



**WALLA WALLA PUBLIC SCHOOLS**

**Request for Qualifications  
For 2018 Bond Projects  
Hazardous Material Surveying**

Issued: May 24, 2019

Due: June 6, 2019 at 2 p.m. PST

*For further information contact:*

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Wenaha Group, Inc.  
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# WALLA WALLA PUBLIC SCHOOLS

## INTRODUCTION AND BACKGROUND

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Walla Walla Public Schools (WWPS) is requesting statement of qualifications (SOQ) proposals from professional consultant firms for hazardous material surveying for renovations at Walla Walla High School, Pioneer Middle School, and Lincoln High School, part of WWPS' 2018 capital improvement bond program.

Funding for the bond projects were approved by the Walla Walla community with passage of a \$65.6M bond in November 2018. Together with an estimated \$53M in funds provided by way of a Washington State match, a total of \$118M in funding is dedicated to renovations at Walla Walla High School (Wa-Hi), Lincoln High School, Pioneer Middle School, and other identified district-wide projects.

WWPS has selected Wenaha Group, Inc. as the Owner's representative and Architects West, Inc. as the project architect. Jackson Contractor Group is the General Contractor/Construction Manager (GC/CM) for the Wa-Hi project. The general contractor scope for Pioneer Middle School will be hard bid during Summer 2020 and Lincoln High School will be hard bid during Summer 2021. Hazardous material abatement will be included in the general contractor's scope of work. See attached Exhibit A for bond project schedule.

The District may select one firm to provide services at all three schools or may select two or three firms.

Work may include the following:

- Wa-Hi
  - Academic Building
    - Removal of all interior non-structural walls, existing ceilings, lighting, mechanical, plumbing, and electrical systems.
    - Remove and replace windows
    - Remove and replace roofing
  - Existing Science Building
    - Removal of all interior non-structural walls, existing ceilings, lighting, mechanical, plumbing, and electrical systems.
    - Remove and replace windows
    - Remove and replace roofing
  - Vo-Ag Building
    - Refurbish greenhouse and replace dedicated HVAC
    - Remove and replace roof
    - Flooring removal and replacement
    - Replace boilers and controls
    - Lighting retrofit
  - Commons Building
    - Remove existing interior non-structural walls and portion of second floor as shown on floor plan
    - Remove existing ceilings, lighting, mechanical, plumbing, and electrical systems.
    - Refurbish loading dock
    - Remove and replace windows
    - Remove and replace roofing
  - Library Building
    - Library

- Limited interior wall removal; limited exterior wall modification for additional windows
    - Finishes replacement
    - New ceilings as required to accommodate fire sprinkler retrofit.
  - South Classroom area
    - Remove existing interior non-structural walls.
    - Remove existing ceilings, lighting, mechanical, plumbing, and electrical systems.
- Music Building
  - Auditorium
    - Mechanical system equipment upgrade.
  - Existing music classrooms and offices
    - Removal of all interior non-structural walls, existing ceilings, lighting, mechanical, plumbing, and electrical systems.
- Gym Building
  - “Old Gym” locker rooms
    - Removal of all interior non-structural walls, existing ceilings, lighting, mechanical, plumbing, and electrical systems
  - Entry reconfiguration/roof extensions associated with fitness addition.
  - Replace 1960s building service
- Removal and replacement of site electrical and HVAC infrastructure
- Removal of existing fitness shed
- Pioneer Middle School
  - Minor interior improvement to “1992 fire” classroom wing
  - Renovate 1950s classroom wing
  - Reconfigure front entry to improve safety and circulation
  - Renovate 1950s gym, locker rooms, commons area
- Lincoln High School
  - Interior remodel of original 1927 building
  - Minor improvements to 1964 Gym/Cafeteria
  - Removal and replacement of HVAC system

## TIMELINE

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RFQ issued	May 24, 2019
Last Day for submittal of questions	June 3, 2019
Proposals due before 2:00 pm Pacific Time	June 6, 2019
Selection of most-qualified consultant(s) and negotiation of pricing	June 6-12, 2019
Notice to Proceed	Approx. June 13, 2019

All on-site work must be performed during the WWPS summer break and coordinated around any activities at the schools during the summer. Summer break for WWPS begins June 13, 2019 and students return on September 3, 2019.

The deadlines for hazardous material survey reports and abatement cost estimates are as follows:

- Walla Walla High School July 26, 2019
- Pioneer Middle School August 30, 2019
- Lincoln High School September 27, 2019

*The District may, for good cause, reject any or all proposals upon a finding it is in the public interest to do so and to rescind the award of any contract at any time before the execution of said contract by all parties with no liability against the District.*

## **SCOPE OF SERVICES**

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The Consultant will perform an evaluation of the project scope to identify the presence of hazardous materials that may impact the construction, quantify the volumes and locations, provide options for addressing the hazardous materials, and provide permitting obligations, cost estimates, coordination issues and estimated abatement timelines. Specified details regarding the proposed scope of services are presented below. The Consultant shall identify in their response any other tasks that should be included and shall identify the scope and costs associated with these additional tasks. The name(s), title(s), and license numbers of the individuals who will be performing the work shall be included.

1. **Background Review** – The Consultant shall evaluate the existing proposed project information provided by WWPS. This information includes AHERA assessments and documentation. The previous reports on assessment and abatement shall be reviewed as to potential impact on the proposed construction. The Design Team will supply information on areas of proposed work for each school as well as information on the systems and materials to be addressed.
2. **Hazardous Material Survey** – The Consultant shall provide Hazardous Material Surveys. Work may include but is not limited to the following:
  - a. **Asbestos Survey** - This survey is to identify Asbestos Containing Materials (ACM) at each building prior to demolition activities as required by National Emissions Standard for Hazardous Air Pollutants (NESHAP) and OSHA. The Consultant is to provide an EPA Accredited Asbestos Inspector and/ inspection team who is certified in the state of Washington to perform a survey of physically accessible areas within the building properties.
  - b. **Lead Based Paint (LBP) Survey** - The Consultant is to perform a lead-based paint (LBP) survey. This survey is intended to provide information relative to location, condition and quantity of LBPs at the project building. The Consultant is to provide a State of Washington Licensed Lead Inspectors and/or Lead Risk Assessors to perform the survey.
  - c. **Other Hazardous Materials** - The Consultant shall note other environmental concerns discovered during the inspection. These concerns include but are not limited to: fluorescent light tubes, PCB – containing light ballasts, chemicals, mercury thermometers, etc.
3. **Abatement Cost Estimates and Design** – If hazardous material is found, the consultant shall:
  - a. Prepare an abatement cost estimate
  - b. Coordinate abatement project design with the Project Team
4. **Abatement Specification**
  - a. Prepare specifications and technical work plans for inclusion into the project construction bidding documents

## QUALIFICATIONS CONTENT FOR EVALUATION

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All respondents shall provide brief responses to the following information in the order as follows:

1. **Company profile:** (10 points)  
Profile of firm including history, number of years in business, geography regions, types of clients and typical projects.
2. **Experience:** (10 points)  
Listing of experience with similar construction projects in Walla Walla and/or K-12 Education facilities. Include references for three (3) projects similar in size and scope of services completed in the last five (5) years. (3 pages max)
3. **Staffing:** (10 points)  
Resumes and/or qualifications of key personnel who will be assigned to this project. Indicate relevant certifications including Washington technicians local to the Walla Walla area, or demonstrate ability to service this area.
4. **Proximity to Walla Walla:** (10 points)  
Provide travel distance from home office to project site for key personnel.
5. **Certifications:** (10 Points)  
List of firm's professional accreditations.
6. **Hourly Rate Schedule and Laboratory Fees** (Information Only)  
Provide an hourly rate schedule for each team member proposed and laboratory testing fees.

## EVALUATION AND SELECTION PROCESS

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The SOQs shall be subjectively evaluated by the Evaluation Committee with points assigned based upon the criteria in this RFQ.

The Evaluation Committee will forward a recommendation for selection to the District's Board of Directors for consideration of award. Selection of the successful firm (or firms) will be entirely at the discretion of the District, and the District reserves the right to waive minor irregularities in the selection process and to reject any and all proposals.

Dependent upon selection of the most-qualified firm, the District and selected firm(s) will negotiate the fixed sum agreement. If the selected firm and the District cannot come to agreement within a reasonable time, the District, without penalty, will release the selected firm and begin negotiation with the second-ranked firm.

Evaluation Committee members shall not be contacted or solicited by any firm or individual submitting proposals during the proposal solicitation and review process, with the exception of the facilitator in accordance with the directions herein.

## SUBMITTAL

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A tour of Walla Walla High School, Pioneer Middle School, or Lincoln High School for the purposes of this RFQ is available by contacting Cassie Hibbert, Project Manager, Wenaha Group at [chibbert@wenahagroup.com](mailto:chibbert@wenahagroup.com) or (541) 561-3497.

SOQs, including attachments, shall not exceed ten (10) standard size (8 1/2" x 11") pages in length, single sided, minimum 11-point font.

SOQs are due electronically by **Thursday, June 6, 2019 at 2 p.m. PST**. An electronic (in PDF file format) copy of the responses must be sent to:

- Cassie Hibbert, Project Manager, Wenaha Group – [chibbert@wenahagroup.com](mailto:chibbert@wenahagroup.com)

Questions or comments please send via e-mail to [chibbert@wenahagroup.com](mailto:chibbert@wenahagroup.com).

SOQs shall be addressed to:

- Walla Walla Public Schools  
Attn: Wade Smith, Superintendent  
364 South Park Street  
Walla Walla, WA 99362

Any required addenda will be issued via e-mail.

## EXHIBITS

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Exhibits are available for download at:

<https://www.dropbox.com/sh/749f2cs7wt5gsad/AACc5Vy5IrwpgWA3A3mP2Gka?dl=0>

1. Exhibit A – Bond Project Schedule
2. Exhibit B – Walla Walla High School AHERA Report
3. Exhibit C – Walla Walla High School Schematic Design drawing set
4. Exhibit D – Pioneer Middle School AHERA Report
5. Exhibit E – Pioneer Middle School existing building drawings
6. Exhibit F – Lincoln High School AHERA Report
7. Exhibit G – Lincoln High School existing building drawings

## Walla Walla Public Schools Certification of Compliance

I/we have received and reviewed the quote request and any Addenda issued by Walla Walla Public Schools and this submission is our entire quote.

Firm Name \_\_\_\_\_

Authorized Signature \_\_\_\_\_

Printed Name \_\_\_\_\_

Date \_\_\_\_\_

Addenda Received \_\_\_\_\_