

**SANTA FE COUNTY
PUBLIC WORKS DEPARTMENT**

REQUEST FOR PROPOSALS

FOR
ARCHITECTURAL - ENGINEERING - LANDSCAPE
ARCHITECT – LAND SURVEYOR SERVICES



RFP NO. 2018-0194-PW/BT

**Design-Build Consulting Services for the Expansion and Improvements
to the Santa Fe County Administration Building located in Santa Fe,
New Mexico**

January 2018

TABLE OF CONTENTS

I.	ADVERTISEMENT	5
II.	INTRODUCTION	6
	A. PURPOSE OF THIS REQUEST FOR PROPOSAL.....	6
	B. BACKGROUND	6
	C. OBJECTIVE	6
	D. SCHEDULE OF SERVICES.....	7
	1. Project Deliverables.....	8
	2. Supplied Materials.....	8
	E. SCOPE OF WORK	9
	F. SCHEDULE OF SERVICES	10
	G. QUALIFICATIONS	10
	H. INSURANCE REQUIREMENTS.....	10
	I. PROCUREMENT MANAGER.....	10
	J. DEFINITION OF TERMINOLOGY.....	11
III.	CONDITIONS GOVERNING THE PROCUREMENT.....	12
	A. SEQUENCE OF EVENTS	12
	B. EXPLANATION OF EVENTS	14
	1. Issue of RFP.....	14
	2. Pre-Proposal Conference	14
	3. Acknowledgement of Receipt Form Due	14
	4. Deadline to Submit Additional Written Questions.....	14
	5. Response to Written Questions	14
	6. Submission of Proposals.....	15
	7. Proposal Evaluation	15
	8. Selection of Finalists (If Applicable).....	15
	9. Best and Final Offers from Finalists (If Applicable).....	15
	10. Oral Presentations by Finalists (If Applicable)	16
	11. Finalize Contract.....	16
	12. Contract Award.....	16
	13. Right to Protest	16
	C. GENERAL REQUIREMENTS	16
	1. Acceptance of Conditions Governing the Procurement	17
	2. Incurring Cost	17
	3. Prime Contractor Responsibility.....	17
	4. Subcontractors	17
	5. Amended Proposals.....	17
	6. Offerors' Rights to Withdraw Proposal	17
	7. Proposal Firm Offer.....	17
	8. Disclosure of Proposed Contents.....	18
	9. No Obligation	18
	10. Termination.....	18
	11. Sufficient Appropriation.....	18

12. Legal Review 19

13. Governing Law 19

14. Basis for Proposal 19

15. Contract Terms and Conditions 19

16. Contract Deviations 19

17. Offeror Qualifications 19

18. Right to Waive Minor Irregularities 19

19. Change in Contractor Representatives 19

20. Notice 20

21. County Rights 20

22. Right to Publish 20

23. Ownership of Proposals 20

24. Electronic Mail Address Required 20

25. Preferences in Procurement by Santa Fe County 20

26. Double-Sided Documents 22

IV. RESPONSE FORMAT AND ORGANIZATION 22

 A. NUMBER OF RESPONSES 23

 B. NUMBER OF COPIES 23

 C. PROPOSAL FORMAT 23

 1. Proposal Organization 23

 2. Letter of Transmittal 24

V. SPECIFICATIONS 25

 A. INFORMATION 25

 1. Time Frame 25

 B. EVALUATION FACTORS 25

 1. Specialized Tech. Competence 25

 2. Capacity and Capability 25

 3. Past Record of Performance 25

 4. Proximity to and Familiarity with Santa Fe County 25

 5. New Mexico Produced Work 26

 6. Volume of Work Previously Done 26

 7. Evidence of Understanding the Scope of Work 26

 8. In State Resident Business Preference 26

 9. Resident Veteran Business Preference 26

 10. Santa Fe County Preference 26

VI. EVALUATION OF PROPOSALS 27

 A. EVALUATION SCORING 27

 B. EVALUATION PROCESS 28

APPENDICES:

 A. Acknowledgement of Receipt Form 29

 B. Campaign Contribution Disclosure Form 30

 C. Veterans Preference Certification 33

D. Project Listing Form35
 E. Sample Professional Service Agreement36

I. ADVERTISEMENT

**RFP No. 2018-0194-PW/BT
 SUSTAINABLE BUILDING DESIGN AND DESIGN-BUILD
 CONSULTING SERVICES**

Santa Fe County is requesting proposals from qualified Offerors to provide Sustainable Building Design and Design-Build Consulting Services to develop owner requirements governing a Request for Proposals (RFP) for a Design-Build Project Delivery for the new County Administration Building located in Santa Fe New Mexico. 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 (MST) on Wednesday, January 31, 2018 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 **Wednesday, January 17, 2018 at 10:00 AM (MST)** at the Santa Fe County Projects Division conference room located at 901 W. Alameda, Santa Fe, N.M. Attendance at the Pre-Proposal Conference is **NOT MANDATORY**.

EQUAL OPPORTUNITY EMPLOYMENT: All offerors will receive consideration of contract(s) without regard to race, 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, Sr., 142 W. Palace Avenue (Second Floor), Santa Fe, New Mexico 87501, by telephone at (505) 992-6759 or by email at icordova@santafecountynm.gov or on our website at [http://www.santafecountynm.gov/asd/current bid soclicitations](http://www.santafecountynm.gov/asd/current_bid_soclicitations).

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: January 2018

II. INTRODUCTION

A. PURPOSE OF THIS REQUEST FOR PROPOSALS

The Projects Division of the Public Works Department is requesting proposals from professional architectural/engineering firms with extensive experience in providing design-build and sustainability consulting services based on the scope of work described below. All potential Offerors are to read, understand and accept the requirements of this Request for Proposals.

B. BACKGROUND

The Projects Division has been authorized to plan, design, construct and equip a new Santa Fe County Administration Building located at 100 Catron St, in Santa Fe, New Mexico. The project will be conducted in cooperation with the Santa Fe County Public Works Department/Projects Division Staff.

The Projects and Purchasing Divisions have determined that the Design-Build delivery method is the most efficient and timely means to complete the construction of the new County Administration Building and received authorization from the Board of County Commissioners to proceed with a Design-Building delivery method to complete the project, pursuant to NMSA 1978, 13-1-119.1 and 13-1-120 and Santa Fe County Regulations and Policies, Resolution 2006-60.

The Santa Fe County Administration building will facilitate various County Departments and Divisions. The design work completed to date represents a schematic level of design or approximately 30% design to describe the construction requirements and the projected costs. The selected consultant, together with County Staff will work with the existing information in developing the design criteria and performance specifications that will be inclusive in the Design-Build RFP for the final design solution and construction.

The Architect/Engineer selected to provide Design-Build Consulting services will be precluded from participation in the design-build contract for the project.

C. OBJECTIVE

The Design-Build delivery method allows Santa Fe County to continue the design and delivery of this project through one solicitation for the remainder of the design and construction requirements. To fully accomplish the objectives for this project the scope of work must be carefully developed and fully described. The design work completed to date represents a schematic level of design or approximately 30% of the design work to describe the construction requirements and the projected costs. Santa Fe County, with the assistance of the consultant team must provide clear direction as to how the information developed to date can and should be used by contractors responding to the Design-Build solicitation. The intent is to procure outside expertise to complete the following:

- Clarify the use of 30%, Schematic Design documents in defining the Design-Build scope of work.
- Develop requirements for inclusion in the scope of work to define the Design-Build solicitation including reasonable methods and measures to evaluate proposed design solutions and their effective impact on the sustainability and performance of the project.
- Develop detailed scope of work for the implementation of the Design-Build process from the solicitation and procurement, through the construction and closeout of the project.
- Participate in the short list selection process, the instructions to shortlisted respondents, interviews of the shortlisted teams, recommendations for selection.
- Assist the County in including energy and performance requirements in the contract and assist as required in negotiations with the selected Design-Build team.

D. EXECUTION STRATEGY

The work plan follows a sequential description of project task summaries, each of which can be expanded as required to include additional subtasks and detail. The purpose is to define how the project will be executed, a proposed timeline of events, and reasons for why we suggest developing the project as described.

Technical/Project Approach

The implementation of this project falls under the responsibility of the Santa Fe County Projects Division. The Division Director and at least one Project Manager are assigned to take all steps needed to confirm initial program requirements and specific information regarding sustainability goals and other requirements for the project are included in the RFP. Sustainability and other applicable goals may be written as performance specifications to ensure functional and efficient systems and operations result in the final built project. Specification for efficient tempering methods, daylighting, water conservation, thermal envelope and insulation strategies are required to address basic performance goals as well as the less obvious study of building wellness and biophilic performance. Other design responses to improve comfort and the quality of the work environment are to be identified and included as well. The program will also include requirements for renewable energy sources that are to be carefully integrated into the design so that it is clear that the building was conceived with sustainable design concepts and executed in a way that assures reliable performance.

The contracted consultant team will be charged with developing the scope of work and adding language that requires a great deal of focus on specific areas of the project's development, the Design-Build consultant services will have an overarching role in the project, creating the Owner Requirement documentation that will establish and control the contractual obligations of the design development and execution. The Design-Build consultant's work should include examination of all of the tasks and functions of this specific Design-Build project. We anticipate the consultant providing a work plan to detail process, input opportunities, critical path decisions and schedule. We also anticipate the work plan will require adjustment and updates throughout the course of the project's completion.

Resources

Funding for this project comes from multiple sources.

Project Deliverables

Following is a complete list of all project deliverables:

Deliverable	Description
Project Sustainability Requirements	Outline of areas relating to the design and construction of the project's sustainability requirements and provide performance specifications that will clearly identify the overall quality of the building, work spaces, public interface and reduce to the extent practical, the carbon footprint of the building and occupants.
Design-Build RFP and Project Management Plan	Provide performance specifications, bridging documents and a statement of owner requirements that will clearly identify the project requirements and quality of the building, work spaces and areas of public interface. A detailed Project Management Plan to outline an integrated management and team approach is also requested.

Supplied Material

The following materials are to be supplied by the County for this project. For Santa Fe County to meet project requirements, this material must be supplied as part of the library of information made available to prospective offerors.

Materials to be supplied by the County	Due Date*
Boundary Survey and Topo information	
Archeological Report and findings	
Environmental testing on existing building materials and construction	
Geotechnical Investigation Results and Findings	
SFC approved Project Program Requirements	
Schematic Design documents for both buildings involved in the project	
Schematic level designs and specifications as developed to date	
Project review notes taken from County Commission Presentations, Public meetings, City of Santa Fe Historic Styles Design Review Board and other forms of review comments.	

E. SCOPE OF WORK

This RFP is for design-build and sustainability consulting services, not for the design-build contract itself. The scope of work for this contract will be for design-build and sustainability consulting services to develop documents and processes that will serve as the basis for competitively selecting a design-build team for construction of the project. All documents and processes will conform to the requirements of 13-1-119.1, NMSA 1978, and industry best practices as outlined by the Design-Build Institute of America. The Design-Build Consulting Services shall include as a minimum, the following key elements: including, but not limited to: project Scope of Work Statement, Project Definition, site evaluation and verification of the specific design goals and objectives, quality standards, required building systems, floor plans, cross sections and elevations, testing and programmatic scheduling, formal Site Development Plan, Design Criteria Development including, but not limited to: the sustainability and performance specifications for the facility, design-build schedule, general and special conditions of the design-build contract, and other project specific material to provide to potential design-build offerors in compliance with the Santa Fe County Purchasing Regulations and Policy Manual, Section 34, Resolution 2006-60, "Design Build Projects, Request for Proposals".

The Design-Build Sustainability Consultant will respond to questions, issue addenda as required, and certify that proposals received in the Design and Build selection process meet the minimum submittal criteria. The Consultant will assist the selection committee in the short-listing or qualification process for the design-build team, and in the final evaluation of proposals and selection of the design-build team.

The course of the work of the Consultant will be carefully coordinated to complete the project in a timely manner. Presentation of the design-build documents will include working with the County Purchasing Division as to appropriate advertisement dates, coordination of printing and document distribution.

United States Green Building Council LEED™ Certification will be a requirement of this project. It is the intent of the County that the Project shall integrate building materials and methods that promote environmental quality, and energy efficiency criteria as appropriate, with special consideration to renewable energy sources to offset operating costs. The intent of any project is to create an environment that provides the highest-level possible of operational efficiency, including ease of maintenance, as well as comfort and support for building users and visitors.

Services by the Consultant in the Design-Build phase of the project may include additional basic services, including but not limited to Construction Administration services. These services will be negotiated at the request of the Owner, if deemed necessary.

F. SCHEDULE OF SERVICES:

Proposed Project Schedule:	<u>Phase</u>	<u>Estimated Schedule</u>
	Property Acquisition:	N/A
	Contract Execution:	Start
	Programming/Design Criteria:	8 Weeks
	Owner Review:	2 Weeks
	Site Plan Integration:	2 Weeks
	Owner Review:	2 Weeks
	Design Build Selection:	12 Weeks
	Estimated Project length:	26 Weeks

Project MACC: **Not Applicable – To be developed by successful offeror in consultation with the owner.**

G. QUALIFICATIONS

Offerors must clearly demonstrate that its staff and consultants have all the necessary architectural/engineering and building sustainability expertise for Design-Build Project Delivery. All work must be done by or under the direct supervision of architects licensed to practice in New Mexico. Architects must demonstrate environmental sensitivity in design, knowledge of the County, State, and Federal requirements and the ability to work with the public throughout project development and completion.

Architects and engineers shall complete design requirements in accordance with all applicable municipal, state and federal codes, laws and standards.

H. INSURANCE REQUIREMENTS

See contract template (Appendix E)

I. 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, Procurement Specialist, Sr.
Santa Fe County Purchasing Division
142 W. Palace Avenue (Second Floor)
Santa Fe, New Mexico 87501
(505) 986-6373 (office)

(505) 989-3243 (fax)
icordova@santafecountynm.gov

Any inquiries or requests regarding this procurement should be submitted to the Procurement Specialist in writing. Offerors may **ONLY** contact the Procurement Specialist regarding this procurement. Any communication regarding this procurement with any other persons or County employees, could result in disqualification of the potential Respondent.

J. 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 County management 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 RFP.

“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.

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	<u>01/07 & 08/18</u>
2. Pre-Proposal Conference	Owner/Purchasing Offerors	<u>01/17/18</u>
3. Acknowledgement Form Due	Offerors	<u>01/17/18</u>
4. Deadline to Submit Additional Questions	Offerors	<u>01/19/18</u>
5. Response to Written Questions	Purchasing Division	<u>01/23/18</u>
6. Submission of Proposal 2:00 PM (MST)	Offerors	<u>01/31/18</u>
7. Proposal Evaluation	Evaluation Committee	<u>02/01 – 02/09/18</u>
8. Selection of Finalists (If Applicable)	Evaluation Committee	<u>02/09/18</u>
9. Best and Final Offers from Finalists (If Applicable)	Offeror	<u>TBD</u>
10. Oral Presentation by Finalists (If Applicable)	Offeror	<u>TBD</u>
11. Finalize Contract	County, Offeror	<u>TBD</u>
12. Contract Award	Purchasing Division	<u>TBD</u>

Note: If the Evaluation Committee makes a selection at the Selection of Finalists, events 9-10 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 of RFP

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

2. Pre-Proposal Conference

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 until the date 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. *Attendance at the Pre-Proposal conference is NOT MANDATORY.*

3. Acknowledgement of Receipt Form Due

Potential offerors 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 January 17, 2018.

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

4. Deadline to Submit 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 Specialist, 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 will 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 answers or addenda were issued.

6. Submission of Proposal

ALL OFFEROR PROPOSALS MUST BE RECEIVED FOR REVIEW AND EVALUATION BY THE PROCUREMENT SPECIALIST OR DESIGNEE NO LATER THAN 2:00 PM (MOUNTAIN STANDARD TIME) ON January 31, 2018. 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 No. 2018-0194-PW/BT. Proposals submitted by facsimile or other electronic means will not be accepted.

Proposals must be delivered to:

Iris Cordova, Procurement Specialist, Sr.
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's who submitted proposals. Pursuant to NMSA 1978, Section 13-1-116, the contents of any proposal shall not be disclosed so as to be available to competing offerors during the negotiation

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)

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.

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 Specialist will schedule the time for each offeror presentation.

11. Finalize Contract

The 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
142 W. Palace Avenue (Second Floor)
Santa Fe, New Mexico 87501

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 template 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

Any contract that may result from this RFP shall specify that the 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 performance of the contract with the County 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 proposal must be a complete replacement of the 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 ninety (90) days after receipt of a best and final offer if one is submitted..

8. Disclosure of Proposal Contents

Proposals shall not be opened publicly and shall not be open to public inspection until after an offeror has been selected for award of a contract.

An offeror may request in writing non-disclosure of confidential data. 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 data for which an offeror has made a written request for confidentiality, the Santa Fe County 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 continuing 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

Any contract awarded as a result of this RFP process 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 the General 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 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 the 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 the County's 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 Required

A large part of the communication regarding this procurement will be conducted by electronic mail (e-mail). It is recommended that the offeror should have a valid e-mail address to receive e-mail 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 business**". Application of a resident business preference for any Offeror requires the Offeror to provide a copy of a valid and current certificate as a resident business. 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 business 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 business takes into consideration such activities as the business' 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 business**". Certification by the department of taxation and revenue for the resident veteran business requires the Offeror to provide evidence of annual revenue and other evidence of veteran status.

An Offeror who wants the veteran business 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 C.

If an Offeror submits with its proposal a copy of a valid and current veteran resident business 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 business preference is not cumulative with the resident veteran business preference.

AND

C. *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 (Quicklink Ordinances and Resolutions).

26. Double-Side Documents

All submitted bid/proposal documents shall be double-sided, pursuant to Santa Fe County Resolution 2013-7, Adopting Sustainable Resource Management Principles, Section 2.a Waste Reduction and Reuse... "all documents are to be double-sided, including those that are generated by outside entities using County funds and by consultants and contractors doing business with the County".

27. Living Wage

Contractor shall comply with the requirements of Santa Fe County Ordinance 2014-1 (Establishing a Living Wage).

IV. RESPONSE FORMAT AND ORGANIZATION

A. NUMBER OF RESPONSES

An offeror shall submit 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 D on or before the closing date and time for receipt of proposals.

C. PROPOSAL FORMAT

The proposals shall be limited in format and length. Format will be 8-1/2" x 11" with foldout sheets allowed up to 11" x 17" in size. All foldout sheets, up to a maximum of 11"x 17" sheets will be counted as two pages and shall be labeled as such. Length of the proposal shall be limited to a maximum of twenty (20) numbered pages (printed sheet faces) of text no smaller than 12 point, and/or graphics. If there is any question as to the format requirements contact the Purchasing Manager for clarification prior to submittal of the proposal.

I. 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

Within each section of their proposal, offerors should address the items in the order in which they appear in this RFP under Section V., Paragraph B. "EVALUATION FACTORS". 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.

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 addendums or amendments to this RFP.
- h) Acknowledge and acceptance of the terms and conditions of the Agreement attached as Appendix E.

V. SPECIFICATIONS

Offerors should respond in the form of a thorough narrative to each evaluation factor below. 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 February 2018. Santa Fe County intends on awarding contracts with a term of one (1) year with the option to renew for an additional three (3) years for a total contract term of four (4) years.

B. EVALUATION FACTORS

A brief explanation of each mandatory specification is listed below. Offerors are encouraged to fully address each category completely, as points are assigned for responses to each.

1. Specialized technical competence with building sustainability and Design-Build Project Delivery
 - Vision/mission and business philosophy
 - Brief history of the firm in New Mexico
 - Specific examples of best practices utilized by your firm, particularly regarding sustainability practices.
 - List all design consultants and how they provide value to this project.
 - Examples of highly successful aspects of projects similar to this project completed by the office submitting the proposal.
 - Firm's approach to project cost estimating and incorporation of life Cycle Cost Analysis
2. Capacity and capability
 - Information regarding project team's past capability to meet schedules, meet budgets and meet project administration requirements.
 - Indicate relationship of the firm's/project team's current work load to the projected workload of this project and personnel in the New Mexico office.
 - Indicate key personnel to be assigned to this project, their specific roles, experience and background.
3. Past Record of Performance
 - Information on prior design-build consulting services contracts that included a sustainability factor in the performance specifications of the projects.
 - Describe any particular difficulties confronted in past projects and how the Offeror addressed and resolved the issues.
4. Proximity to and Familiarity with Santa Fe County

- Provide information relative to the project’s location and how members of the project team can respond to issues at the site.
- Indicate previous projects completed within the historic district of Santa Fe or other historic sensitive areas, including references.

5. New Mexico Produced Work

- It is Santa Fe County’s goal to support New Mexico owned businesses. Indicate the volume of work by percentage to be produced by New Mexico firm(s), using New Mexico based employees.

6. Volume of Work Previously Done - Information on the status of past project awards shall be included in the "Project Listing Form" as a requirement of this RFP provided in Appendix E. The following formula on fees for projects awarded that are less than 75% complete shall be utilized in assessing scores:

\$ 25,000	to	\$ 35,000	10 points deducted
\$ 35,001	to	\$ 50,000	20 points deducted
\$ 50,001	to	\$100,000	30 points deducted
\$100,001	to	\$150,000	40 points deducted
\$150,001	and over		50 points deducted

7. Evidence of Understanding the Scope of Work (Recommend 2 pages):

- Understanding of key project elements/goals.
 - Challenges that might be expected based on type of project, including continuing agency operations and functionality; project MACC, locations, site or other factors.
 - Indicate performance specifications that will meet the sustainability requirements of the building.
 - Please note: The intent of this section is to give the Offeror an opportunity to express professional observations based on the scope of work, site visits and interviews conducted during the preparation of the proposal.
8. Offeror’s proposal contains a valid NM State Resident Business Certificate, the preference in accordance with §13-4-2 NMSA 1978, will be applied.
9. Offeror’s proposal contains a valid NM State Resident Veteran Business Certificate, the preference in accordance with §13-4-2 and §13-1-22 NMSA 1978, will be applied.
10. Offeror’s proposal contains a valid Santa Fe County Preference Certificate, the preference in accordance with Santa Fe County Ordinance #2012-4, will be applied.

VI. EVALUATION OF PROPOSALS

A. EVALUATION SCORING

The County will evaluate the content and substance of the offeror’s response to each evaluation factor and assign a numerical score not to exceed the maximum allowed score for that factor. The amount of discussion for each factor is an individual choice of the offeror; however, discussion should be detailed enough to inform and educate the Evaluation Committee.

Proposals will be scored based upon the Evaluation Committee’s review and consideration of the offeror’s response to each Evaluation Factor.

- 1. Specialized Technical Competence..... **200 points**
- 2. Capability and Capacity **200 points**
- 3. Past Record of Performance..... **150 points**
- 4. Proximity to or Familiarity with Santa Fe County..... **50 points**
- 5. New Mexico Produced Work..... **50 points**
- 6. Volume of Work Previously Done..... **50 points**
- 7. Evidence of Understanding the Scope of Work.....**300 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 \$25,000	0 points
\$ 25,000 to \$ 35,000	10 points
\$ 35,001 to \$ 50,000	20 points
\$ 50,001 to \$100,000	30 points
\$100,001 to \$150,000	40 points
Greater than \$150,001	50 points

TOTAL: 1000 POINTS

PREFERENCES

If an offeror's proposal contains a valid NM State Resident Business Certificate or a NM Resident Veteran Business Certificate and/or a Santa Fe County Preference Certificate, the following points will be applied to an offeror's total points:

8. NM State Resident Business Certificate..... **50 points**

Or

9. Resident Veteran Business Certificate..... **100 points**

And

10. Santa Fe County Preference 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.

APPENDIX A

ACKNOWLEDGEMENT OF RECEIPT FORM

**RFP #2018-0194-PW/BT
TECHNICAL CONSULTANT SERVICES**

In acknowledgement of receipt of this Request for Proposal the undersigned agrees that he/she 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 January 17, 2018. 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) 986-6373
(505) 989-3243
icordova@santafecountynm.gov

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

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 in checking the boxes constitutes a material representation by the business that is subject to protest and may result in denial of an award or un-award of the procurement involved if the statements are proven to be incorrect.

SIGNED AND SEALED THIS _____ DAY OF _____, 20__.

NOTARY PUBLIC

My Commission Expires:

APPENDIX D

**VOLUME OF WORK
PREVIOUSLY DONE FOR SANTA FE COUNTY
PROJECT LISTING FORM**

**(Complete for Offeror and each Engineer)
(Use separate sheet for each Firm of Project Team)**

FIRM: _____ **DATE:** _____

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

APPENDIX E

SAMPLE AGREEMENT

**PROFESSIONAL SERVICE AGREEMENT
BETWEEN SANTA FE COUNTY AND
[NAME OF DESIGN BUILD CONSULTANT]
FOR [SUSTAINABILITY AND DESIGN BUILD CONSULTING SERVICES]**

THIS AGREEMENT is made and entered into this _____ day of _____ 2018, by and between **SANTA FE COUNTY**, hereinafter referred to as the “County” and **[CONTRACTOR’S NAME]**, whose principal address is **[CONTRACTOR’S ADDRESS]** hereinafter referred to as the “Contractor”.

WHEREAS, pursuant to NMSA 1978, Sections 13-1-119.1 and 13-1-120 Request for Proposal (RFP) No. 2018-0194-PW/BT was issued to procure Design Build Consultant Services; and

WHEREAS, Santa Fe County desires the services of a Contractor with exclusive building sustainability expertise to provide design and performance specifications for the new County Administration Office (CAO); and

WHEREAS, the Contractor will develop documents and processes that will serve as the basis for competitively selecting a design-build team for construction of the project; and

WHEREAS, [GENERAL PURPOSE OF THIS AGREEMENT]; and

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, it is agreed between the parties:

1. SCOPE OF WORK

The Contractor shall provide, without limitation, the following services.

Programming (including, but not limited to: project Scope of Work Statement, Project Definition, site evaluation and verification of the specific design goals and objectives, quality standards, required building systems, floor plans, cross sections and elevations, testing and programmatic scheduling), formal Site Development Plan, Design Criteria Development including, but not limited to: performance specifications, design-build schedule, general and special conditions of the design-build contract, and other project specific material to provide to potential design-build offerors in compliance with the Santa Fe County Purchasing Regulations and Policy Manual, Section 34, Resolution 2006-60, “Design Build Projects, Request for Proposals”. The Project team shall include as a minimum; Architectural, Engineering, and Emergency Management Consultant.

2. ADDITIONAL SERVICES

A. The parties agree that all tasks set forth in Section 1 (Scope of Work), of this Agreement shall be completed in full, to the satisfaction of the County, in accordance with professional standards and for the amount set forth in Section 3 (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 a written amendment to this Agreement.

3. COMPENSATION, INVOICING AND SET-OFF

A. In consideration of its obligations under this Agreement the Contractor shall be compensated as follows:

- 1) County shall pay to the Contractor in full payment for services satisfactorily performed.
- 2) The total amount payable to the Contractor under this Agreement shall not exceed **[WRITTEN WORD]** dollars (**\$XX,XXX.XX**) **inclusive or exclusive** of New Mexico gross receipts tax.
- 3) 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 in writing.

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 deliverables for which payment is sought.

- 1) The County's representative for certification of acceptance or rejection of contractual items and services shall be **[USER AGENCY NAME/INDIVIDUAL, ADDRESS AND PHONE NUMBER]**, or such other individual as may be designated in the absence of the County representative.

- 2) 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 services or deliverables.
- 3) Within 30 days of the issuance of a written certification accepting the services or deliverables, the County shall tender payment for the accepted items or services. In the event the County fails to tender payment within 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.

4. 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 _____ later, unless earlier terminated pursuant to Section 5 (Termination) or Section 6 (Appropriations and Authorizations). The County has the option to extend the term of this Agreement in _____ increments not to exceed four years in total

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 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 30 days, the breaching party shall have a reasonable time to cure the breach, provided that, within 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 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 to or developed by 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. Contractor shall comply with the requirements of Santa Fe County Ordinance 2014-1 (Establishing a Living Wage).

C. 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 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 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 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 attorneys' fees) resulting from or directly or indirectly 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 exists 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 Attn: Santa Fe County Manager 102 Grant Avenue P.O. Box 276 Santa Fe, New Mexico 87504-0276
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To the Contractor:	[CONTRACTOR'S NAME AND ADDRESS]
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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 New Mexico Secretary of State on Contractor's behalf.

C. Contractor is legally registered and is properly licensed by the State of New Mexico to provide the services anticipated by this Agreement and shall maintain such registration and 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. NO THIRD-PARTY BENEFICIARIES

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

27. 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 \$1,000,000.00 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. Santa Fe County shall be a named additional insured on the policy.

C. 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.

28. PERMITS, FEES, AND LICENSES

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

29. 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.

30. 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.

31. APPOINTMENT OF AGENT FOR SERVICE OF PROCESS

The Contractor hereby irrevocably appoints [NAME AND ADDRESS OF AGENT], as its agent upon whom process and writs in any action or proceeding arising out of or related to this Agreement may be served. The Contractor acknowledges and agrees that service upon its designated agent shall have the same effect as though the Contractor were actually and personally served within the state of New Mexico.

32. SURVIVAL

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

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

SANTA FE COUNTY

Katherine Miller
County Manager

Date

Approved as to form

R. Bruce Frederick

Date

County Attorney

Finance Department

Stephanie S. Clarke
Finance Director

Date

CONTRACTOR:

(Signature)

Date

(Print Name)

(Print Title)

