an agent authorized to represent the agency. The respondent may thereafter submit a new or modified proposal prior to the final submission date. Modifications offered in any other manner, oral or written, will not be considered. A final proposal cannot be changed or withdrawn after the time designated for receipt, except for modifications requested by the City after the date of receipt and following oral presentations.

2.10 Oral Change/Interpretation

No oral change or interpretation of any provision contained in this RFP is valid whether issued at a pre-proposal conference or otherwise. Written addenda will be issued when changes, clarifications, or amendments to proposal documents are deemed necessary by the Municipality.

2.11 Late Submissions

PROPOSALS NOT RECEIVED PRIOR TO THE DATE AND TIME SPECIFIED IN THE ADVERTISEMENT (4:00 PM, April 15, 2022) WILL NOT BE CONSIDERED AND WILL BE RETURNED UNOPENED AFTER RECOMMENDATION OF AWARD.

2.12 Rejection of Proposals

The City of Billings reserves the right to reject any or all proposals if determined to be in the best interest of the City.

SECTION 3 – SCOPE OF WORK

3.1 Type of Services

The type of professional services required by this RFP may include, but not necessarily be limited to:

- A. Review previous design plans, reports, and geotechnical data as they may relate to this project;
- B. Perform design survey and other survey work (i.e. construction staking) as required;
- C. Perform and/or coordinate soils investigations, including environmental assessments, and any geotechnical studies as required to complete design;
- D. Coordinate with applicable permitting agencies, and assist with obtaining approval from same;
- E. Conduct meetings as necessary throughout the project;
- F. Conduct meetings for design review, construction progress, and with commissions, agencies, task forces, and/or the general public as deemed necessary throughout the project;
- G. Complete design activities, including preparing plans, specifications, contract documents, and cost estimates;
- H. Assist with bidding, bid recommendation, and preparation of executed contract documents;
- I. Construction Administration—observe/monitor, document, and interpret construction activities related to the project;
- J. Provide the Engineer's designated field representative for observation/inspection during construction;
- K. Develop and implement a Quality Control/Quality Assurance Plan for construction practices and materials;
- L. Coordinate or perform on-site material testing and product sampling;
- M. Provide record drawings after completion of construction;
- N. Produce and provide Operation and Maintenance Manual(s) if applicable;
- O. Two-year warranty follow-up.

PROJECT NAME: W.O. 22-20 Water Treatment Plant High Service Pump Station HVAC Upgrades

PROJECT DESCRIPTION:

During the summer of 2021, the electrical room and pump room inside the High Service Pump Station (HSPS) at the Water Treatment Plant (WTP) experienced more than 60 days of temperatures inside the pump station exceeding 90 degrees, and a few days in excess of 100 degrees. Optimal operating temperatures for the equipment in those rooms is 75-85 degrees, so continual long-term operation in these conditions could be very detrimental. The equipment life could be shortened, or worse, the equipment could potentially fail, resulting in the City having great difficulty meeting summer water demands.

Overly high outside ambient temperatures contributed to these conditions, and the existing cooling units in the basement of the HSPS were not able to maintain sufficient cooling inside the electrical or pump rooms. The existing cooling units are believed to be original to when the building was constructed in 1976, so their operation life has likely been expended. They are undersized to handle expansions that have been constructed inside the HSPS in the past 45 years, and they are inefficient relative to current industry cooling standards. Roughly half of the coils in these units are either damaged or in sub-par condition, and replacement parts are no longer available from the manufacturer, so they would have to be custom-made, which is cost prohibitive. Therefore, the City has procured two new rooftop air chiller units (RTUs) to replace the existing units—a 50-ton unit for the electrical room and a 55-ton unit for the pump room. These units are manufactured by Carrier, and are tentatively scheduled for delivery by the end of September, 2022.

This RFP is for professional engineering services to design the installation of the new RTUs, including the structural reinforcement of the HSPS roof where the RTUs will be placed, the demolition and removal of the existing cooling units in the HSPS basement, bidding services, and construction contract administration.

PROJECT COMPONENTS:

Major components of this project may include, but are not necessarily limited to:

- Structural analysis and design
- Mechanical design
- Electrical design
- HVAC installation and commissioning
- Instrumentation and Control
- Bidding services
 - Develop opinion of costs
 - Develop complete bid package (plans and specs)
 - Conduct pre-bid meeting
 - Respond to bidders' questions and issue addenda if necessary
 - Assist City with evaluation of bids and recommend award
 - Prepare and distribute contracts
- Construction Oversight and Contract Contract Administration

Project Development Schedule:

The proposed project schedule is:

- April 15, 2022 @ 4:00pm – Deadline for receiving proposals
- April 18 – 20, 2022 – Staff evaluation of proposals
- May 3, 2022 – Scope and Fee
- May 23, 2022 – City Council award of Professional Services Agreement
- June 6, 2022 – Agreement fully executed and formal Notice to Proceed issued to consultant
- July 15, 2022 – Complete Design / Public Bidding
- September 12, 2022 – Begin Construction

(actual schedule to be discussed and agreed to with selected consultant)

SECTION 4 – PROPOSAL AND SUBMISSION REQUIREMENTS

To achieve a uniform review process and obtain the maximum degree of comparability, the proposals shall be organized in the manner specified below. Proposals shall not exceed three (3) pages in length (**excluding** resumes, title page(s), index/table of contents, attachments, or dividers). Information in excess of those allowed will not be evaluated/scored. One page shall be interpreted as one side of single-spaced, typed (12 pt font or greater), 8½" X 11" sheet of paper. Firms are encouraged to include resumes and any applicable past projects in an appendix that will **NOT** count toward the pages of the narrative.

The submittal shall include a provision under Section 4.4.D - Available Resources for notifying the Department within thirty (30) days of any changes of personnel that are included in this statement and the addition to the Consultant's staff of personnel who may contribute to the discipline specialties for which the Consultant has been selected. The City reserves the right to approve all personnel changes. The Department also reserves the right to cancel any task request in effect should it determine that the proposed staff is not available or assigned to the task order.

4.1 Title Page (1 Page)

Show the RFP number and project or contract being proposed on, the name of your firm, address, telephone number(s), name of contact person, and date.

4.2 Letter of Transmittal (Limited to 1 Page)

- A. Identify the RFP project or contract for which proposal has been prepared.
- B. Briefly state your firm's understanding of the services to be performed and make a positive commitment to provide the services as specified.
- C. Provide the name(s) of the person(s) authorized to make representations for your firm, their titles, address, and telephone numbers.

D. The letter of each proposal must be signed by a corporate officer or other individual who has the authority to bind the firm. The name and title of the individual(s) signing the proposal must be clearly shown immediately below the signature.

4.3 Table of Contents (1 Page)

Clearly identify the materials by Section and Page Number.

4.4 Proposal Narrative (Limited to 3 Total Pages)

A. Firm Experience (0-25 Points)

1. Detail the firm's experience in the same or similar areas of expertise, stability, and its adaptability to providing the required services.
2. Provide at least three references for which your firm has provided the same or similar services. Include a point of contact, current telephone number, and a brief description of the services provided.
3. Identify your firm's performance on similar projects, especially noting City work, City work in the project area, and task work of this type. Provide a point of contact for all City work identified. A current telephone number should also be provided if applicable.

B. Project Manager (0-20 Points)

Provide detailed information on the qualifications and relevant experience of the Project Manager as it relates to the required services. Include project reference contact name(s) and current telephone number(s).

C. Key Project Staff and Subconsultants (0-20 Points)

Identify key project staff, task leaders, and subconsultants, along with their availability, expected to provide services on behalf of the firm. Resumes should be included, in an appendix that will **NOT** count toward the page count of the narrative, for each of the individuals and subconsultants referenced, which details their relevant experience. Performance on projects, especially City, should be noted.

D. Available Resources and Consultant Location (0-10 Points)

1. Provide information on personnel resources available to your firm, which indicates that you have access to the services necessary to perform the work in the time available and within the required standard.
2. Describe the firm's location where the primary services are to be provided and the ability to meet in person with department personnel when required during the performance of the Contract.

E. Project Methodology and Approach **(0-25 Points)**

Provide detailed information on the firm's methodology in meeting the scope of work requirements identified in Section 3. Describe overall approach to include special considerations, which may be envisioned in scoping, completing, and managing small tasks. Provide detailed information on Project Manager's role in scoping tasks with the City and working with key staff or task leaders.

F. Total Possible Score (100 Points)

SECTION 5 – EVALUATION CRITERIA AND SELECTION PROCESS

5.1 Evaluation Criteria

Submittals will be evaluated in accordance with the following criteria:

A.	Firm Qualifications and Experience	0-25 Points
B.	Project Manager	0-20 Points
C.	Proposed Project Staff and Subconsultants	0-20 Points
D.	Available Resources and Firm Location	0-10 Points
E.	Project Methodology and Approach	0-25 Points
	Maximum Score	100 Points

A committee of individuals representing the City of Billings will perform evaluation of the proposals. The committee will rank the proposals as submitted.

The City of Billings reserves the right to award a single Contract solely on the written proposal.

The City also reserves the right to request oral interviews with the highest-ranked firms (short-list). The purpose of the interviews with the highest-ranking firms is to allow expansion upon the written responses. If interviews are conducted, a maximum of three firms will be short-listed. A second score sheet will be used to score those firms interviewed.

The final selection will be based on the total of all evaluators' scores achieved on the second rating. The highest-ranked Proposer(s), after the second scoring, if performed, may be invited to enter into final negotiations with the City for the purposes of Contract Award.

SECTION 6 – CONTRACT NEGOTIATION PROCESS

The highest-ranked Proposer(s) may be invited to enter into Contract negotiations with the City of Billings. If an agreement cannot be reached with the highest-ranked Proposer, the City shall notify the Proposer and terminate negotiations. The second highest Proposer may be contacted for negotiations. This process may continue until successful negotiations are achieved. However, the City reserves the right to terminate negotiations with any Proposer should it be in the City's best interest. The City of Billings reserves the right to reject any and all proposals submitted.