

**SANTA FE COUNTY
PUBLIC WORKS DEPARTMENT**

REQUEST FOR PROPOSALS



FACILITIES CONDITION ASSESSMENT SERVICES

RFP # 2013-0338-PW/IC

JUNE 2013

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I. ADVERTISEMENT

Facilities Condition Assessment Services

The Santa Fe County Public Works Department is requesting proposals from qualified firms, preferably A & E firms, or Offerors to perform facility condition and assessment services. All proposals submitted shall be valid for ninety (90) days subject to action by the County. Santa Fe County reserves the right to reject any and all proposals in part or in whole. A completed proposal shall be submitted in a sealed container indicating the proposal title and number along with the Offeror's name and address clearly marked on the outside of the container. **All proposals must be received by 2:00 PM MDT on July 12, 2013, at the Santa Fe County Purchasing Division, 142 W. Palace Avenue (Second Floor), Santa Fe, NM 87501.** By submitting a proposal for the requested services each Offeror is certifying that their proposal complies with regulations and requirements stated within the Request for Proposals.

A **Pre-Proposal Conference** will be held on **July 02, 2013 at 2:00 PM** at the Santa Fe County Facilities and Open Space Department located at 901 West Alameda, Suite 20-C, Santa Fe, New Mexico 87501.

EQUAL OPPORTUNITY EMPLOYMENT: All qualified Offerors will receive consideration of contract(s) without regard to race e, color, religion, sex, national origin, ancestry, age, physical and mental handicap, serious mental condition, disability, spousal affiliation, sexual orientation or gender identity.

Request for proposals will be available by contacting Iris Cordova, Procurement Specialist, Senior, 142 W. Palace Avenue (Second Floor), Santa Fe, New Mexico 87501, by telephone at (505) 986-6337 or by email at icordova@santafecountynm.gov or on our website at [http://www.santafecounty.org/services/bid & contracts/current solicitations](http://www.santafecounty.org/services/bid%20&%20contracts/current%20solicitations)

PROPOSALS RECEIVED AFTER THE DATE AND TIME SPECIFIED ABOVE WILL NOT BE CONSIDERED AND WILL BE REJECTED BY SANTA FE COUNTY.

Santa Fe County
Purchasing Division
Publish: June 23, 2013

II. INTRODUCTIONS

A. PURPOSE OF THIS REQUEST FOR PROPOSAL

The Santa Fe County Public Works Department is requesting proposals from qualified firms, preferably A & E firms, or Offerors to perform facility condition and assessment services to assist the County in improving operations and project planning by conducting comprehensive assessments of the facilities.

B. SCOPE OF WORK

FACILITIES CONDITION ASSESSMENT SERVICES REQUIREMENTS

The following is a list of items that represent the Scope of Services for Facilities Condition Assessments and format for the Facilities Condition Assessment Report. Items shown are not all inclusive and are only a recommendation for the minimum items to be included in performance of the Facilities Condition Assessment, County Staff Training and in developing the format for Facility Condition Index and the Facilities Condition Assessment Report.

The contractor shall:

- A. Provide Facilities Condition Assessment Services to determine the current physical condition and the life cycle of designated Santa Fe County (SFC) properties and facilities.
- B. Document all activities in detailed reports that shall provide a methodology that will allow County Staff to perform facility assessments using baseline data, benchmarks and metrics.
- C. Develop Facilities Condition Assessment Report(s) to allow SFC Public Works Department to effectively plan and execute highly efficient and cost effective Management and Planning strategies to include:
 - 1) Executive Management (capital funding, strategic planning, risk analysis).
 - 2) Fiscal Planning (program oversight, budget projections, scenarios planning, facility disposal).
 - 3) Divisional Management (program execution, cost accounting, procurement).
 - 4) Facilities Management (condition management, project planning, needs prioritization).

D. Deliverables

Facilities Condition Assessments (FCAs)

- 1) The Facilities Condition Assessments “FCA’s” shall include inspections and accurate analyses of all visible components and elements of designated properties and facilities requiring maintenance or planned action. The results of the Facilities Condition Assessments shall be detailed in a Facilities Condition Assessment Report “FCAR”. The processes for both, the FCA and FCAR shall be in accordance with the standards and practices as identified by IFMA and ASTM- E2018-08. Selective destructive investigations may be authorized if there is evidence of hidden defects.
- 2) The FCA shall at a minimum:
 - a) Capture and record certain physical building characteristics and information as identified by the County.
 - b) Identify the current physical condition of each component or element and any deficiencies.
 - c) Identify maintenance projects for the individual properties and facilities required to return the asset to functionality or to a minimum standard condition in order to preserve asset value.
 - d) Identify all code and all regulatory violations and all deficiencies.
 - e) Recommend corrective action for all violations and all deficiencies.
 - f) Prioritize capital repair projects.
 - g) Estimate the cost to correct, improve or reduce further deterioration of the physical assets.
 - h) Identify corrective measures required to ensure that the facility operates as designed.
 - i) Collect data from inspections and document the results.
- 3) Major components for FCA’s shall include all of the following unless not applicable:
 - a) Site-work (utilities, roads, parking, paving, sidewalks, pavers, signage, fencing, irrigation, storm water, retaining walls, sanitary sewer/drainage systems; erosion control, landscaping, lighting systems, etc.).
 - b) Site amenities (playgrounds, athletic courts, gazebos, swimming pools).
 - c) Building structure (foundations, structural joists, decking, columns and supports).
 - d) Building exterior (roofs, roofing structures, balconies, breeze-ways, stairs, exterior walls, exterior windows, doors, & hardware).
 - e) Building interior (furniture, appliances, finishes, floors, ceilings, walls, casework, fixtures, doors and hardware).
 - f) Vertical transportation (escalators, passenger and freight elevators).

- g) Mechanical (heating, ventilation and air conditioning, vents, ductwork, piping, boilers, pumps).
 - h) Plumbing (domestic water and sanitary systems, piping, plumbing fixtures).
 - i) Energy management (temperature control and monitoring).
 - j) Electrical (power, lighting, emergency generators systems).
 - k) IT network plan (voice, data, & wireless network).
 - l) Fire/Life safety (fire alarm, fire protection/suppression systems).
 - m) Security systems (intrusion alarms, motion detectors, door locks, access control, CCTV).
 - n) ADA (ingress/egress, handicapped accessibility, compatibility).
 - o) Environmental/Health (hazardous materials, air quality, water, noise, etc.).
 - p) Compliance with Codes & Regulations (federal, state, local, ANSI, ASHRAE, EPA, etc.).
- 4) The FCAs will include scope of services developed by the County as it deems necessary. Such scope of services might be specific to the types of facilities, to the size or square footage of a property or facility, to different levels of assessments or a combination of all. Based on the scope of services established by the County, the FCAs will include the Classification of Services (Type, Size, and Level).
- a) Types of Facilities:
 - Office
 - Institutional
 - Community Services
 - Housing
 - Utilities
 - Parking
 - b) Square Footage of Property or Facility:
 - Class 1 – property or facility is 50,000 sf and over.
 - Class 2 - property or facility is less than 50,000 sf but greater than 5,000 SF.
 - Class 3 – property or facility is 5,000 sf or less.
 - c) Levels of Facilities Condition Assessment:
 - Level 1 - Complete Facility Condition Assessment (includes all major components).
 - Level 2 - Partial Facility Condition Assessment (includes partial components or limited items identified).
 - Level 3 - Systems (includes utilities, electrical, mechanical, plumbing, life safety, etc.).
- 5) The Facilities Condition Assessment shall categorize each cited deficiency within one of the following five (5) classifications according to the definition provided below:

- a) Plant Adaptation: Expenditures required to adapt the physical to the evolving changing standards. These are expenditures in addition to normal maintenance. Examples include compliance with changing codes (e.g., handicapped accessibility) and improvements occasioned by the adoption of modern technology (e.g., the use of personal computer networks).
 - b) Routine Maintenance: Means the day-to-day efforts to control deterioration of facilities (keep up expenses) through scheduled repetitive activities (e.g. cleaning), periodic scheduled work (e.g., inspections and equipment adjustments) and minor repairs made on an as-needed basis.
 - c) Deferred Maintenance: Refers to expenditures for repairs which were not accomplished as a part of normal maintenance or capital repair which have accumulated to the point that facility deterioration is evident and could impair the proper functioning of the facility. Costs estimated for deferred maintenance projects should include compliance with applicable codes even if such compliance requires expenditures additional to those essential to affect needed repairs. Deferred maintenance projects represent catch up expenses.
 - d) Capital Renewal: Not 1, 2, or 3 above, regular, customary and anticipated major repairs or the replacement/rebuilding of major facility components (e.g., roof replacement at the end of its normal useful life is capital repair; roof replacement several years after its normal useful life is deferred maintenance). These repairs are typically capitalized and included in depreciation schedules according to Generally Accepted Accounting Principles (GAAP).
 - e) Energy Conservation Measures: Refers to expenditures for potential energy conservation projects that meet five-year payback criteria.
 - f) Defects due to design or construction issues.
- 6) FCAs shall prioritize all cited deficiencies by Priority Class. The five (5) priority classes shall be defined as follows.
- a) Priority 1 Currently Critical (Immediate) - Items in this category require immediate action.
 - b) Priority 2 Potentially Critical (Year One) - Items in this category, if not corrected expeditiously, will become critical within a year.
 - c) Priority 3 Necessary - Not Yet Critical (Year Two - Five) - Items in this category include conditions requiring prompt attention.
 - d) Priority 4 Recommended (Year Six - Nine) - Items in this category represent a sensible improvement to existing conditions.
 - e) Priority 5 Recommended (Ten Years or Beyond) - Items in this category represent an economic payback.

FCAR

The FCAR shall be thorough, detailed documentation of all activities completed during the performance of the FCA. The FCAR shall provide valuable and useful information, data and metrics on all inspected elements that can assist the County staff in establishing baseline data, best practices and lessons learned and in determining future maintenance and operations funds, or alternatives for the next five years. The FCAR shall also include a developed methodology that will allow County staff to perform facility assessments and deploy the Facility Condition Index (FCI). The methodology shall be rigorous enough to allow conscientious decision-making and resource allocation, but not so onerous as to overwhelm in-house forces. The methodology shall include a description of work flow processes; linkages to existing County facility management practices, IT tools, and capital improvement planning; and description and/or creation of any recommended forms.

The following is a list of informational items to be included in the FCAR. This list is not all inclusive but indicates the minimal information to be provided in the FCAR.

- 1) Executive Summary - includes general information providing descriptions of property or facility, purpose and scope of the work, type of assessments, overall conditions, corrective actions, estimated costs, recommendations and analyses for short and long term replacement of deficient items.
- 2) Description - Specific information about FCA that must
include the following information:
 - a) Unique title and project number,
 - b) Project description,
 - c) Location,
 - d) Building size (sf),
 - e) Building age,
 - f) Project priority classification,
 - g) Building system category (site, exterior structure, etc.),
 - h) Specific Building Code violation or application, and
 - i) Specific project extent (floor wide, item only, etc.).
- 3) Classifications: Class, type or level of the FCA being performed.
- 4) Team - List of professionals that performed the FCA including names, position, contact information, profile, credentials and certifications.
- 5) Summary & Analysis - Detailed information on all inspected areas, structural and system components including at a minimum the following:

- a) Identification of the existing condition and all deficiencies of all inspected elements.
- b) Rank and priority of all cited deficiencies by severity and anticipated life cycle.
- c) Recommendations for corrective action for any deficiencies found
- d) Cost estimates for corrective action of any deficiencies found. Cost Estimates shall include the following information:
 - Labor man-hours to correct the deficiency.
 - Labor unit cost.
 - Total labor cost.
 - Material cost.
 - Overhead and profit costs.
 - Total cost to correct each line item of deficiency.
 - Total cost of correction for the facility or surface area.
- e) Replacement schedule that identifies and prioritizes immediate and future replacement needs for all structural and system components.
- f) Lifecycle data and Lifecycle Cost Model.
- g) Facility Condition Index including comparisons to other similar governmental entities:
 - FCI will provide an objective benchmark to compare the relative condition and adequacy of purpose of facilities.
 - The FCI will be used to support County asset management initiatives.
 - The FCI shall be numerical in nature, ideally on a 1 to 10 scale.
 - The FCI will include components of Operational condition; energy use; appearance; age; location; meet purpose.
 - Capital Renewal and Replacement Plan.
 - Current Replacement Value (CRV) or costs.
 - Facilities Replacement Cost (FRC).
 - Exhibits and Supporting Documentation (photographs, drawings, logs, charts, tables, formulas).

FCAs must identify all national and local code deficiencies. Each cited deficiency must identify the particular code/chapter/section of the building standard being violated.

All energy conservation opportunities within the facility must be identified as projects. The estimated simple payback in years and the annual cost avoidance must be calculated and reported for each energy conservation project. All

reporting, summaries, totals, and models must illustrate potential as well as realized energy savings.

C. PROCUREMENT MANAGER

The County has designated a Procurement Manager who is responsible for the conduct of this procurement whose name, address and telephone number is listed below. All deliveries via express carrier should be addressed as follows:

Iris Cordova
Santa Fe County Purchasing Division
142 W. Palace Avenue (Second Floor)
Santa Fe, New Mexico 87501
Phone (505) 986-6337
Fax (505) 989-3243
icordova@santafecountynm.gov

Any inquiries or requests regarding this procurement should be submitted to the Procurement Manager in writing. Offerors may contact ONLY the Procurement Manager regarding the procurement. Other County employees do not have the authority to respond on behalf of the County.

D. DEFINITION OF TERMINOLOGY

This section contains definitions and abbreviations that are used throughout this procurement document.

“BCC” means the Santa Fe County Board of County Commissioners.

“Close of Business” means 5:00 PM Mountain Standard Time or Mountain Daylight Time, whichever is in effect on the date given.

“Contract” or “Agreement” means a written agreement for the procurement of items of tangible personal property or services.

“Contractor” means a successful Offeror who enters into a binding contract.

“County” means Santa Fe County.

“Determination” means the written documentation of a decision by the Procurement Manager including findings of fact supporting a decision. A determination becomes part of the procurement file.

“Desirable” The terms “may”, “can”, “should”, “preferably”, or “prefers” identify a desirable or discretionary item or factor (as opposed to “mandatory”).

“Evaluation Committee” means a body appointed by the Procurement Manager to perform the evaluation of Offeror proposals.

“Finalist” is defined as an Offeror who meets all the mandatory specifications of this Request for Proposals and whose score on evaluation factors is sufficiently high to merit further consideration by the Evaluation Committee.

“Mandatory” The terms “must”, “shall”, “will”, “is required”, or “are required”, identify a mandatory item or factor (as opposed to “desirable”). Failure to meet a mandatory item or factor will result in the rejection of the Offeror’s proposal.

“Offeror” is any person, corporation, or partnership who chooses to submit a proposal.

“Procurement Manager” means the person or designee authorized by the County to manage or administer a procurement requiring the evaluation of competitive sealed proposals.

“Purchasing Division” means the Santa Fe County Purchasing Division, Administrative Services Department.

“Request for Proposals” or “RFP” means all documents, including those attached or incorporated by reference, used for soliciting proposals.

“Responsible Offeror” means an Offeror who submits a responsive proposal and who has furnished, when required, information and data to prove that its financial resources, production or service facilities, personnel, service reputation and experience are adequate to make satisfactory delivery of the services or items of tangible personal property described in the proposal.

“Responsive Offer” or “Responsive Proposal” means an offer or proposal which conforms in all material respects to the requirements set forth in the request for proposals. Material respects of a request for proposals include, but are not limited to, price, quality, quantity or delivery requirements.

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III. CONDITIONS GOVERNING THE PROCUREMENT

This section of the RFP contains the schedule for the procurement, describes the major procurement events and the conditions governing the procurement.

A. SEQUENCE OF EVENTS

The Procurement Manager will make every effort to adhere the following schedule:

<u>Action</u>	<u>Responsibility</u>	<u>Date</u>
1. Issue of RFP	Purchasing Division	06/23/2013
2. Pre-Proposal Conference 2:00 PM (MDT)	Owner/Purchasing Offerors	07/02/2013
3. Acknowledgement Form Due	Offerors	07/02/2013
4. Deadline to Submit Additional Questions	Offerors	07/03/2013
5. Response to Written Questions	Purchasing Division	07/05/2013
6. Submission of Proposal 2:00 PM (MDT)	Offerors	07/12/2013
7. Proposal Evaluation	Evaluation Committee	07/15/2013 Thru 07/22/2013
8. Selection of Finalists (If Applicable)	Evaluation Committee	07/22/2013
9. Best and Final Offers from Finalists (If Applicable)	Offeror	07/29/2013
10. Oral Presentation by Finalists (If Applicable)	Offeror	08/05/2013
11. Finalize Contract	County, Offeror	08/09/2013
12. Contract Award	Purchasing Division	08/12/2013

Note: If the Evaluation Committee Members make a selection at the Proposal Evaluation, events 8-10 will not occur.

B. EXPLANATION OF EVENTS

The following paragraphs describe the activities listed in the sequence of events shown in Section III, Paragraph A.

1. Issue RFP

This RFP is being issued by the Santa Fe County Public Works Department and the Purchasing Division.

2. Pre-Proposal Conference (If applicable)

A Pre-Proposal Conference is scheduled to occur on the date indicated in the Sequence of Events at Section III.A. Questions may be submitted at the Pre-Proposal Conference and after up until the deadline indicated in the Sequence of Events at Section III.A. A public log will be kept of the names of potential Offerors that attended the Pre-Proposal Conference. The Pre-Proposal Conference is mandatory.

3. Acknowledgement of Receipt Form

A potential Offeror should hand-deliver, return by facsimile or e-mail the Acknowledgement of Receipt Form provided as Appendix A to have its name and firm placed on the procurement distribution list. The form should be signed by an authorized representative of the organization, dated and returned by close of business on the date indicated in the Sequence of Events at Section III.A.

The procurement distribution list will be used for the distribution of written responses to questions and any RFP addenda.

4. Deadline to Submit Additional Written Questions

Potential Offerors may submit written questions regarding this RFP until the close of business on the date indicated in the Sequence of Events at Section III.A. All written questions must be addressed to the Procurement Manager, listed in Section II, Paragraph E. and sent via facsimile or e-mail. **Any contact with any other County staff member other than the Procurement Manager named in this solicitation may be grounds for rejection of a proposal.**

5. Response to Written Questions

Written responses to written questions and any RFP addenda will be distributed on the date indicated in the Sequence of Events at Section III.A, to all potential Offerors whose names appear on the procurement distribution list.

Additional written requests for clarification of distributed answers or addenda must be received by the Procurement Manager no later than one (1) day after the answers or addenda were issued.

6. Submission of Proposals

ALL OFFEROR PROPOSALS MUST BE RECEIVED FOR REVIEW AND EVALUATION BY THE PROCUREMENT MANAGER OR DESIGNEE NO LATER THAN 2:00 P.M. (MDT) ON FRIDAY, JULY 12, 2013. Proposals received after this deadline will not be accepted. The date and time of receipt will be recorded on each proposal. Proposals must be addressed and delivered to the Procurement Manager at the address listed in Section II, D. Proposals must be sealed and labeled on the outside of the package to clearly indicate that they are in response to the County's Request for Proposals #2013-0338-PW/IC and refer to the RFP number. Proposals submitted by facsimile or other electronic means will not be accepted.

Proposals must be delivered to:

Iris Cordova, Senior Procurement Specialist
Santa Fe County Purchasing Division
142 W. Palace Avenue (Second Floor)
Santa Fe, New Mexico 87501

A public log will be kept of the names of all Offeror organizations that submitted proposals. Pursuant to NMSA 1978, Section 13-1-116, the contents of any proposal shall not be disclosed to competing Offerors prior to contract award.

7. Proposal Evaluation

The evaluation of proposals will be performed by an Evaluation Committee appointed by the Procurement Manager. This process will take place during the timeframe indicated in the Sequence of Events at III.A. During this time, the Procurement Manager may initiate discussions with Offerors who submit responsive or potentially responsive proposals for the purpose of clarifying aspects of the proposals, but proposals may be accepted and evaluated without such discussion. Discussions SHALL NOT be initiated by the Offerors.

8. Selection of Finalists (If Applicable)

The Evaluation Committee may select and the Procurement Manager may notify the Finalist Offerors on the date indicated in the Sequence of Events at Section III.A. Only Finalists will be invited to participate in the subsequent steps of the procurement if the Finalist process is used.

9. Best and Final Offers from Finalists (If applicable)

Finalist Offerors may be asked to submit revisions to their proposals for the purpose of obtaining best and final offers by the date indicated in the Sequence of Events at Section III.A.

10. Oral Presentation by Finalists (If applicable)

Finalist Offerors may be required to present their proposals to the Evaluation Committee. The Procurement Manager will schedule the time for each Offeror presentation. All Offeror presentations will be held at the Santa Fe County Purchasing Division, 142 W. Palace Avenue (Second Floor), Santa Fe, New Mexico. Each presentation will be limited to one (1) hour.

11. Finalize Contract

A contract will be finalized with the most advantageous Offeror during the timeframe indicated in the Sequence of Events at Section III.A. In the event that mutually agreeable terms cannot be reached within the time specified, the County reserves the right to finalize a contract with the next most advantageous Offeror without undertaking a new procurement process.

12. Contract Award

The County anticipates awarding the contract on the date in the Sequence of Events at Section III.A. These dates are subject to change at the discretion of the Santa Fe County Purchasing Manager.

The contract shall be awarded to the Offeror or Offerors whose proposal is most advantageous to the County, taking into consideration the evaluation factors set forth in the RFP. The most advantageous proposal may or may not have received the most points.

13. Right to Protest

Any protest by an Offeror must be timely and in conformance with NMSA 1978, Section 13-1-172 and applicable procurement regulations. Protests must be written and must include the name and address of the protestor and the request for proposals number. It must also contain a statement of grounds for protest including appropriate supporting exhibits. The protests must be delivered to the Santa Fe County Purchasing Division:

Santa Fe County
Attn: Procurement Office
P.O. Box 276
Santa Fe, New Mexico 87504

Protests will not be accepted by facsimile or other electronic means. Protests received after the deadline will not be accepted.

C. GENERAL REQUIREMENTS

This procurement will be conducted in accordance with Chapter 13, NMSA 1978, NMAC 1.4.1 and the Santa Fe County Procurement Regulations.

1. Acceptance of Conditions Governing the Procurement

Offerors must indicate their acceptance of the Conditions Governing the Procurement section in the letter of transmittal. Submission of a proposal constitutes acceptance of the terms and conditions of the contract attached hereto as Appendix E.

2. Incurring Cost

Any cost incurred by the Offeror in preparation, transmittal, presentation of any proposal or material submitted in response to this RFP shall be borne solely by the Offeror.

3. Prime Contractor Responsibility

Prime contractor is solely responsible for fulfillment of the contract with the County. The County will make contract payments to only the prime contractor.

4. Subcontractors

Use of subcontractors must be clearly explained in the proposal, and major subcontractors must be identified by name. The prime contractor shall be wholly responsible for the entire performance whether or not subcontractors are used.

5. Amended Proposals

An Offeror may submit an amended proposal before the deadline for receipt of proposals. Such amended proposals must be complete replacements for a previously submitted proposal and must be clearly identified as such in the transmittal letter. County personnel will not merge, collate, or assemble proposal materials.

6. Offerors' Rights to Withdraw Proposal

Offerors will be allowed to withdraw their proposals at any time prior to the deadline for receipt of proposals. The Offeror must submit a written withdrawal request signed by the Offeror's duly authorized representative addressed to the Procurement Manager. The approval or denial of withdrawal requests received after the deadline for receipt of the proposals is governed by the applicable procurement regulations.

7. Proposal Offer Firm

Responses to this RFP, including proposal prices, will be considered firm for ninety (90) days after the due date for receipt of proposals or sixty (60) days after receipt of a best and final offer if one is submitted.

8. Disclosure of Proposal Contents

Proposals are not open to public inspection until after an Offeror(s) has been selected for award of a contract.

An Offeror may request non-disclosure of confidential information in its proposal. Proprietary or confidential data shall be readily separable from the proposal in order to facilitate eventual public inspection of the non-confidential portion of the proposal. Confidential data is normally restricted to confidential financial information concerning the Offeror's organization and data that qualifies as a trade secret in accordance with the Uniform Trade Secrets Act, 57-3A-1 to 57-3A-7, NMSA 1978. The price of products offered or the cost of services proposed shall not be designated as proprietary or confidential information.

If a request is received for disclosure of information for which an Offeror has made a written request for confidentiality, the Procurement Manager shall examine the Offeror's request and make a written determination that specifies which portions of the proposal should be disclosed. Unless the Offeror takes legal action to prevent the disclosure, the proposal will be so disclosed. The proposal shall be open to public inspection subject to any statutory prohibition on the disclosure of confidential data.

9. No Obligation

This procurement in no manner obligates Santa Fe County or any of its departments to the use of any proposed professional services until a valid written contract is awarded and approved by the appropriate authorities.

10. Termination

This RFP may be canceled at any time and any and all proposals may be rejected in whole or in part when the County determines such action to be in the best interest of the County.

11. Sufficient Appropriation

The contract awarded as a result of this RFP may be terminated if sufficient appropriations or authorizations do not exist. Such termination will be effected by sending written notice to the contractor. The County's decision as to whether sufficient appropriations and authorizations are available will be accepted by the contractor as final.

12. Legal Review

The County requires that all Offerors agree to be bound by all requirements contained in this RFP. Any Offeror concerns must be promptly brought to the attention of the Procurement Manager.

13. Governing Law

This procurement and any agreement with Offerors that may result shall be governed by the laws of the State of New Mexico.

14. Basis for Proposal

Only information supplied by the County in writing through the Procurement Manager or in this RFP should be used as the basis for the preparation of Offeror proposals.

15. Contract Terms and Conditions

The contract between the County and the Contractor will follow the format specified by the County and contain the terms and conditions set forth in Appendix E.

16. Contract Deviations

Any additional terms and conditions, which may be the subject of negotiation, will be discussed only between the County and the selected Offeror and shall not be deemed an opportunity to amend the Offeror's proposal.

17. Offeror Qualifications

The Evaluation Committee may make such investigations as necessary to determine the ability of the Offeror to adhere to the requirements specified within this RFP. The Evaluation Committee will reject the proposal of any Offeror who is not a responsible Offeror or fails to submit a responsive offer as defined in Sections 13-1-83 and 13-1-85 NMSA, 1978, subject to Procurement Manager approval.

18. Right to Waive Minor Irregularities

The Evaluation Committee reserves the right to waive minor technical irregularities. This right is at the sole discretion of the Evaluation Committee, subject to Procurement Manager approval.

19. Change in Contractor Representatives

The County reserves the right to require a change in contractor representatives if the assigned representatives are not, in the opinion of the County, meeting its needs adequately. Any change in contractor representative must receive prior County approval.

20. Notice

The Procurement Code, Sections 13-1-28 through 13-1-199, NMSA 1978, imposes civil and misdemeanor criminal penalties for its violation. In addition, the New Mexico criminal statutes impose felony penalties for bribes, gratuities and kick-backs.

21. County Rights

The County reserves the right to accept all or a portion of an Offeror's proposal.

22. Right to Publish

Throughout the duration of this procurement process and contract term, potential Offerors and contractors must secure from the County written approval prior to the release of any information that pertains to the potential work or activities covered by this procurement or the subsequent contract. Failure to adhere to this requirement may result in disqualification of the Offeror's proposal or termination of the contract.

23. Ownership of Proposals

All documents submitted in response to this Request for Proposals shall become the property of the County. However, any technical or user documentation submitted

with the proposals of non-selected Offerors shall be returned after the expiration of the protest period.

24. Electronic Mail Address Recommended

A large part of the communication regarding this procurement will be conducted by electronic mail (e-mail). It is recommended that Offeror should have a valid e-mail address to receive this correspondence.

25. Preferences in Procurement by Santa Fe County

A. *New Mexico In-state Preference.*

New Mexico law, Section 13-1-22 NMSA 1978, provides a preference in the award of a public works contract for an “**in-state resident contractor**”. Application of a resident contractor preference for any Offeror requires the Offeror to provide a copy of a valid and current certificate as a resident contractor. Certificates are issued by the state taxation and revenue department.

If an Offeror submits with its proposal a copy of a valid and current in-state resident contractor certificate, 5% of the total weight of all evaluation factors used in the evaluation of proposals may be awarded or added to the Offerors score.

Certification by the department of taxation and revenue for the resident contractor takes into consideration such activities as the business or contractor’s payment of property taxes or rent in the state and payment of unemployment insurance on employees who are residents of the state.

OR

B. *New Mexico Resident Veteran Preference.*

New Mexico law, Section 13-1-22 NMSA 1978, provides a preference in the award of a public works contract for a “**resident veteran contractor**”. Certification by the department of taxation and revenue for the resident veteran contractor requires the Offeror to provide evidence of annual revenue and other evidence of veteran status.

An Offeror who wants the veteran contractor preference to be applied to its proposal is required to submit with its proposal the certification from the department of taxation and revenue and the sworn affidavit attached hereto as Appendix D.

If an Offeror submits with its proposal a copy of a valid and current veteran resident contractor certificate, 10%, 8% or 7% of the total weight of all the evaluation factors used in the evaluation of proposals may be awarded or added to the Offeror's score, depending on the business' annual revenue.

The resident contractor preference is not cumulative with the resident veteran contractor preference.

AND

B. Santa Fe County Preference

Santa Fe County Ordinance 2012-4 provides for a **County preference** for a "Santa Fe County business." Application of the County preference in procurement requires an Offeror to obtain and provide a Santa Fe County Business Certificate issued by the Santa Fe County Procurement Manager. Certification by the Procurement Manager takes into consideration the business' corporate standing in the state, business licensure or registration, the duration of the business' primary office location and the payment of taxes.

If an Offeror submits with its proposal a copy of its Santa Fe County Business Certificate issued by the Purchasing Manager, 5% of the total weight of all the evaluation factors used in the evaluation of proposals may be awarded to the Offerors score.

The in-state, veteran or County preferences do not apply to procurement of services or goods involving federal funds or federal grant funds.

Additional information about obtaining the certificate as a resident contractor and resident veteran contractor may be found at: <http://www.tax.newmexico.gov/Businesses/Pages/In-StatePreferenceCertification.aspx> and information about the Santa Fe County business Certificate at www.santafecounty.org (Quick link Ordinances and Resolutions).

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IV. RESPONSE FORMAT AND ORGANIZATION

A. NUMBER OF RESPONSES

Offerors shall submit only one proposal in response to this RFP.

B. NUMBER OF COPIES

Offerors shall deliver one (1) original and five (5) identical copies of their proposal to the location specified in Section II, Paragraph E on or before the closing date and time for receipt of proposals.

C. PROPOSAL FORMAT

All proposals shall be limited to twenty (20) pages, with exception to professional licenses and certifications, which shall be added as appendices. The document shall be typewritten on standard 8 1/2 x 11 paper, with a font no smaller than 12 pt. pitch, with nominal 1” margins and normal line spacing. Proposals shall be bound with tabs delineating each section.

1. Proposal Organization

The proposal must be organized and indexed in the following format and must contain, as a minimum, all listed items in the sequence indicated.

- a) Letter of Transmittal
- b) Table of Contents
- c) Proposal Summary (optional)
- d) Response to Specifications – Evaluation Factors
- e) Campaign Contribution Disclosure Statement
- f) Project Listing Form

Within each section of their proposal, Offerors should address the items in the order in which they appear in this RFP. All forms provided in the RFP must be thoroughly completed and included in the appropriate section of the proposal.

Any proposal that does not adhere to these requirements may be deemed non-responsive and rejected on that basis.

The proposal summary may be included by Offerors to provide the Evaluation Committee with an overview of the technical and business features of the proposal; however, this material will not be used in the evaluation process unless specifically referenced from other portions of the Offeror's proposal.

Offerors may attach other materials that they feel may improve the quality of their responses. However, these materials should be included as items in a separate appendix.

E

2. Letter of Transmittal

Each proposal must be accompanied by a letter of transmittal. The letter of transmittal MUST:

- a) Identify the submitting organization;
- b) Identify the name and title of the person authorized by the organization to contractually obligate the organization;
- c) Identify the name, title and telephone number of the person authorized to negotiate the contract on behalf of the organization;
- d) Identify the names, titles and telephone numbers of persons to be contacted for clarification;
- e) Explicitly indicate Acceptance of the Conditions Governing the Procurement stated in Section III, Paragraph C.1;
- f) Be signed by the person authorized to contractually obligate the organization;
- g) Acknowledge receipt of any and all amendments to this RFP.
- h) Acknowledge and acceptance of the terms and conditions of the Agreement attached as Appendix E.

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V. SPECIFICATIONS

Offerors should respond in the form of a thorough narrative to each criteria factor. The narratives along with required supporting materials will be evaluated and awarded points accordingly.

A. INFORMATION

Time Frame

The contract is scheduled to begin in or around August 12, 2013. Santa Fe County intends on awarding a contract with a term of one (1) year with one (1) renewal period, not to exceed two (2) years.

B. QUALIFICATIONS

Facilities Condition Assessments shall be performed by a team of individuals or experts (engineers, consultants, technicians, etc.) with credentials and experience in performing facilities condition assessments, having a high level of technical knowledge and specialized skills to inspect, evaluate and document the condition of structural and system components or elements of the properties assigned. Firms shall affirm the credentials of each individual or expert performing the work and provide documentation of those credentials to the County prior to contract negotiations.

License

If Offeror is an Architectural/Engineer Firm, Offeror shall submit a copy it's of current State of New Mexico Professional Architectural/Engineer's License.

Offeror's failure to provide documentation of current credentials or licensure may render a proposal non-responsive.

C. CRITERIA FACTORS

A brief explanation of each criteria factor is listed below. Information for one criteria factor may overlap information for a different criteria factor. Offerors are encouraged to fully address each factor as points are given for an Offeror's narrative response to each criteria factor. Responses shall include information and past experience specific to the Offeror or Offeror's team submitting the proposal. An Offeror's discussion of each criteria factor should be sufficiently detailed to inform and educate the Evaluation Committee members.

1. Specialized Design and Technical Competence (Recommend 5 pages for response)
 - Describe the firm's vision/mission and business philosophy.
 - Provide a brief history of Offeror's firm in the State of New Mexico.
 - Provide information about the firm's specific technical experience with providing services that demonstrate technical competence to successfully complete a project of this type.

- Provide resumes of key staff, consultants or other team members describing specific relevant experience of each proposed staff.
2. Capacity and Capability (Recommend 4 pages for response)
 - Provide information that demonstrates the ability to provide sufficient professional competence, meet time schedules or deadlines and accommodate cost considerations.
 - Indicate key project members and their specific roles, experience and background.
 - Demonstrate team organization and working relationships.
 - Describe how the work for the professional assessment services will be organized, managed and administered to meet specific project timelines and milestones.
 - Other items to verify capability may include references from clients, financial institutions and insurance carriers.
 3. Past Record of Performance - (Recommend 3 pages for response)
 - Describe contracts and other agreements with government agencies or private industry where Offeror demonstrated control of costs, performed quality work and demonstrated ability to meet schedules and deadlines.
 - Provide a minimum of three (3) related projects completed within the last three (3) years where the Offeror provided similar services with name of client(s) point-of-contact and telephone number.
 - Describe any particular difficulties confronted in past projects and how the Offeror addressed and resolved the issues.
 - Describe the successful aspects of similar assessment projects and the corresponding applications to the scope of work described in this RFP.
 4. Proximity to or Familiarity with Site Location - (Recommend 1 page for response)
 - Describe the Offeror's familiarity with Santa Fe County and describe any issues or problems that may arise that could affect the performance of the contract.
 5. New Mexico Produced Work - (Recommend 1 page for response)
 - Indicate the volume of professional engineering services to be provided by a resident or citizens of New Mexico.
 - Indicate the number and percentage of New Mexico based employees or staff that will be providing professional engineering design services.
 6. Volume of Services or Work Previously Done for Santa Fe County - (Complete Project Listing Form attached as Appendix C).

- A Project Listing form is attached to this RFP. Offerors must complete the form (Appendix C) and list all projects/contracts involving basic design or consultant services that are completed or are pending for Santa Fe County within the last five (5) years for each listed project.
7. Evidence of Understanding the Scope of Work - (Recommend 2 page for response)
 - Demonstrate a clear understanding of key project elements/goals as outlined in the scope of work.
 - Provide proposed approach to accomplishing the project including specific tasks and a description of the level of effort that will be dedicated to each task.
 - Describe approach in managing the project expertly and efficiently.
 - Describe challenges that might be expected based on this project, environmental conditions, location, site, or other factors.
 8. Offeror's proposal contains a valid certificate as an In-state Resident Contractor, the preference in accordance with §13-1-21 NMSA 1978, will be applied.
 9. Offeror's proposal contains a valid certificate as a Resident Veteran Contractor, the preference in accordance with §13-1-21 and §13-1-22 NMSA 1978, will be applied.
 10. Offeror's proposal contains a valid certificate as a Santa Fe County Business, the preference in accordance with Santa Fe County Ordinance #2012-4, will be applied.

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VI. EVALUATION OF PROPOSALS

A. EVALUATION SCORING

The Evaluation Committee will evaluate proposals as follows:

Each factor below has a maximum number of points that can be assigned to an Offeror’s proposal based on the thoroughness and responsiveness of the proposal and how the Offeror addresses each criteria factor. The maximum number of points a proposal can receive based on the criteria factors is **1,000**. This does not include preferences that could be applied.

Criteria Factors

- 1) Specialized and Technical Competence..... **200 points**
- 2) Capacity and Capability **200 points**
- 3) Past Record of Performance **200 points**
- 4) Proximity to or Familiarity with Site Location **100 points**
- 5) New Mexico Produced Work..... **50 points**
- 6) Volume of Work Previously Done for Santa Fe County **50 points**
 Based on the information in the Project Listing form, Offerors who do not list any previous or current projects/contracts for the County, or who indicate that all projects/contracts for the County are 75% or more complete will be given 50 points for this evaluation factor.

The following point deduction formula will be applied for projects/contracts that are less than 75% complete:

<u>Value of contract/ project</u>	<u>Deductions</u>
Less than \$75,000.....	0 points
\$ 75,001 to \$ 100,000	10 points
\$ 100,001 to \$ 150,000.....	20 points
\$ 150,001 to \$ 200,000	30 points
\$ 200,001 to \$ 250,000.....	40 points
Greater than \$250,000.....	50 points

- 7) Evidence of Understanding the Scope of Work..... **200 points**

TOTAL POINTS

1000 POINTS

PREFERENCES

If a proposal contains an In-State Resident Business Contractor or Resident Veterans Contractor Certificate and/or Santa Fe County Business Certificate, the applicable preference will be applied.

- 8) Proposal contains a valid N.M. Resident Contractor Certificate **50 points**

OR

- 9) Proposal contains a valid Resident Veteran Contractor Certificate **70, 80 or 100 points**

AND

- 10) Proposal contains a valid Santa Fe County Business Certificate **50 points**

B. EVALUATION PROCESS

The evaluation process will follow the steps listed below:

1. All proposals will be reviewed for compliance with the mandatory specifications stated within the RFP. Proposals deemed non-responsive will be eliminated from further consideration.
2. The Procurement Manager may contact the Offeror for clarification of the response as specified in Section III, Paragraph B.7.
3. The Evaluation Committee may use other sources of information to perform the evaluation as specified in Section III, Paragraph C.18.
4. Responsive proposals will be evaluated using the factors in Section V. The responsible Offerors with the highest scores will be selected as finalist Offerors based upon the proposals submitted. Finalist Offerors who are asked or choose to submit revised proposals for the purpose of obtaining best and final offers will have their points recalculated accordingly. The responsible Offeror whose proposal is most advantageous to the County, taking into consideration the evaluation factors in Section VI, will be recommended for contract award as specified in Section III, Paragraph B.12. Please note, however, that a serious deficiency in the response to any one factor may be grounds for rejection regardless of overall score.
5. Past performance in a project for the County (See Section V.C.3 above) is a significant consideration of the evaluation and poor performance on a prior County project may result in a lower number of points awarded to a proposal for this element of the evaluation.

APPENDIX A
ACKNOWLEDGEMENT OF RECEIPT FORM
FACILITIES CONDITION ASSESSMENT SERVICES
RFP #2013-0338-PW/IC

In acknowledgement of receipt of this Request for Proposal the undersigned agrees that it has received a complete copy, beginning with the title page and table of contents, and ending with Appendix E.

The acknowledgement of receipt should be signed and returned to the Procurement Manager no later than close of business on **July 2, 2013**. Only potential Offerors who elect to return this form completed with the indicated intention of submitting a proposal will receive copies of all Offeror written questions and the County's written responses to those questions as well as RFP amendments, if any are issued.

FIRM: _____

REPRESENTED BY: _____

TITLE: _____ PHONE NO.: _____

E-MAIL: _____ FAX NO.: _____

ADDRESS: _____

CITY: _____ STATE: _____ ZIP CODE: _____

SIGNATURE: _____ DATE: _____

This name and address will be used for all correspondence related to the Request for Proposal.

Firm does/does not (**circle one**) intend to respond to this Request for Proposals.

Iris Cordova
Santa Fe County Purchasing Division
142 W. Palace Avenue (Second Floor)
Santa Fe, New Mexico 87501
(505) 986-6337
(505) 989-3243
icordova@santafecountynm.org

APPENDIX B

CAMPAIGN CONTRIBUTION DISCLOSURE FORM

Pursuant to the Procurement Code, Sections 13-1-28, et seq., NMSA 1978 and NMSA 1978, § 13-1-191.1 (2006), as amended by Laws of 2007, Chapter 234, any prospective contractor seeking to enter into a contract with any state agency or local public body **for professional services, a design and build project delivery system, or the design and installation of measures the primary purpose of which is to conserve natural resources** must file this form with that state agency or local public body. This form must be filed even if the contract qualifies as a small purchase or a sole source contract. The prospective contractor must disclose whether they, a family member or a representative of the prospective contractor has made a campaign contribution to an applicable public official of the state or a local public body during the two years prior to the date on which the contractor submits a proposal or, in the case of a sole source or small purchase contract, the two years prior to the date the contractor signs the contract, if the aggregate total of contributions given by the prospective contractor, a family member or a representative of the prospective contractor to the public official exceeds two hundred and fifty dollars (\$250) over the two year period.

Furthermore, the state agency or local public body may cancel a solicitation or proposed award for a proposed contract pursuant to Section 13-1-181 NMSA 1978 or a contract that is executed may be ratified or terminated pursuant to Section 13-1-182 NMSA 1978 of the Procurement Code if: 1) a prospective contractor, a family member of the prospective contractor, or a representative of the prospective contractor gives a campaign contribution or other thing of value to an applicable public official or the applicable public official's employees during the pendency of the procurement process or 2) a prospective contractor fails to submit a fully completed disclosure statement pursuant to the law.

The state agency or local public body that procures the services or items of tangible personal property shall indicate on the form the name or names of every applicable public official, if any, for which disclosure is required by a prospective contractor.

THIS FORM MUST BE INCLUDED IN THE REQUEST FOR PROPOSALS AND MUST BE FILED BY ANY PROSPECTIVE CONTRACTOR WHETHER OR NOT THEY, THEIR FAMILY MEMBER, OR THEIR REPRESENTATIVE HAS MADE ANY CONTRIBUTIONS SUBJECT TO DISCLOSURE.

The following definitions apply:

“Applicable public official” means a person elected to an office or a person appointed to complete a term of an elected office, who has the authority to award or influence the award of the contract for which the prospective contractor is submitting a competitive sealed proposal or who has the authority to negotiate a sole source or small purchase contract that may be awarded without submission of a sealed competitive proposal.

“Campaign Contribution” means a gift, subscription, loan, advance or deposit of money or other thing of value, including the estimated value of an in-kind contribution, that is made to or received by an applicable public official or any person authorized to raise, collect or expend contributions on that official’s behalf for the purpose of electing the official to statewide or local office. “Campaign Contribution” includes the payment of a debt incurred in an election campaign, but does not include the value of services provided without compensation or unreimbursed travel or other personal expenses of individuals who volunteer a portion or all of their time on behalf of a candidate or political committee, nor does it include the administrative or solicitation expenses of a political committee that are paid by an organization that sponsors the committee.

“Family member” means spouse, father, mother, child, father-in-law, mother-in-law, daughter-in-law or son-in-law of (a) a prospective contractor, if the prospective contractor is a natural person; or (b) an owner of a prospective contractor.

“Pendency of the procurement process” means the time period commencing with the public notice of the request for proposals and ending with the award of the contract or the cancellation of the request for proposals.

“Prospective contractor” means a person or business that is subject to the competitive sealed proposal process set forth in the Procurement Code or is not required to submit a competitive sealed proposal because that person or business qualifies for a sole source or a small purchase contract.

“Representative of a prospective contractor” means an officer or director of a corporation, a member or manager of a limited liability corporation, a partner of a partnership or a trustee of a trust of the prospective contractor.

Name(s) of Applicable Public Official(s) if any: _____
(Completed by State Agency or Local Public Body)

DISCLOSURE OF CONTRIBUTIONS BY PROSPECTIVE CONTRACTOR:

Contribution Made By: _____

Relation to Prospective Contractor: _____

Date Contribution(s) Made: _____

Amount(s) of Contribution(s) _____

Nature of Contribution(s) _____

Purpose of Contribution(s) _____

(Attach extra pages if necessary)

Signature

Date

Title (position)

--OR--

NO CONTRIBUTIONS IN THE AGGREGATE TOTAL OVER TWO HUNDRED FIFTY DOLLARS (\$250) WERE MADE to an applicable public official by me, a family member or representative.

Signature

Date

Title (Position)

APPENDIX C

**VOLUME OF WORK
PREVIOUSLY DONE FOR SANTA FE COUNTY
PROJECT LISTING FORM
(PROVIDE LIST OF PROJECTS WITHIN THE LAST FIVE YEARS)**

FIRM: _____ **DATE:** _____

PROJECT DIRECTLY AWARDED TO FIRM	AWARD DATE	CONTRACT DATE	AMOUNT	% COMPLETE
1.				
2.				
3.				
4.				
5.				
6.				

APPENDIX D

RESIDENT VETERANS PREFERENCE CERTIFICATION

_____ (NAME OF CONTRACTOR) hereby certifies the following in regard to application of the resident veterans' preference to this procurement.

Please check one box only:

I declare under penalty of perjury that my business prior year revenue starting January 1 ending December 31 is less than \$1M allowing me the 10% preference discount on this solicitation. I understand that knowingly giving false or misleading information about this fact constitutes a crime.

I declare under penalty of perjury that my business prior year revenue starting January 1 ending December 31 is more than \$1M but less than \$5M allowing me the 8% preference discount on this solicitation. I understand that knowingly giving false or misleading information about this fact constitutes a crime.

I declare under penalty of perjury that my business prior year revenue starting January 1 ending December 31 is more than \$5M allowing me the 7% preference discount on this solicitation. I understand that knowingly giving false or misleading information about this fact constitutes a crime.

I agree to submit a report or reports to the State Purchasing Division of the General Services Department declaring under penalty of perjury that during the last calendar year starting January 1 and ending on December 31, the following to be true and accurate:

In conjunction with this procurement and the requirements of this business application for a Resident Veteran Business Preference/Resident Veteran Contractor Preference under Sections 13-1-21 or 13-1-22 NMSA 1978, which awarded a contract which was on the basis of having such veterans preference, I agree to report to the State Purchasing Division of the General Services Department the awarded amount involved. I will indicate in the report the award amount as a purchase from a public body or as a public works contract from a public body as the case may be.

I understand that knowingly giving false or misleading information on this report constitutes a crime.

I declare under penalty of perjury that this statement is true to the best of my knowledge. I understand that giving false or misleading statements about material fact regarding this matter constitutes a crime.

(Signature of Business Representative)*

(Date)

*Must be an authorized signatory of the Business.

The representations made by checking the boxes constitutes a material representation by the business. Any finding that the statements are incorrect may result in denial of an award or un-award of the procurement involved.

SIGNED AND SEALED THIS _____ DAY OF _____, 2013.

NOTARY PUBLIC

My Commission Expires:

APPENDIX E
SAMPLE AGREEMENT

**PROFESSIONAL SERVICES AGREEMENT
TO PROVIDE FACILITIES CONDITION ASSESSMENT AND REPORT
FOR COUNTY PROPERTIES AND FACILITIES**

THIS AGREEMENT is made and entered into on this ____ day of _____, 2013, by and between **SANTA FE COUNTY** (hereinafter referred to as the "County"), a New Mexico political subdivision, and **(Name)** (hereinafter referred to as the "Contractor"), a New Mexico corporation with a principal address located at **(Address)**, (hereinafter referred to as the "Contractor").

WHEREAS, Santa Fe County's Public Works Department, requires engineering, architect and consultant services to develop a Facilities Condition Assessment and Report of County properties and facilities;

WHEREAS, pursuant to NMSA 1978, Sections 13-1-112 and 13-1-117, competitive sealed proposals were solicited via a formal Request for Proposal, RFP No. 2013-0338-PW/IC, for these services;

WHEREAS, based upon the evaluation criteria established within the RFP for the purpose of determining the most qualified offeror, the County determined the Contractor as the most responsive;

WHEREAS, the County requires the services of the Contractor, and the Contractor is willing to provide these services and both parties wish to enter into this Agreement.

NOW THEREFORE, in consideration of the premises and mutual obligations herein, the parties hereto do mutually agree as follows:

1. SCOPE OF WORK

The Contractor shall:

- A. Provide Facilities Condition Assessment Services to determine the current physical condition and the life cycle of designated Santa Fe County (SFC) properties and facilities.
- B. Document all activities in detailed reports that shall provide a methodology that will allow County Staff to perform facility assessments using baseline data, benchmarks and metrics.
- C. Develop Facilities Condition Assessment Report(s) to allow SFC Public Works Department to effectively plan and execute highly efficient and cost effective Management and Planning strategies to include:
 - 1) Executive Management (capital funding, strategic planning, risk analysis).

- 2) Fiscal Planning (program oversight, budget projections, scenarios planning, facility disposal).
- 3) Divisional Management (program execution, cost accounting, procurement).
- 4) Facilities Management (condition management, project planning, needs prioritization).

D. Deliverables

Facilities Condition Assessments (FCAs)

- 1) The Facilities Condition Assessments “FCAs” shall include inspections and accurate analyses of all visible components and elements of designated properties and facilities requiring maintenance or planned action. The results of the FCA shall be detailed in a Facilities Condition Assessment Report “FCAR”. The processes for both, the FCA and FCAR shall be in accordance with the standards and practices as identified by IFMA and ASTM- E2018-08. Selective destructive investigations may be authorized if there is evidence of hidden defects.
- 2) The FCA shall at a minimum:
 - a) Capture and record certain physical building characteristics and information as identified by the Owner.
 - b) Identify the current physical condition of each component or element and any deficiencies.
 - c) Identify maintenance projects for the individual properties and facilities required to return the asset to functionality or to a minimum standard condition in order to preserve asset value.
 - d) Identify all code and all regulatory violations and all deficiencies.
 - e) Recommend corrective action for all violations and all deficiencies.
 - f) Prioritize capital repair projects.
 - g) Estimate the cost to correct, improve or reduce further deterioration of the physical assets.
 - h) Identify corrective measures required to ensure that the facility operates as designed.
 - i) Collect data from inspections and document the results.
- 3) Major components for FCA shall include all of the following unless not applicable:

- a) Site-work (utilities; roads, parking, paving, sidewalks, pavers, signage, fencing; irrigation, storm water, retaining walls, sanitary sewer/drainage systems; erosion control, landscaping, lighting systems, etc.).
 - b) Site Amenities (playgrounds, athletic courts, gazebos, swimming pools).
 - c) Building Structure (foundations, structural joists, decking, columns and supports).
 - d) Building Exterior (roofs, roofing structures, balconies, breeze-ways, stairs, exterior walls, exterior windows, doors, & hardware).
 - e) Building Interior (furniture, appliances, finishes, floors, ceilings, walls, casework, fixtures, doors and hardware).
 - f) Vertical Transportation (escalators, passenger and freight elevators).
 - g) Mechanical (heating, ventilation and air conditioning, vents, ductwork, piping, boilers, pumps).
 - h) Plumbing (domestic water and sanitary systems, piping, plumbing fixtures).
 - i) Energy Management (temperature control and monitoring).
 - j) Electrical (power, lighting, emergency generators systems).
 - k) IT Network Plan (voice, data, & wireless network).
 - l) Fire/Life Safety (fire alarm, fire protection/suppression systems).
 - m) Security Systems (intrusion alarms, motion detectors, door locks, access control, CCTV).
 - n) ADA (ingress/egress, handicapped accessibility, compatibility).
 - o) Environmental/Health (hazardous materials, air quality, water, noise, etc.).
 - p) Compliance with Codes & Regulations (federal, state, local, ANSI, ASHRAE, EPA, etc.).
- 4) The FCAs will include scope of services developed by the County as it deems necessary. Such scope of services might be specific to the types of facilities, to the size or square footage of a property or facility, to different levels of assessments or a combination of all. Based on the scope of services established by the County, the FCAs will include the Classification of Services (Type, Size, and Level).
- a) Types of Facilities:
 - Office
 - Institutional
 - Community Services
 - Housing
 - Utilities
 - Parking
 - b) Square Footage of Property or Facility:

- Class 1 – property or facility is 50,000 sf and over.
 - Class 2 - property or facility is less than 50,000 sf but greater than 5,000 SF.
 - Class 3 – property or facility is 5,000 sf or less.
- c) Levels of Facilities Condition Assessment:
- Level 1 - Complete Facility Condition Assessment (includes all major components).
 - Level 2 - Partial Facility Condition Assessment (includes partial components or limited items identified).
 - Level 3 - Systems (includes utilities, electrical, mechanical, plumbing, life safety, etc.).
- 5) The FCA shall categorize each cited deficiency within one of the following five (5) classifications according to the definition provided below:
- a) Plant Adaptation: Expenditures required to adapt the physical to the evolving changing standards. These are expenditures in addition to normal maintenance. Examples include compliance with changing codes (e.g., handicapped accessibility) and improvements occasioned by the adoption of modern technology (e.g., the use of personal computer networks).
 - b) Routine Maintenance: Means the day-to-day efforts to control deterioration of facilities (keep up expenses) through scheduled repetitive activities (e.g. cleaning), periodic scheduled work (e.g., inspections and equipment adjustments) and minor repairs made on an as-needed basis.
 - c) Deferred Maintenance: Refers to expenditures for repairs which were not accomplished as a part of normal maintenance or capital repair which have accumulated to the point that facility deterioration is evident and could impair the proper functioning of the facility. Costs estimated for deferred maintenance projects should include compliance with applicable codes even if such compliance requires expenditures additional to those essential to affect needed repairs. Deferred maintenance projects represent catch up expenses.
 - d) Capital Renewal: Not 1, 2, or 3 above, regular, customary and anticipated major repairs or the replacement/rebuilding of major facility components (e.g., roof replacement at the end of its normal useful life is capital repair; roof replacement several years after its normal useful life is deferred maintenance). These repairs are typically capitalized and included in depreciation schedules according to Generally Accepted Accounting Principles (GAAP).
 - e) Energy Conservation Measures: Refers to expenditures for potential energy conservation projects that meet five-year payback criteria.
 - f) Defects due to design or construction issues.

- 6) FCAs shall prioritize all cited deficiencies by Priority Class. The five (5) priority classes shall be defined as follows.
 - a) Priority 1 Currently Critical (Immediate) - Items in this category require immediate action.
 - b) Priority 2 Potentially Critical (Year One) - Items in this category, if not corrected expeditiously, will become critical within a year.
 - c) Priority 3 Necessary - Not Yet Critical (Year Two - Five) - Items in this category include conditions requiring prompt attention.
 - d) Priority 4 Recommended (Year Six - Nine) - Items in this category represent a sensible improvement to existing conditions.
 - e) Priority 5 Recommended (Ten Years or Beyond) - Items in this category represent an economic payback.

Facilities Condition Assessment Report (FCAR)

The FCAR shall be thorough, detailed documentation of all activities completed during the performance of the Facilities Condition Assessment. The FCAR shall provide valuable and useful information, data and metrics on all inspected elements that can assist the County staff in establishing baseline data, best practices and lessons learned and in determining future maintenance and operations funds, or alternatives for the next five years. The FCAR shall also include a developed methodology that will allow County staff to perform facility assessments and deploy the Facility Condition Index. The methodology shall be rigorous enough to allow conscientious decision-making and resource allocation, but not so onerous as to overwhelm in-house forces. The methodology shall include a description of work flow processes; linkages to existing County facility management practices, IT tools, and capital improvement planning; and description and/or creation of any recommended forms.

The following is a list of informational items to be included in the FCAR. This list is not all inclusive but indicates the minimal information to be provided in the FCAR.

- 1) Executive Summary - includes general information providing descriptions of property or facility, purpose and scope of the work, type of assessments, overall conditions, corrective actions, estimated costs, recommendations and analyses for short and long term replacement of deficient items.
- 2) Description - Specific information about Facilities Condition Assessment that must include the following information:
 - a) Unique title and project number
 - b) Project description
 - c) Location
 - d) Building size (sf)

- e) Building age
 - f) Project priority classification
 - g) Building System Category (Site, Exterior Structure, etc.)
 - h) Specific Building Code violation or application
 - i) Specific project extent (floor wide, item only, etc.)
- 3) Classification: Class, type or level of the Facilities Condition Assessment being performed
 - 4) Team - List of professionals that performed the Facilities Condition Assessment including names, position, contact information, profile, credentials and certifications.
 - 5) Summary & Analysis - Detailed information on all inspected areas, structural and system components including at a minimum the following:
 - a) Identification of the existing condition and all deficiencies of all inspected elements.
 - b) Rank and priority of all cited deficiencies by severity and anticipated life cycle.
 - c) Recommendations for corrective action for any deficiencies found.
 - d) Cost estimates for corrective action of any deficiencies found.
Cost Estimates shall include the following information:
 - Labor man-hours to correct the deficiency.
 - Labor unit cost.
 - Total labor cost.
 - Material cost.
 - Overhead and profit costs.
 - Total cost to correct each line item of deficiency.
 - Total cost of correction for the facility or surface area.
 - e) Replacement schedule that identifies and prioritizes immediate and future replacement needs for all structural and system components.
 - f) Lifecycle data and Lifecycle Cost Model.
 - g) Facility Condition Index (FCI) including comparisons to other similar governmental entities:
 - FCI will provide an objective benchmark to compare the relative condition and adequacy of purpose of facilities.
 - The FCI will be used to support County asset management initiatives.
 - The FCI shall be numerical in nature, ideally on a 1 to 10 scale.

- The FCI will include components of Operational condition; energy use; appearance; age; location; meet purpose.
- Capital Renewal and Replacement Plan.
- Current Replacement Value (CRV) or costs.
- Facilities Replacement Cost (FRC).
- Exhibits and Supporting Documentation (photographs, drawings, logs, charts, tables, formulas).

Facilities Condition Assessment Reports must identify all national and local code deficiencies. Each cited deficiency must identify the particular code/chapter/section of the building standard being violated.

All energy conservation opportunities within the facility must be identified as projects. The estimated simple payback in years and the annual cost avoidance must be calculated and reported for each energy conservation project. All reporting, summaries, totals, and models must illustrate potential as well as realized energy savings.

2. **COMPENSATION, INVOICING, AND SET-OFF**

- A. In consideration of its obligations under this Agreement the Contractor shall be compensated as follows:
- 5) The County shall pay to the Contractor in full payment for services satisfactory performed.
 - 6) The total amount payable to the Contractor under this Agreement, shall not exceed **(Insert Dollar Amount)** (\$), exclusive of New Mexico gross receipt tax.
 - 7) This amount is a maximum and not a guarantee that the work assigned to be performed by Contractor under this Agreement shall equal the amount stated herein. The parties do not intend for the Contractor to continue to provide services without compensation when the total compensation amount is reached. The County will notify the Contractor when the services provided under this Agreement reach the total compensation amount. In no event will the Contractor be paid for services provided in excess of the total compensation amount without this agreement being amended.
- B. The Contractor shall submit a written request for payment to the County when payment is due under this Agreement. Upon the County's receipt of the written request, the County shall issue a written certification of complete or partial acceptance or rejection of the contractual items or services for which payment is

sought. The Contractor acknowledges and agrees that the County may not make any payment hereunder unless and until it has issued a written certification accepting the contractual items or services. Within thirty (30) days of the issuance of a written certification accepting the contractual items or services, the County shall tender payment for the accepted items or services. In the event the County fails to tender payment within thirty (30) days of the written certification accepting the items or services, the County shall pay late payment charges of one and one-half percent (1.5%) per month, until the amount due is paid in full.

- C. In the event the Contractor breaches this Agreement, the County may, without penalty, withhold any payments due the Contractor for the purpose of set-off until such time as the County determines the exact amount of damages it suffered as a result of the breach.
- D. Payment under this Agreement shall not foreclose the right of the County to recover excessive or illegal payment.

3. EFFECTIVE DATE AND TERM

This Agreement shall, upon due execution by all parties, become effective as of the date first written above and shall terminate one (1) year later, unless earlier terminated pursuant to Section 5 (Termination) or Section 6 (Appropriations and Authorizations). The County has the option to extend the contract at a negotiated price, terms and conditions for a period of one (1) additional year, upon the approval of the Santa Fe County. The County may exercise this option by submitting a written notice to Contractor that the Agreement will be extended an additional year. The notice must be submitted to Contractor at least sixty (60) days prior to expiration of the initial Agreement.

4. ADDITIONAL SERVICES

- A. The parties agree that all tasks set forth in Paragraph 1 (Scope of Work) of this Agreement, shall be completed in full, to the satisfaction of the County, for the amount set forth in Section 2 (Compensation, Invoicing, and Set-Off) of this Agreement, and for no other cost, amount, fee, or expense.
- B. The County may from time-to-time request changes in the Scope of Work to be performed hereunder. Such changes, including any increase or decrease in the amount of the Contractor's compensation, which are mutually agreed upon by and between the County and the Contractor, shall be incorporated in written amendments to this Agreement.

5. TERMINATION

- A. Termination of Agreement for Cause. Either party may terminate the Agreement based upon any material breach of this Agreement by the other party. The non-breaching party shall give the breaching party written notice of termination

specifying the grounds for the termination. The termination shall be effective thirty (30) days from the breaching party's receipt of the notice of termination, during which time the breaching party shall have the right to cure the breach. If, however, the breach cannot with due diligence be cured within thirty (30) days, the breaching party shall have a reasonable time to cure the breach, provided that, within thirty (30) days of its receipt of the written notice of termination, the breaching party began to cure the breach and advised the non-breaching party in writing that it intended to cure.

- B. Termination for Convenience of the County. The County may, in its discretion, terminate this Agreement at any time for any reason by giving the Contractor written notice of termination. The notice shall specify the effective date of termination, which shall not be less than fifteen (15) days from the Contractor's receipt of the notice. The County shall pay the Contractor for acceptable work, determined in accordance with the specifications and standards set forth in this Agreement, performed before the effective date of termination but shall not be liable for any work performed after the effective date of termination.

6. APPROPRIATIONS AND AUTHORIZATIONS

This Agreement is contingent upon sufficient appropriations and authorizations being made for performance of this Agreement by the Board of County Commissioners of the County and/or, if state funds are involved, the Legislature of the State of New Mexico. If sufficient appropriations and authorizations are not made in this or future fiscal years, this Agreement shall terminate upon written notice by the County to the Contractor. Such termination shall be without penalty to the County, and the County shall have no duty to reimburse the Contractor for expenditures made in the performance of this Agreement. The County is expressly not committed to expenditure of any funds until such time as they are programmed, budgeted, encumbered and approved for expenditure by the County. The County's decision as to whether sufficient appropriations and authorizations have been made for the fulfillment of this Agreement shall be final and not subject to challenge by the Contractor in any way or forum, including a lawsuit.

7. INDEPENDENT CONTRACTOR

The Contractor and its agents and employees are independent contractors and are not employees or agents of the County. Accordingly, the Contractor and its agents and employees shall not accrue leave, participate in retirement plans, insurance plans, or liability bonding, use County vehicles, or participate in any other benefits afforded to employees of the County. Except as may be expressly authorized elsewhere in this Agreement, the Contractor has no authority to bind, represent, or otherwise act on behalf of the County and agrees not to purport to do so.

8. ASSIGNMENT

The Contractor shall not assign or transfer any interest in this Agreement or assign any claims for money due or to become due under this Agreement without the advance written approval of the County. Any attempted assignment or transfer without the County's advance written approval shall be null and void and without any legal effect.

9. SUBCONTRACTING

The Contractor shall not subcontract or delegate any portion of the services to be performed under this Agreement without the advance written approval of the County. Any attempted subcontracting or delegating without the County's advance written approval shall be null and void and without any legal effect.

10. PERSONNEL

A. All work performed under this Agreement shall be performed by the Contractor or under its supervision.

B. The Contractor represents that it has, or will secure at its own expense, all personnel required to discharge its obligations under this Agreement. Such personnel (i) shall not be employees of or have any contractual relationships with the County and (ii) shall be fully qualified and licensed or otherwise authorized or permitted under federal, state, and local law to perform such work.

11. RELEASE

Upon its receipt of all payments due under this Agreement, the Contractor releases the County, its elected officials, officers, agents and employees from all liabilities, claims, and obligations whatsoever arising from or under or relating to this Agreement.

12. CONFIDENTIALITY

Any confidential information provided by the County to the Contractor in the performance of this Agreement shall be kept confidential and shall not be made available to any individual or organization by the Contractor without the prior written approval of the County.

13. PUBLICATION, REPRODUCTION, AND USE OF MATERIAL; COPYRIGHT

A. The County has the unrestricted right to publish, disclose, distribute and otherwise use, in whole or in part, any reports, data, or other material prepared under or pursuant to this Agreement.

B. The Contractor acknowledges and agrees that any material produced in whole or in part under or pursuant to this Agreement is a work made for hire. Accordingly, to the extent that any such material is copyrightable in the United States or in any other country, the County shall own any such copyright.

14. CONFLICT OF INTEREST

The Contractor represents that it has no and shall not acquire any interest, direct or indirect, that would conflict in any manner or degree with the performance of its obligations under this Agreement.

15. NO ORAL MODIFICATIONS; WRITTEN AMENDMENTS REQUIRED

This Agreement may not be modified, altered, changed, or amended orally but, rather, only by an instrument in writing executed by the parties hereto. The Contractor specifically acknowledges and agrees that the County shall not be responsible for any changes to Section 1 (Scope of Work) of this Agreement unless such changes are set forth in a duly executed written amendment to this Agreement.

16. ENTIRE AGREEMENT; INTEGRATION

This Agreement incorporates all the agreements, covenants, and understandings between the parties hereto concerning the subject matter hereof, and all such agreements, covenants and understandings have been merged into this written Agreement. No prior or contemporaneous agreement, covenant or understandings, verbal or otherwise, of the parties or their agents shall be valid or enforceable unless embodied in this Agreement.

17. NOTICE OF PENALTIES

The Procurement Code, NMSA 1978, Sections 13-1-28 through 13-1-199, imposes civil and criminal penalties for its violation. In addition, New Mexico criminal statutes impose felony penalties for bribes, gratuities, and kickbacks.

18. EQUAL EMPLOYMENT OPPORTUNITY COMPLIANCE

- A. The Contractor agrees to abide by all federal, state, and local laws, ordinances, and rules and regulations pertaining to equal employment opportunity and unlawful discrimination. Without in any way limiting the foregoing general obligation, the Contractor specifically agrees not to discriminate against any person with regard to employment with the Contractor or participation in any program or activity offered pursuant to this Agreement on the grounds of race, age, religion, color, national origin, ancestry, sex, physical or mental handicap, serious medical condition, spousal affiliation, sexual orientation, or gender identity.
- B. The Contractor acknowledges and agrees that failure to comply with this Section shall constitute a material breach of this Agreement.

19. COMPLIANCE WITH APPLICABLE LAW; CHOICE OF LAW

- A. In performing its obligations hereunder, the Contractor shall comply with all applicable laws, ordinances, and regulations.
- B. This Agreement shall be construed in accordance with the substantive laws of the State of New Mexico, without regard to its choice of law rules. Contractor and the County agree that the exclusive forum for any litigation between them arising out of or related to this Agreement shall be federal and state district courts of New Mexico, located in Santa Fe County.

20. RECORDS AND INSPECTIONS

- A. To the extent its books and records relate to (i) its performance of this Agreement or any subcontract entered into pursuant to it or (ii) cost or pricing data (if any) set forth in this Agreement or that was required to be submitted to the County as part of the procurement process, the Contractor agrees to (i) maintain such books and records during the term of this Agreement and for a period of six (6) years from the date of final payment under this Agreement; (ii) allow the County or its designee to audit such books and records at reasonable times and upon reasonable notice; and (iii) to keep such books and records in accordance with generally accepted accounting principles (GAAP).
- B. To the extent its books and records relate to (i) its performance of this Agreement or any subcontract entered into pursuant to it or (ii) cost or pricing data (if any) set forth in this Agreement or that was required to be submitted to County as part of the procurement process, the Contractor also agrees to require any subcontractor it may hire to perform its obligations under this Agreement to (i) maintain such books and records during the term of this Agreement and for a period of six (6) years from the date of final payment under the subcontract; (ii) to allow the County or its designee to audit such books and records at reasonable times and upon reasonable notice; and (iii) to keep such books and records in accordance with GAAP.

21. INDEMNIFICATION

- A. The Contractor shall defend, indemnify, and hold harmless the County and its elected officials, agents, and employees from any losses, liabilities, damages, demands, suits, causes of action, judgments, costs or expenses (including but not limited to court costs and reasonable attorneys' fees) resulting from or directly arising out of the Contractor's performance or non-performance of its obligations under this Agreement, including but not limited to the Contractor's breach of any representation or warranty made herein
- B. The Contractor agrees that the County shall have the right to control and participate in the defense of any such demand, suit, or cause of action concerning matters that relate to the County and that such suit will not be settled without the County's consent, such consent not to be unreasonably withheld. If a conflict between the interests of the County and the Contractor in such demand, suit, or

cause of action, the County may retain its own counsel to represent the County's interest.

- C. The Contractor's obligations under this section shall not be limited by the provisions of any insurance policy the Contractor is required to maintain under this Agreement.

22. SEVERABILITY

If any term or condition of this Agreement shall be held invalid or non-enforceable by any court of competent jurisdiction, the remainder of this Agreement shall not be affected and shall be valid and enforceable to the fullest extent of the law.

23. NOTICES

Any notice required to be given to either party by this Agreement shall be in writing and shall be delivered in person, by courier service or by U.S. mail, either first class or certified, return receipt requested, postage prepaid, as follows:

To the County: Santa Fe County
Office of the County Attorney
102 Grant Avenue
Santa Fe, New Mexico 87501

To the Contractor: (Name and address)

24. CONTRACTOR'S REPRESENTATIONS AND WARRANTIES

The Contractor hereby represents and warrants that:

- A. This Agreement has been duly authorized by the Contractor, the person executing this Agreement has authority to do so, and, once executed by the Contractor, this Agreement shall constitute a binding obligation of the Contractor.
- B. This Agreement and Contractor's obligations hereunder do not conflict with Contractor's corporate agreement or any statement filed with the Public Regulation Commission on Contractor's behalf.
- C. Contractor is legally registered and licensed to operate as a business in New Mexico to do the work anticipated by this Agreement and shall maintain such registration and any applicable licensure in good standing throughout the duration of the Agreement.

25. FACSIMILE SIGNATURES

The parties hereto agree that a facsimile signature has the same force and effect as an original for all purposes.

26. LIMITATION OF LIABILITY

The County's liability to the Contractor for any breach of this Agreement by the County shall be limited to direct damages and shall not exceed the maximum amount of potential compensation specified in Section 2 (Compensation and Invoicing) of this Agreement. In no event shall the County be liable to the Contractor for special or consequential damages, even if the County was advised of the possibility of such damages prior to entering into this Agreement.

27. NO THIRD-PARTY BENEFICIARIES

This Agreement was not intended to and does not create any rights in any persons not a party hereto.

28. INSURANCE

- A. General Conditions. The Contractor shall submit evidence of insurance as is required herein. Policies of insurance shall be written by companies authorized to write such insurance in New Mexico.
- B. General Liability Insurance, Including Automobile. The Contractor shall procure and maintain during the life of this Agreement a comprehensive general liability and automobile insurance policy with liability limits in amounts not less than \$1,050,000.00 combined single limits of liability for bodily injury, including death, and property damage for any one occurrence. Said policies of insurance shall include coverage for all operations performed for the County by the Contractor; coverage for the use of all owned, non-owned, hired automobiles, vehicles and other equipment, both on and off work; and contractual liability coverage under which this Agreement is an insured contract. The County of Santa Fe shall be a named additional insured on the policy.
- C. Workers' Compensation Insurance. The Contractor shall comply with the provisions of the Workers' Compensation Act.
- D. Increased Limits. If, during the life of this Agreement, the Legislature of the State of New Mexico increases the maximum limits of liability under the Tort Claims Act (NMSA 1978, Sections 41-4-1 through 41-4-29, as amended), the Contractor shall increase the maximum limits of any insurance required herein within a reasonable period of time after receiving notice of any such changes.

29. PERMITS, FEES, AND LICENSES

Contractor shall procure all applicable permits and licenses, pay all charges, fees, and royalties, and give all notices necessary and incidental to the due and lawful of its obligations hereunder.

30. NEW MEXICO TORT CLAIMS ACT

No provision of this Agreement modifies or waives any sovereign immunity or limitation of liability enjoyed by County or its “public employees” at common law or under the New Mexico Tort Claims Act, NMSA 1978, Section 41-4-1, et seq.

31. CAMPAIGN CONTRIBUTION DISCLOSURE FORM

The Contractor agrees to compute and submit simultaneous with execution of this Agreement a Campaign Contribution Disclosure Form approved by the County.

34. SURVIVAL

The provisions of following paragraphs shall survive termination of this Contract; RECORDS AND INSPECTION; INDEMNIFICATION; RELEASE; CONFIDENTIALTY; PUBLICATION, REPRODUCTION, AND USE OF MATERIAL; COPYRIGHT; COMPLIANCE WITH APPLICABLE LAW; CHOICE OF LAW; RECORDS AND INSPECTION; INDEMNIFICATION; NO THIRD-PARTY BENEFICIARIES; SURVIVAL.

IN WITNESS WHEREOF, the parties have duly executed this Amendment to the Agreement as of the date first written above.

SANTA FE COUNTY:

Katherine Miller
Santa Fe County Manager

Date

Approved as to Form:

Stephen C. Ross
Santa Fe County Attorney

Date

Finance Department Approval:

Teresa Martinez
Santa Fe County Finance Director

Date

CONTRACTOR:

(Signature)

Date

By: _____
(Print Name)

Its: _____
(Print Title)

FEDERAL TAX I.D. NUMBER: _____