

RFQ #2014-01 ARCHITECTURAL/ ENGINEERING SERVICES FOR  
TOWN FACILITIES

---



**TOWN OF WINDERMERE**  
**REQUEST FOR QUALIFICATIONS**  
**RFQ: #2014-01**  
**ARCHITECTURAL/ ENGINEERING SERVICES**  
**FOR TOWN FACILITIES**

**RESPONSES ARE DUE BY 5:00 PM EST June 2, 2014**

**MAIL OR DELIVER RESPONSES TO:**

ATT: Robert Smith, Town Manager  
614 Main St.  
Windermere, FL 34786

**CONTACT:**

Robert Smith, Town Manager  
614 Main St.  
Windermere, FL 34786  
Phone: (407) 876-2563, Fax (407) 876-0103  
Email: [rsmith@town.windermere.fl.us](mailto:rsmith@town.windermere.fl.us)

# RFQ #2014-01 ARCHITECTURAL/ ENGINEERING SERVICES FOR TOWN FACILITIES

---

## **1. OVERVIEW**

The Town of Windermere is seeking qualifications and proposals from qualified architectural and engineering firms or teams of architectural and engineering firms to provide complete design services with respect to the Town's desire to explore the current and future needs as it relates to the Town's Governmental Complex located at 614 Main St. Windermere, FL. This project includes: verifying the current and projected space needs of Town departments housed in the existing Town Office facilities; analyzing development feasibility and preparing order of magnitude cost estimates, developing design alternatives for the Town's consideration to meet the space needs of the Town Departments; taking the design concept on the site selected by the Town and developing schematic plans and specifications sufficient to present a detailed project budget for consideration.

In addition to meeting the Town's space needs, the resulting plan for the Town Offices must meet the requirements of the Americans with Disabilities Act (ADA), the State Building Code, and all other regulatory requirements pertaining to the design, function, and safety of a Town Office facility.

Those firms interested in providing this service are instructed to submit three (3) bound copies, one (1) unbound original, and one (1) electronic copy (CD: PDF Format) of their qualifications pertinent to the scope of work prior to 5pm Eastern Standard Time, June 2, 2014, to the attention of Robert Smith, Town Manager 614 Main St. Windermere, FL 34786. Qualification documents received after this date and time will not be considered. The Town of Windermere reserves the right to reject any and all qualification documents received, to solicit new qualification documents, or take any other such actions that may be deemed to be in the best interest of the Town of Windermere. The Town of Windermere is an Equal Opportunity Employer. MBE/WBE/DBE businesses are encouraged to participate. The Town of Windermere strictly enforces open and fair competition.

# RFQ #2014-01 ARCHITECTURAL/ ENGINEERING SERVICES FOR TOWN FACILITIES

---

## **2. SUBMISSION REQUIREMENTS:**

Firms are invited to submit qualifications documents to the Town of Windermere RFQ 2014-01 Architectural/Engineering Services for Town Facilities.

Requirements for submission and selection criteria may be obtained from the Town of Windermere's web site at [www.town.windermere.fl.us](http://www.town.windermere.fl.us). All questions pertaining to this Request for Qualifications (RFQ) should be directed, in writing, to Robert Smith, Town Manager, 614 Main St. Windermere, FL 34786, by facsimile (407) 876-0103, or by email [rsmith@town.windermere.fl.us](mailto:rsmith@town.windermere.fl.us). Any addenda to this RFQ shall be made on the Town web site. It is the sole responsibility of those submitting an RFQ to check the web site for addendums. These questions are due by 5pm EST May 15, 2014. Final addenda will be posted by 5pm EST May 19, 2014.

Proposers must submit one (1) original response unbound marked "Original", three (3) bound copies marked "Copies", and one (1) electronic copy (CD; PDF Format) of the submittal in a sealed envelope clearly marked on the outside with the Proposers name and "RFQ 2014-01 Architectural/Engineering Services for Town Facilities" addressed and delivered to:

**Att: Robert Smith, Town Manager  
614 Main Street  
Windermere, FL 34786**

All qualifications must be received by Robert Smith before 5:00pm EST June 2, 2014. Any qualifications received after this date and time will be automatically rejected. Materials may be delivered by Certified Mail, Return Receipt, hand delivered or couriered. Faxed or emailed proposals will be automatically rejected. Hand delivered qualification documents may request a receipt. If sent by mail or courier, the above mentioned envelope shall be enclosed in another envelope addressed to the entity and address stated above. Proposers should be aware that certain "express mail" services will have to meet the required time frame of submittal or be deemed automatically rejected. It is the sole responsibility of the Proposer to ensure their proposal is received in a timely manner.

The Town of Windermere reserves the right to reject any and all proposals, to waive informalities in any or all qualification documents, to re-advertise for RFQ's, and to separately accept or reject any item or items and to negotiate contracts in the best interest of the Town of Windermere.

While every effort has been made to ensure the accuracy and completeness of the information in this RFQ we recognize that the information may not be complete in every detail and that all work may not be expressly mentioned in these specifications. It is the responsibility of the proposing company to include in their proposal all pertinent information in accordance with the objectives of the Town.

# RFQ #2014-01 ARCHITECTURAL/ ENGINEERING SERVICES FOR TOWN FACILITIES

---

## 3. Calendar of Events

All times listed in the calendar of events is Eastern Daylight Time

|   |                      |
|---|----------------------|
| Request for Qualifications Advertised         | May 1, 2014          |
| Technical Questions Due to the Town (written) | May 15, 2014         |
| Responses to Questions Due from the Town      | May 19, 2014         |
| Proposals Due to the Town                     | June 2, 2014 5pm EST |
| Short List Presentations (if necessary)       | June 2014            |
| Contract Negotiated with Town                 | June/July 2014       |
| Board Approval of Qualified Vendor            | July/September 2014  |

- The Town reserves the right to alter scheduled dates if necessary

# RFQ #2014-01 ARCHITECTURAL/ ENGINEERING SERVICES FOR TOWN FACILITIES

---

## 4. Instructions to Respondents

### 4.01 Description

Town of Windermere is seeking proposals from qualified architectural and engineering firms or teams of architectural and engineering firms to provide complete design services with respect to the Town's desire to explore the current and future needs as it relates to the Town's Governmental Complex located at 614 Main St. Windermere, FL.

### 4.02 Copies of Responding Documents

Only complete sets of Responding Documents will be issued and shall be used in preparing responses. The Town does not assume any responsibility for errors or misinterpretations resulting from the use of incomplete sets.

### 4.03 Disqualification of Respondents

- A. **NON-COLLUSION AFFIDAVIT:** Any person submitting a response to this invitation must execute the enclosed NON-COLLUSION AFFIDVIT. If it is discovered that collusion exists among the Responders the response of all participants in such collusion shall be rejected , and no participants will be considered in future responses for the same work
- B. **PUBLIC ENTITY CRIME:** A person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a response/bid on a contract to provide any goods or services to a public entity submit response/bids on leases or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity, and may not transact business with any public entity in excess of the threshold amount provided in section 287.017, Florida Statutes, for Category Two for a period of 36 months from the date of being placed on the convicted vendor list.
- C. **DRUG-FREE WORKPLACE FORM:** Any person submitting a response or qualification documents in response to this invitation must execute the enclosed DRUG-FREE WORKPLACE FORM and submit it with the response. Failure to complete this form in every detail and submit it with your response will result in immediate disqualification of your response.

# RFQ #2014-01 ARCHITECTURAL/ ENGINEERING SERVICES FOR TOWN FACILITIES

---

- D. **CONFLICT OF INTEREST:** Any Respondent who is deemed to have a conflict of interest prohibited by Chapter 112, Florida Statutes, shall be disqualified.
- E. **PROHIBITED COMMUNICATION:** Any form of communication, except for written correspondence authorized herein, shall be prohibited regarding this particular request for qualifications, or any other competitive solicitation between:
1. Any person or person's representative seeking an award from such competitive solicitation; and
  2. Any Town Council Member or any Town staff authorized to act on behalf of the Council to award a particular contract (Selection Committee Member, etc)

For the purpose of this section, a person's representative shall include but not limited to, the person's employee, partner, officer, director, consultant, lobbyist, or any actual or potential subcontractor or consultant of the person.

This prohibition on communication shall be in effect as of the publication of the bid advertisement. The provisions of this section shall not apply to oral communications at any public proceeding, oral presentations before selection committees, contract negotiations, presentations made to the Council if requested, and protest hearings.

The provisions of this section shall terminate at time of award of grant writing services, rejects all bids, or otherwise takes action which ends the solicitation process.

## **4.04 EXAMINATION OF RFQ DOCUMENTS**

Each Respondent shall carefully examine the RFQ and other contract documents, and inform him or herself thoroughly regarding any and all conditions and requirements that may in any manner affect cost, progress, or performance of the work to be performed under the contract. Ignorance on the part of the Respondent in no way relieves the Respondent of the obligations and responsibilities assumed under the contract.

Should a Respondent find discrepancies or ambiguities in, or omissions from, the specifications, or be in doubt as to their meaning, Respondent shall notify the Town Manager in writing prior to the Response Question Due Date.

# RFQ #2014-01 ARCHITECTURAL/ ENGINEERING SERVICES FOR TOWN FACILITIES

---

## **4.05 INTERPRETATIONS, CLARIFICATIONS, AND ADDENDA**

No oral interpretations will be made to any potential Respondent as to the meaning of the contract documents. Any inquiry or request for interpretation received on or before May 15, 2014 will be given consideration. Any changes or interruption will be made in writing in the form of an addendum and, if used, will be posted on the Town Web Site [www.town.windermere.fl.us](http://www.town.windermere.fl.us). Each respondent shall acknowledge receipt of any addenda in their proposal. If the acknowledgement is not included, the response to the RFQ will constitute acknowledgment. It is the responsibility of all Respondents to verify all addenda prior to submitting a response to the RFQ.

## **4.06 GOVERNING LAWS AND REGULATIONS**

The Respondent is required to be familiar with and shall be responsible for complying with all Federal, State, and Local laws, ordinances, rules, and regulations that in any manner affect the work including grant award terms for all grants to which a respondent may apply on behalf of the Town.

## **4.07 SIGNATURE OF RESPONDENT**

The Respondent must sign the response forms in the space provided for the signature. If the Respondent is a professional association or other business entity, the title of the officer signing the response on behalf of the entity must be stated and evidence of the officer's authority to sign the response must be submitted. The Respondent shall state in the response the name and address of each person interested therein.

## **4.08 COST OF PROPOSAL**

The Town of Windermere assumes no responsibility or liability for the costs incurred by the submitting firm to prepare and/or submit a proposal. The entire cost of preparing and submitting qualification documents, or any work in connection therewith will be borne by the submitting firm or team of firms.

# RFQ #2014-01 ARCHITECTURAL/ ENGINEERING SERVICES FOR TOWN FACILITIES

---

## 5. Scope of Services

### PROJECT SCOPE

#### Background Information

Future Facilities Expansion Planning –The Town currently consists of @ 2,800 residents. There are possibilities of future development and annexations but staffing needs would remain at or near what they are now. A long-term master facilities plan based on the town reaching full build-out should be considered at this time.

The projects to be studied in this plan:

*Town Administration*–The Town Administration complex is currently operating out of several buildings. Originally built as a schoolhouse complex in 1916, the schoolhouse was converted to Town Offices in 2000. The complex is comprised of Building A (Town Admin, Clerk, Finance), Building B (Old Finance, PW Supervisor, Storage), Building C (Commercial Rental Space: Windermere Counseling, Kaley’s Alterations, and Realty International), Windermere PD (connected to the PD is Elizabeth Parson’s School of Dance), and the Public Works storage yard and facility are at the south of the Windermere PD and share a parking lot (Secured). Town Administration (Building A) currently houses 5 employees (Town Manager, Administrative Assistant, Town Clerk, Town Finance Director, and a Finance Clerk.)

*Windermere Police Department*- An assessment needs to take place so the town can ensure that it can adequately accommodate police personnel and storage of equipment/vehicles at full build-out. As indicated above, the future annexation and development possibilities are limited and should not have a major impact on the Police Department but some expansion should be anticipated. The Department would seek State Accreditation which Respondent should take into account and consider when making recommendations. Currently, the Windermere PD fully staffed comprises of 12 sworn officers, 5 reserve officers, and 1 civilian employee (Admin Assistant).

*Public Works Facility*-The current site utilized by the Public Works Department includes one metal workshop/storage building that is used to shelter certain equipment from the elements. There is very little room for storage of materials and equipment. Office space for the public works manager is located within Building B and a break room for public works staff is provided for within the Public Works workshop/storage building. All fleet vehicles are stored behind a security fence that surrounds the metal workshop/storage building.

*1887 School Site*-On the border of the Town Facilities property lays a dedicated historical site. The property includes three parcels and the master plan is attached within the RFQ packet. The school site cannot be moved and should be incorporated into the overall master plan.



# RFQ #2014-01 ARCHITECTURAL/ ENGINEERING SERVICES FOR TOWN FACILITIES

---

*Town Square*-The Town Square is between 5<sup>th</sup> Avenue and 6<sup>th</sup> Avenue on the west side of Main Street. The block contains the Town Hall (Town Council and Board & Committee Meetings currently take place here), the Cal Palmer Memorial Building (commercially leased), the Franklin W. Chase Memorial Library, a Town Community Room (disrepair) and a small basketball court. Most special events take place within this square (Food Trucks, Farmers Market, etc.) and parking is limited in the surrounding areas. The Town Square is not to be re-planned within the scope indicated below but should be a factor in any recommendations.

## **5.01.1 Services will include the following to the extent approved by the Town Council and/or Town Manager**

- *Programming* – review of the current department personnel and related space requirements. Verify departmental adjacencies and future growth trends in developing a comprehensive needs assessment.
  - Stake Holder Meetings should be anticipated which may include public workshops.
- *Site Analysis* – using the information gathered in the programming phase, propose options for adding the new facilities or refurbishing existing facilities. Prepare site layout plans to illustrate the concepts and functionality of the proposed site design, including evaluation of proposed structures.
  - Site Analysis should include whether the Town should move the Town Facilities to a new location.
  - Site Analysis should include whether the Town should move Public Works to a new location.
  - Site Analysis should explore whether both public and private commercial interests can continue to thrive within the same complex.
- *Cost Estimating* – prepare an accurate cost estimate of probable construction cost for the proposed buildings and site enhancements. This estimate would include the total project price including consulting fees, utilities and infrastructure related to the site as well as the actual building construction costs and any and all other costs associated with the project.
  - Identifying various funding sources for the cost of construction or rehabilitation of the facility.

# RFQ #2014-01 ARCHITECTURAL/ ENGINEERING SERVICES FOR TOWN FACILITIES

---

## 6. Qualification/Experience requirements:

The Respondent must submit qualification/experience.

### 6.01 Respondents must demonstrate the following:

- The firm must be established as a legal entity, be licensed in the State of Florida, and the principals of the firm must have performed continuous Architectural or Engineering Services for a minimum of five (5) years.
- Respondent must be a qualified architect/engineer who has experience in projects specifically in the development of general government or commercial office space.
- Capability of the proposer to deliver the proposed services, as demonstrated on recent projects (either completed or underway) of similar project type, size, scope, and complexity for other municipalities within the State of Florida.
- Responses from a minimum of three references
- Describe your general approach and estimated time frame for the project.
- Provide information on any additional benefits of your team

### 6.02 The Supervision and Personnel

Respondent must demonstrate how the operation will be supervised and what current quality controls policies would be in place for the service. Please identify the individual who, from project start to finish, will be the leader of your design team and the principal point of contact between your firm and the Town, the Architect, and other consultants. This individual's competence, his/her leadership, and his/her/her ability to achieve customer satisfaction will be heavily considered in the selection of a Designer

### 6.03 Records

Respondent shall be required to maintain records in accordance with local, State, and Federal Public Records Retention Requirements.

# RFQ #2014-01 ARCHITECTURAL/ ENGINEERING SERVICES FOR TOWN FACILITIES

---

## 7. EVALUATION/PROPOSAL FORMAT

Qualification documents will be evaluated on the basis of Scope of Services listed.

Proposals will be evaluated based on the information provided in the response. All Respondents who demonstrate previous success as described above and are not disqualified on some other basis outlined in this RFQ shall be approved as a qualified vendor. For qualification documents to be eligible, the format must be strictly followed. All qualification documents should be type written, bound 8 1/2 x 11 format, and should be properly identified by name of respondent and marked with "RFQ 2014-01 Architectural/Engineering Services for Town Facilities to facilitate effective evaluation by the Town, qualification documents shall be limited to 25 pages. MBE/WBE/DBE certificate(s), other appendix documentation, sectional dividers, and front and back covers will not be counted towards the total. A letter of interest or executive summary, not to exceed three (3) additional pages, may also be included in the proposal. Qualification documents that exceed this length will be considered non responsive and will not be evaluated. During this RFQ process, any intentional omissions, alterations, or false representations will be grounds for rejection of any proposal.

Proposals must include the following tabbed sections:

1. Company or Personal Background
2. Experience
3. References
4. Service approach
5. Required Forms
  - a. Response Cover
  - b. Hold Harmless Agreement
  - c. Certificate of Insurance
  - d. Non Collusion Affidavit
  - e. Drug Free Workplace Form

# RFQ #2014-01 ARCHITECTURAL/ ENGINEERING SERVICES FOR TOWN FACILITIES

---

## **8. Indemnification and Insurance**

### **8.01.1 Indemnification and Hold Harmless**

The Respondent agrees to indemnify and hold the Town harmless for any and all claims, liability, losses and causes of action which may arise out of its fulfillment of the contract awarded pursuant to this RFQ. It agrees to pay all claims and losses, including related court costs and reasonable attorneys' fees, and shall defend all suits filed due to the negligent acts, error or omissions or Respondent employees and/or agents

In the event the completion of a project awarded pursuant to this RFQ (to include the work of others) is delayed or suspended as a result of the Respondent's failure to purchase or maintain the required insurance, the Respondent shall indemnify the Town from any and all increased expenses resulting from such delay.

### **8.01.2 Insurance Requirements**

Respondent must provide a certificate of insurance with their response.

# RFQ #2014-01 ARCHITECTURAL/ ENGINEERING SERVICES FOR TOWN FACILITIES

---

**RESPONSE TO: RFQ 2014-01 ARCHITECTURAL/ENGINEERING SERVICES FOR TOWN FACILITIES**  
**ROBERT SMITH, TOWN MANAGER**  
**614 MAIN ST. WINDERMERE, FL 34786**

I acknowledge receipt of any/all Addenda: \_\_\_\_\_

I have included:

- Hold Harmless Agreement
- Certificate of Insurance
- Non Collusion Affidavit
- Drug Free Workplace Form

Mailing Address:

\_\_\_\_\_ TELEPHONE \_\_\_\_\_

\_\_\_\_\_ FAX: \_\_\_\_\_

\_\_\_\_\_ DATE \_\_\_\_\_

BY signing and submitting this proposal, I am certifying that (a) I am a citizen of the United States; (b) I am not a member or an employee of any taxing authority; and (c) I do not represent any property owner in an administrative or judicial review of property tax issues.

\_\_\_\_\_  
Signature of Respondent

\_\_\_\_\_  
Witness

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

Sworn to (or affirmed) and subscribed before me this \_\_\_\_ day of \_\_\_\_, 20\_\_, by (name of person making statement).

\_\_\_\_\_  
Notary Public

Personally Known \_\_\_\_\_ OR Produced Identification \_\_\_\_\_  
Type of Identification Produced \_\_\_\_\_

My Commission Expires \_\_\_\_\_

RFQ #2014-01 ARCHITECTURAL/ ENGINEERING SERVICES FOR  
TOWN FACILITIES

---

**HOLD HARMLESS AGREEMENT**

I \_\_\_\_\_ (Respondent) agrees to indemnify and hold the Town harmless for any and all claims, liability, losses and causes of action which may arise out of its fulfillment of the contract awarded pursuant to this RFQ. It agrees to pay all claims and losses, including related court costs and reasonable attorneys' fees, and shall defend all suits filed due to the negligent acts, error or omissions of Respondent or employees and/or agents of Respondent.

In the event the completion of a project awarded pursuant to this RFQ (to include the work of others) is delayed or suspended as a result of the Respondent's failure to purchase or maintain the required insurance, the Respondent shall indemnify the Town from any and all increased expenses resulting from such delay.

\_\_\_\_\_  
Signature of Respondent

\_\_\_\_\_  
Witness

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

Sworn to (or affirmed) and subscribed before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by (name of person making statement).

\_\_\_\_\_  
Notary Public

Personally Known \_\_\_\_\_ OR Produced Identification \_\_\_\_\_  
Type of Identification Produced \_\_\_\_\_

My Commission Expires \_\_\_\_\_

RFQ #2014-01 ARCHITECTURAL/ ENGINEERING SERVICES FOR  
TOWN FACILITIES

---

NON-COLLUSION AFFIDAVIT

I \_\_\_\_\_ (Respondent) of the firm of \_\_\_\_\_ (Respondent Firm Name) responded to the notice for calling for qualification for Auditing Services for the Town of Windermere. This proposal has been executed with full authority to do so. This response has been arrived at independently without collusion, consultation, communication or agreement for the purposes of restricting competition, as to any matter relating to qualifications or responses of any other responder or with any competitor, and no attempt has been made or will be made by the Responder to induce any other person, partnership or corporation to submit, or not to submit, a response for the purpose of restricting competition;

The Statements contained within this affidavit are true and correct, and made with full knowledge that the Town of Windermere relies upon the truth of the statements contained in this affidavit in awarding contracts for said services.

\_\_\_\_\_  
Signature of Respondent

\_\_\_\_\_  
Witness

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

Sworn to (or affirmed) and subscribed before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by (name of person making statement).

\_\_\_\_\_  
Notary Public

Personally Known \_\_\_\_\_ OR Produced Identification \_\_\_\_\_  
Type of Identification Produced \_\_\_\_\_

My Commission Expires \_\_\_\_\_

# RFQ #2014-01 ARCHITECTURAL/ ENGINEERING SERVICES FOR TOWN FACILITIES

---

## DRUG FREE WORKPLACE CERTIFICATION

In order to have a drug-free workplace program, a business shall:

1. Publish a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the workplace and specifying the actions that will be taken against an employee for violations of such prohibition.
2. Inform employees about the dangers of drug abuse in the workplace, the business's policy of maintaining a drug free workplace, available drug counseling, rehabilitation, and employee assistance programs, and the penalties that may be imposed upon employees from drug abuse violations.
3. Give each employee engaged in providing the commodities or contractual services that are under this solicitation a copy of the statement specified in subsection (1) above.
4. In the statement specified in subsection (1), notify the employees that, as a condition of working in the commodities or contractual services that are under this solicitation, the employee will abide by the terms of the statement and will notify the employee of any conviction of, or plea of guilty or nolo contendere to, any violation of Chapter 893 or of any controlled substance law of the United States or any state, for a violation occurring in the work place no later than five (5) days after such conviction.
5. Impose a sanction on, or require the satisfactory participation in, a drug abuse assistance or rehabilitation program if such is available in the employee's community, by any employee who is so convicted.
6. Make a good faith effort to continue to maintain a drug-free workplace through implementation of this section.

As the person authorized to sign the statement, I certify that this firm complies fully with the above requirements.

\_\_\_\_\_  
Signature of Respondent

\_\_\_\_\_  
Witness