



ROANOKE COUNTY

FINANCE & MANAGEMENT SERVICES DEPARTMENT PURCHASING DIVISION

REQUEST FOR PROPOSAL Professional Services

RFP # 2023-003
Architectural & Engineering Services for a
Comprehensive Facilities Assessment

OPENING DATE: July 1, 2022
OPENING TIME: 2:00 P.M.

The Request for Proposal and related documents may be obtained during normal business hours from the Purchasing Division, at the Roanoke County Administration Building, 5204 Bernard Drive, Suite 300F, Roanoke, VA 24018. This document may be viewed and/or downloaded from the County of Roanoke Purchasing Division's website at <https://www.roanokecountyva.gov/bids.aspx>. If you have any problems accessing the documents, you may contact Purchasing at (540) 772-2061.

A non-mandatory pre-proposal conference will be held at 2:00 PM on June 8, 2022 in the 4th Floor Training Center - Room 438 at the Roanoke County Administration Building 5204 Bernard Drive SW Roanoke VA 24018. **Attendance at the meeting is not mandatory, but is highly recommended.**

**THIS PUBLIC BODY DOES NOT DISCRIMINATE
AGAINST FAITH-BASED ORGANIZATIONS**

DATE of RFP: May 27, 2022

Project: 2023-003

RFP for Architectural & Engineering Services for a
Comprehensive Facilities Assessment
Revised 8/2019

REQUEST FOR PROPOSAL (RFP)

RFP No. 2023-003

Issue Date: May 27, 2022

Title: Architectural & Engineering Services for a Comprehensive Facilities Assessment

Issued By: **County of Roanoke
Roanoke County Administration Building
Purchasing Division
5204 Bernard Drive, SW, Suite 300-F
Roanoke, VA 24018-0798
Phone (540) 772-2020
Email: KHoyt@roanokecountyva.gov**

Sealed proposals will be received on or before 2:00 P.M., July 1, 2022 for furnishing the services and/or items described herein. The time of receipt shall be determined by the time clock stamp in the Purchasing office.

All questions must be submitted before 5:00 p.m. on June 22, 2022. If necessary, an addendum will be issued and posted to the County website on the Current Bids/RFP Requests tab at <https://www.roanokecountyva.gov/bids.aspx>.

If proposals are hand delivered or mailed, send directly to the Purchasing Division at the address listed above. If the Roanoke County Administration Building is closed for business at the time scheduled for the proposal opening, the sealed proposal will be accepted and opened on the next business day of the County, at the originally scheduled hour.

THIS PUBLIC BODY DOES NOT DISCRIMINATE AGAINST FAITH-BASED ORGANIZATIONS.

The County reserves the right to cancel this RFP and/or reject any or all proposals and to waive any informalities in any proposal.

This section is to be completed by the Offeror and this page must be returned with the proposal. In compliance with this request for proposal and subject to all terms and conditions imposed herein, which are hereby incorporated herein by reference, the undersigned offers and agrees to furnish the services and/or items requested in this solicitation if the undersigned is selected as the successful Offeror. Unless the proposal is withdrawn, the Offeror agrees that any prices or terms for such proposal shall remain valid for sixty (60) days after opening. Notices of proposal withdrawal must be submitted in writing to the Purchasing Division.

Legal Name and Address of Firm:

Date: _____

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By: _____
(Signature in Ink)

(Signature in Ink)

Name: _____

Name: _____ (Please

Zip: _____ Title: _____
(Please Print)

Phone: _____ FAX: _____

Email: Business License#

Virginia State Corporation Commission Identification Number:

Project: 2023-003

RFP for Architectural & Engineering Services for a Comprehensive Facilities Assessment Revised 8/2019

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Architectural & Engineering Services for a Comprehensive Facilities Assessment

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COUNTY OF ROANOKE, VIRGINIA
REQUEST FOR PROPOSAL
FOR

Architectural & Engineering Services for a Comprehensive Facilities Assessment
RFP NUMBER 2023-003

INTRODUCTION

The County of Roanoke, Virginia, is seeking formal, sealed proposals and qualifications from professional Architectural and Engineering firms licensed to practice in the Commonwealth of Virginia to provide Architectural and Engineering (A&E) services for a Comprehensive Facilities Assessment in accordance with all terms, conditions and specifications as set out in this Request for Proposal (RFP). The RFP and related documents may be obtained during normal business hours from the Purchasing Division, (540) 772.2020. This document may be viewed and/or downloaded from the County of Roanoke Purchasing Division's Current Bid Opportunities website at <https://www.roanokecountyva.gov/bids.aspx>. If you have any problems accessing the documents, you may contact Purchasing at (540) 772-2020 or KHoyt@roanokecountyva.gov.

A non-mandatory pre-proposal conference will be held at 2:00 PM on June 8, 2022 in the 4th Floor Training Center - Room 438 at the Roanoke County Administration Building 5204 Bernard Drive SW Roanoke VA 24018.

Proposals, to be considered and evaluated, must be sealed and received on or before 2:00 p.m. on July 1, 2022 in the Purchasing Division, County of Roanoke, 5204 Bernard Drive SW, Suite 300- F Roanoke VA 24018. Proposals appropriately received will be opened at this time.

Proposals received after 2:00 p.m. will not be accepted or considered. The time of receipt shall be determined by the time clock stamp in the Purchasing Office, or if it is not working, such time shall be determined by the Purchasing official who is to open the proposals. Faxed or e-mailed proposals are not acceptable.

Each proposal, **one (1) unbound original, marked as such and seven (7) copies, marked as such**, must be appropriately signed by an authorized representative of the Offeror, and must be submitted in a sealed envelope or package. A removable media storage device containing two (2) digital copies of the proposal, one as submitted, and one **redacted to remove all confidential and proprietary material**, must be included in the proposal packet. The sealed envelope or package must be clearly marked with the following information:

- a. Project number and title: **RFP No. 2023-003, Architectural & Engineering Services for a Comprehensive Facilities Assessment.**
- b. The specified opening time and date.
- c. Bidder's business name.

If the Roanoke County Administration Building is closed for business at the time scheduled for the proposal opening, the sealed proposal will be accepted and opened on the next business day of the County, at the originally scheduled hour.

The County of Roanoke, Virginia, and its officers, employees or agents will not be responsible for the opening of a proposal envelope or package prior to the scheduled opening if that envelope or package is not appropriately sealed and marked as specified.

The County of Roanoke, Virginia reserves the right to cancel this RFP and/or reject any or all proposals, to waive informalities in any proposal, to award any whole or part of a proposal, and to award to the Offeror whose proposal is, at the sole discretion of the County of Roanoke, determined to be in the best interest of the County.

Project evaluation and award will be accomplished in accordance with this RFP and Section **10.9** of the County of Roanoke Procurement Policy & Procedures Manual. If an award of a contract is made, notification of such award will be posted for public review on the County of Roanoke Purchasing Division's website under Current Bid Opportunities at <https://www.roanokecountyva.gov/bids.aspx> or you may contact Purchasing directly at (540) 772-2020 to request a copy of the award notification.

Unless the proposal is withdrawn, the Offeror agrees that any prices or terms for such proposal shall remain valid for sixty (60) days after opening. Notices of proposal withdrawal must be submitted in writing to the Purchasing Manager.

Inquiries regarding this RFP should be directed to Kate Hoyt, at (540) 283-8149 or via email at KHoyt@roanokecountyva.gov. Inquiries for information regarding procurement procedures and/or proposal submission shall be directed to the Purchasing Division.

This RFP consists of this Introduction, **nine (9)** numbered sections, and the attachments hereto.

If you download this RFP from the County website and intend to submit a proposal, you should notify Purchasing that you have done so. However, each Offeror is solely responsible for ensuring that such Offeror has the current, complete version of the RFP documents, including any addenda, before submitting a proposal. The County is not responsible for any RFP obtained from any source other than the County. Contact Purchasing by phone at (540) 772-2020, or by email at KHoyt@roanokecountyva.gov.

Respectfully,

Kate Hoyt
Senior Buyer

Date: May 27, 2022

County of Roanoke, Virginia
Request for Proposal No. 2023-003

Architectural & Engineering Services for a Comprehensive Facilities Assessment

SECTION 1. PURPOSE.

The purpose of this Request for Proposal (RFP) is the procurement of professional Architectural and Engineering Services for a Comprehensive Facilities Assessment for the following County-owned facilities consistent with the terms and conditions herein set forth. Final scope of services will be negotiated with the successful Offeror.

Description	Square Footage	Address
Administration Building	64,520	5204 Bernard Dr., Roanoke, VA 24018
Courthouse	71,531	305 East Main St., Salem, VA 24153
Public Service Center	70,676	1206 Kessler Mill Road, Salem, VA 24153
Public Safety	81,000	5925 Cove Road, Roanoke, VA 24019
Court Services	19,460	400 East Main Street, Salem, VA 24153
Wash Bay	1,800	1206 Kessler Mill Road, Salem, VA 24153
Social Services	35,000	220 E. Main Street, Salem, VA 24153
Roanoke County/City of Salem Jail	53,600	401 E Main St, Salem, VA 24153
General Services/Fleet Service Center	32,771	5235 Hollins Road, Roanoke, VA 24019
Police Substation	3,710	5051 Ranchcrest Dr., Cave Spring, VA 24018
Police Firing Range	2,400	6231 Twine Hollow Road, Salem, VA 24153
Police Driving Range	800	6231 Twine Hollow Road, Salem, VA 24153
Brambleton Center	18,341	3738 Brambleton Avenue, Roanoke, VA 24018
Craig Center	8,174	900 Chestnut Street, Vinton, VA 24179
Green Ridge Recreation Center	76,000	7415 Wood Haven Road, Roanoke, VA 24019
Catawba Center	3,422	4965 Catawba Creek Road, Catawba, VA 24070
Communication Services	22,356	5285 Hollins Road, Roanoke, VA 24019
Wellness Center	2,112	2741 Penn Forest Blvd, Roanoke, VA 24018
Stormwater Building	8,771	1204 Kessler Mill Road, Salem, VA 24153
Wash Bay	1,698	5235 Hollins Road, Roanoke, VA 24019
Bent Mountain Community Center	15,000	10140 Tinsley Ln, Bent Mountain, VA 24059
North County Fire #1	65,000	150 Hershberger Road, Roanoke, VA 24019
Vinton Fire & Rescue #2	14,912	120 W. Jackson Avenue, Vinton, VA 24179
Cave Spring Fire #3	15,575	4212 Old Cave Spring Road, Roanoke, VA 24018
Catawba Fire #4	4,355	5585 Catawba Hospital Drive, Catawba, VA 24070
Hollins Fire #5	14,032	7401 Barrens Road, Roanoke, VA 24019
Mt Pleasant Fire #6	9,348	2909 Jae Valley Road, Roanoke, VA 24014
Clearbrook Fire #7	10,695	5342 Indian Grave Road, Roanoke, VA 24018

Bent Mountain Fire #8	7,320	9606 Bent Mountain Road, Bent Mountain, VA 24059
Ft Lewis Fire #9	14,032	3915 West Main Street, Salem, VA 24153
Mason Cove Fire #10	9,552	3810 Bradshaw Road, Salem, VA 24153
Back Creek Fire #11	11,580	7125 Bent Mountain Road, Roanoke, VA 24018
Cave Spring Rescue	9,096	3206 Valley Forge Avenue, Roanoke, VA 24018
Regional Fire Training Center	14,852	1220 Kessler Mill Road, Salem, VA 24153
Glenvar Library	15,150	3917 Daugherty Road, Salem, VA 24153
Hollins Library	17,671	6624 Peters Creek Road, Roanoke, VA 24019
Bent Mountain Library	850	10148 Tinsley Lane, Bent Mountain, VA 24059
Mt Pleasant Library	1,500	2918 Jae Valley Road, Roanoke, VA 24014
Mt.Pleasant Library - Garage Building	2,200	2918 Jae Valley Road, Roanoke, VA 24014
South County Library	54,000	6303 Merriman Road, Roanoke, VA 24018
Vinton Library	21,821	300 S. Pollard St., Vinton, VA 24179

SECTION 2. BACKGROUND.

In 2019, a consultant performed a facilities assessment on all County-owned facilities. The information generated from this assessment has helped identify deficiencies for each asset. The County needs a more inclusive comprehensive facilities assessment to ascertain the present condition of each facility and assist the County in forecasting capital funding requirements to address deficiencies. The assessment will also be used to establish priorities for the maintenance, repair, enhancement, or replacement of facilities and their component systems. Further, the analysis as presented in the proposed assessment should be useful when identifying and justifying needs to support a future bond issue.

SECTION 3. INSTRUCTIONS TO OFFERORS.

- A. Proposals must be submitted in accordance with the instructions and requirements contained in this RFP, including the Introduction. Failure to do so may result in the proposal being considered non-responsive and it may be rejected. An Offeror must promptly notify the Purchasing Division of any ambiguity, inconsistency, or error which may be discovered upon examination of the RFP. An Offeror requiring clarification or interpretation of this RFP should contact Kate Hoyt at (540) 283-8149.
- B. Until such time that an award is published, direct contact with any County employee without the express permission of the Purchasing Manager or her designated representative, on the subject of this proposal, is strictly forbidden. Violation of this Instruction may result in disqualification of Offeror's proposal.

C. Prospective Offerors, sometimes referred to as providers, operators, contractors, consultants, or vendors, are to address the criteria below at a minimum as part of their submitted proposal. Each proposal should include a transmittal letter and management overview of the proposal. Proposals are to include and may be evaluated on the following factors, together with such other factors as will protect and preserve the interests of the County of Roanoke, which may also be considered.

1. Organizational structure of firm and qualifications of management personnel. Prospective Offerors should submit at a minimum the length of time in the business, corporate experience, strengths in the industry, business philosophy, and a description of the organizational structure of the firm; a description of the organizational structure for the management and operation of the services requested and/or provision of the items referred to in this RFP, including an organizational chart denoting all positions and the number of personnel in each position. (See Attachment B)
2. Financial condition of the firm and ability to perform all obligations of any resultant contract.
The sufficiency of the financial resources and the ability of the Offeror to comply with the duties and responsibilities described in this RFP. Each Offeror shall provide a current annual financial report and the previous year's report and a statement regarding any recent or foreseeable mergers or acquisitions. Financial statements may be marked as "confidential" in accordance with the requirements set out in Section 4(A) of this RFP. (See Attachment B)
3. Each Offeror is to state whether or not any of Offeror's owners, officers, employees, or agents, or their immediate family members, is currently, or has been in the past year, an employee of the County of Roanoke or has any responsibility or authority with the County that might affect the procurement transaction or any claim resulting therefrom. If so, please state the complete name and address of each such person and their connection to the County of Roanoke. Each Offeror is advised that the Ethics in Public Contracting and Conflict of Interests Act of the Virginia Code, as set forth in Section 4 of this RFP, apply to this RFP. (See Attachment B)
4. Experience in providing the services and/or items requested by this RFP. (See Attachment B)
5. The ability, capacity, and skill of the Offeror to provide the services and/or items described in this RFP and in a prompt and timely manner without delay or interference.
6. The character, integrity, reputation, judgment, experience, efficiency, and effectiveness of the Offeror.

7. The quality and timeliness of performance of previous contracts or services of the nature described in this RFP.
8. Compliance by the Offeror with laws and ordinances regarding prior contracts, purchases, or services. (See Attachment B)
9. The conditions, if any, of the proposal. (See Attachment B)

D. Each Offeror should provide the names, addresses, and telephone numbers of at least three (3) references in connection with supplying the services or items requested in this RFP, especially from **other** local government operations similar to those being requested in this RFP by the County. Each reference should include organizational name, official address, contact person, title of contact, and phone number. (See Attachment B)

E. The proposal should be no more than 25 sheets (printing on back and front is acceptable) in length. Also include any other materials you may want to submit as part of your proposal response.

F. Responses to this RFP must be in the prescribed format.

Offeror shall provide one redacted copy of its proposal fit for public dissemination, in the event the County must respond to a Freedom of Information Act request. . A removable media storage device containing two (2) digital copies of the proposal, one as submitted, and one **redacted to remove all confidential and proprietary material**, must be included in the proposal packet. Offeror shall not mark its entire proposal as confidential and/or redact the entire proposal; doing so may result in the disqualification of Offeror's proposal.

G. The County may request additional information, clarification, or presentations from any of the Offerors after review of the proposals received.

H. The County has the right to use any or all ideas presented in reply to this RFP, subject only to the limitations regarding proprietary/confidential data of Offeror.

I. The County is not liable for any costs incurred by any Offeror in connection with this RFP or any response by any Offeror to this RFP. The expenses incurred by Offeror in the preparation, submission, and presentation of the proposal are the sole responsibility of the Offeror and may not be charged to the County.

J. Only the County will make news releases pertaining to this RFP or the proposed award of a Contract.

- K. Each Offeror who is a stock or nonstock corporation, limited liability company, business trust, or a limited partnership or other business entity shall be authorized to transact business in the Commonwealth of Virginia as a domestic or foreign business entity if required by law. Each such Offeror shall include in its proposal response the Identification Number issued to it by the Virginia State Corporation Commission (SCC) and should list its business entity name as it is listed with the SCC. Any Offeror that is not required to be authorized to transact business in the Commonwealth as a domestic or foreign business entity as required by law shall include in its proposal response a statement describing why the Offeror is not required to be so authorized. (See Va. Code Section 2.2-4311.2).
- L. Each Offeror is required to state if it has ever been debarred, fined, had a contract terminated, or found not to be a responsible bidder or Offeror by any federal, state, or local government, and/or private entity. If so, please give the details of each such matter and include this information with the proposal response.

SECTION 4. MISCELLANEOUS.

- A. Ownership of Material - Ownership of all data, materials, and documentation originated and prepared for the County pursuant to the RFP shall belong exclusively to the County and be subject to public inspection in accordance with the *Virginia Freedom of Information Act*. Trade secrets or proprietary information submitted by the Offeror shall not be subject to public disclosure under the *Freedom of Information Act*, unless otherwise required by law or a court. **However, the Offeror must invoke the protection of Section 2.2-4342(F) of the Code of Virginia, in writing, either before or at the time the data or other material is submitted. The written notice must SPECIFICALLY identify the data or materials to be protected and state the reason why protection is necessary. The proprietary or trade secret material submitted must be identified by some distinct method such as highlighting or underlining and must indicate only the specific words, figures, or paragraphs that constitute trade secret or proprietary information.** The classification of an entire proposal document, line item prices, and/or total proposal prices as proprietary, or trade secrets, is NOT ACCEPTABLE and may result in REJECTION of the proposal.
- B. As this is a RFP, no information regarding the proposal records or the contents of responses will be released except in accordance with Section 2.2-4342 of the Code of Virginia. Once an award has been made, all proposals will be open to public inspection subject to the provisions set forth above.

IMPORTANT NOTICE - ADDENDUMS AND NOTICES OF AWARD

Any interpretation, correction, or change of the RFP will be made by an addendum. The County Purchasing Division or its designee will issue Addenda that will be posted to the

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County website on the Current Bids Opportunities tab at <https://www.roanokecountyva.gov/bids.aspx>.

Interpretations, corrections or changes of this RFP made in any other manner will not be binding and Offerors must not rely upon such interpretations, corrections, or changes.

Vendors may visit <http://roanokecountyva.gov/list.aspx> to sign up to receive emails or text message notices about bids, proposals, addendums, bid tabulation and awards. Vendors can sign up to receive notification in selected commodity/service categories. It is the vendor's responsibility to keep information current in the system in order to receive the notifications. The sign up only requires an email address and/or a cell phone number for receiving text messages (if your phone is capable) and your choice of categories. **However, each Offeror is solely responsible for ensuring that such Offeror has the current, complete version of the RFP documents, including any addenda, before submitting a proposal. The County is not responsible for any RFP obtained from any source other than the County.**

Although 'Notify Me' will be the only way to receive automatic notification, all BIDS/RFP Information will continue to be posted on our website, and can be picked up at the Purchasing Division, 5204 Bernard Drive, Suite 300F, Roanoke, VA 24018. Phone # (540) 772-2020.

The County is not responsible for any IFB obtained from any source other than the County. Contact Kate Hoyt by phone at 540-283-8149, or by email at KHoyt@roanokecountyva.gov.

- D. No Offeror shall confer on any public employee having official responsibility for a purchasing transaction any payment, loan, subscription, advance, deposit or money, service, or anything of more than nominal value, present or promised, unless consideration of substantially equal or greater value is exchanged.
- E. The County may make investigations to determine the ability of the Offeror to perform or supply the services and/or items as described in this RFP. The County reserves the right to reject any proposal if the Offeror fails to satisfy the County that it is qualified to carry out the obligations of the proposed contract.
- F. The successful Offeror must comply with the nondiscrimination provisions of Virginia Code Section 2.2-4311, which are incorporated herein by reference.
- G. The successful Offeror must comply with the drug-free workplace provisions of Virginia Code Section 2.2-4312, which are incorporated herein by reference.

- H. It is the policy of the County of Roanoke to maximize participation whenever possible by minority and women owned business enterprises in all aspects of County contracting opportunities.
- I. The successful Offeror shall comply with all applicable County, State, and Federal laws, codes, provisions, and regulations. The successful Offeror shall not during the performance of any resultant contract knowingly employ an unauthorized alien as defined in the federal Immigration Reform and Control Act of 1986.
- J. Providers of any outside services shall be subject to the same conditions and requirements as the successful Offeror in regards to law, code, or regulation compliance. The County reserves the right of approval for any subcontract work, including costs thereof.
- K. Ethics in Public Contracting. The provisions, requirements, and prohibitions as contained in Sections 2.2-4367 through 2.2-4377, of the Virginia Code, pertaining to bidders, offerors, contractors, and subcontractors are applicable to this RFP.
- L. Conflict of Interests Act. The provisions, requirements, and prohibitions as contained in Sections 2.2-3100, et seq., of the Virginia Code are applicable to this RFP.
- M. The procurement provisions of the Virginia Public Procurement Act as well as the County Procurement Manual, apply to this RFP, unless specifically modified herein. The County's Procurement Manual can be reviewed on the County's electronic procurement website.
- N. Insurance Requirements:
Successful Offeror, and any of its subcontractors, shall, at its sole expense, obtain and maintain during the life of the resulting Contract the insurance policies and/or bonds required. Any required insurance policies and/or bonds shall be effective prior to the beginning of any work or other performance by successful Offeror, or any of its subcontractors, under any resultant Contract. The policies and coverages required are those as may be referred to in the sample contract and/or the terms and conditions attached to this RFP. All such insurance shall be primary and noncontributory to any insurance or self-insurance the County may have.

SECTION 5. PROTESTS.

Any Offeror who wishes to protest or object to any award made or other decisions pursuant to this RFP may do so only in accordance with the provisions of Sections 2.2-4357, 4358, 4359, 4360, 4363, and 4364 of the Code of Virginia, and only if such is provided for in such Code section. Any such protest or objection must be in writing signed by a representative of the entity making the protest or objection and contain the information required by the applicable Code Sections set forth above. Such writing must be delivered to the County Purchasing Manager within the required time period.

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SECTION 6. SERVICES AND/OR ITEMS REQUIRED.

A description and/or listing of the services and/or items that the successful Offeror will be required to provide to the County under this RFP are those that are set forth in this RFP, below, referred to in any way in the sample contract, in any terms and conditions, and/or in any attachments to this RFP.

Each Offeror should carefully read and review all such items and should address such items in its proposal. However, the final description of the services and/or items to be provided to the County under this RFP is subject to negotiations with the successful Offeror, and final approval by the County.

Such services will include, but are not necessarily limited to, the following:

Scope of Work:

1. The consultant will meet with Administrative staff to formulate project goals.
2. The consultant will perform a Facility Survey of each facility:
 - a. Identify and document current facility condition deficiencies, including current standards and code compliant issues;
 - b. Identify deficiencies in older facilities versus standards for new construction;
 - c. Identify and rank the severity of facility deficiencies;
 - d. Identify the remaining useful life of major systems.
3. Upon completion of the Facility Survey, the consultant will:
 - a. Rate, classify, and prioritize the facility condition deficiencies, including life cycle analysis to warrant complete replacement versus partial replacement;
 - b. Recommend corrections for all deficiencies;
 - c. Provide order of magnitude cost estimates for replacements, renovations, and corrective work necessary to remedy deficiencies;
 - d. Identify resources needed to maintain the operation and value of the physical assets given their function.
4. The consultant will prepare a comprehensive report including the criteria listed above and the facility survey results outlined below. An example of the deliverable is included as Attachment C to this RFP.
5. The consultant will prepare an estimated budget for the recommended solutions, whether the solutions are new construction, renovation, maintenance, etc. for each facility.

Facility Survey:

The consultant will perform visual, non-destructive inspections of the facilities referenced in the prior list. The consultant may interview key personnel to understand staff concerns about the facilities and gather information about the history of the facilities and their

deficiencies. The consultant will produce an accurate assessment analysis identifying all maintenance and repair deficiencies and any other condition that requires remedial action.

Facilities Condition Assessment:

The Facility Conditions Assessment will include, but is not limited to, the following elements and systems:

1. Site – underground utilities, roads and parking areas, walkways, flagpoles, signage, fences, gates, awnings, railings, ramps, utility connections, paving systems, stairs, retaining walls, exterior lighting, storm water management, surface drainage, and landscaping;
2. Outdoor Facilities – accessory buildings and structures, and adjacent recreation areas;
3. Exterior Systems – masonry, walls, finishes, window systems, doors, door hardware, stairs, railings, ramps, and prefabricated awning and walkway covers;
4. Interior Systems – walls, finishes, doors, door hardware, floors, ceilings, structural components, bleachers, auditorium seating, stage curtains, partitions, stairs, railings, lockers, and ramps;
5. Kitchens – equipment and mechanical services;
6. Fire and Safety Systems
7. Handicap Accessibility – ADA requirements
8. Mechanical Systems – heating plant, cooling plant, piping, terminal units, pumps, manual and DDC control system, exhaust systems, ventilation systems, and elevators;
9. Energy Management Control Systems;
10. Plumbing Systems – piping, pipe insulation, lavatories, toilets, urinals, water fountains, hot water system, floor drains, roof drains, pumps, backflow preventers, grease traps, sewage ejectors, and fire suppression. Roanoke County has a combination of public water and sewer service and private water wells and septic systems.
11. Electrical Systems – service distribution, emergency, wiring, receptacles, lighting, stage lighting, clocks, bells, security egress lighting, exit lights, emergency generator, fire alarm systems, and intercoms;
12. Security and Safety Systems – CCTV cameras and recorders, access systems;
13. Roof Systems – Roof membranes, metal roofs of each facility;
14. Hazardous Materials – Assess the extent of hazardous materials based upon reports furnished by Roanoke County. Include remediation estimates in the report.

For each of the above facilities condition assessment items, the following information shall be outlined and included:

1. Identify and document current facility condition deficiencies, including current standards and code non-compliance issues;
2. Identify deficiencies in older facilities versus Virginia standards for new construction;
3. Identify and rank the severity of facility deficiencies;
4. Identify the remaining useful life of major systems;
5. Rate, classify, and prioritize the facility condition deficiencies including life cycle analysis to warrant complete replacement versus partial replacement;
6. Recommend corrections for all deficiencies;
7. Provide order of magnitude cost estimates for replacements, renovation, and corrective work necessary to remedy any deficiencies;
8. Identify resources needed to maintain the operation and value of the physical assets given their function.
9. Traffic and Parking Conditions – assess any stacking requirements, automobile drop-off and pick-up lane requirements, visitor and staff parking requirements, and on-site road conditions and traffic based upon current capacities of facilities and upon minimum Virginia guidelines for new construction (a traffic impact analysis is not required; however, the selected consultant should be knowledgeable of typical Government facility traffic patterns and traffic issues and be capable of identifying potential concerns).

SECTION 7. EVALUATION CRITERIA.

Offerors will be evaluated for selection on the basis of those most qualified to meet the requirements of this RFP. The County of Roanoke does not use a numerical or weighted scoring system when evaluating selection criteria. Major criteria to be considered in the evaluation may include, but shall not necessarily be limited to, the items referred to above and those set forth below:

- A. The background, education and experience of the Offeror in providing similar services or items elsewhere, including the level of experience in working with municipalities and the quality of services performed or items supplied.
- B. The Offeror's responsiveness and compliance with the RFP requirements and conditions.
- C. Determination that the selected Offeror has no contractual relationships which would result in a conflict of interest with the County's contract.
- D. The Offeror's ability, capacity and skill to fully and satisfactorily provide the services and/or items required in this RFP.
- E. The quality of Offeror's performance in comparable and/or similar projects.

- F. Whether the Offeror can provide the services and/or deliver the items in a prompt and timely fashion.
- G. Offeror's willingness to accept the County's sample contract (Attachment A).

SECTION 8. SELECTION PROCESS.

- A. Pursuant to Section 2.2-4302.2 (A)(4) of the Code of Virginia, selection of the Offeror will be as follows:
 1. The County's designee, shall engage in individual discussions with two or more Offerors, if there be that many deemed fully qualified, responsible and suitable on the basis of initial responses with emphasis on professional competence to provide the required services. Repetitive informal interviews shall be permissible. Such Offerors shall be encouraged to elaborate on their qualifications and performance data or staff expertise pertinent to the proposed projects as well as alternative concepts. These discussions may encompass nonbinding estimates of total project costs including, where appropriate, design, construction, life cycle cost, nonbinding estimates of price for services, and other matters. Methods to be utilized in arriving at a price for services may also be discussed. Properly designated proprietary information from competing Offerors shall not be disclosed to the public or competitors, except as may be required by law.
 2. At the conclusion of discussions, outlined in the paragraph above, on the basis of evaluation factors published in the RFP and all information developed in the selection process to this point, the two (2) or more Offerors whose professional qualifications and proposed services are deemed most meritorious shall be ranked in order of preference.
 3. Negotiations shall then be conducted, beginning with the Offeror ranked first. If a contract satisfactory and advantageous to the County can be negotiated at a price considered fair and reasonable, the award shall be made to that Offeror. Otherwise, negotiations with the Offeror ranked first shall be formally terminated and negotiations conducted with the Offeror ranked second, and so on until such a contract can be negotiated at a fair and reasonable price. Should the County determine in writing and in its sole discretion that only one Offeror is fully qualified, or that one Offeror is clearly more highly qualified than the others under consideration, a contract may be negotiated and awarded to that Offeror.
- B. All proposals submitted in response to this RFP will be reviewed by the Purchasing Division or its designee for responsiveness prior to referral to a selection committee or person. A committee consisting of County personnel and/or others and/or an appropriate

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individual will then evaluate all responsive proposals, conduct the negotiations, and make recommendations to the County as appropriate. The award of a contract, if made, will be made to the Offeror whose proposal best furthers the interest of the County. The County reserves the right to reject any and all proposals, to waive any informality or irregularity in the proposals received, and to make the award to the Offeror whose proposal is deemed to be in the best interest of the County.

- C. Oral Presentation: Offerors who submit a proposal in response to this RFP may be required to give an oral presentation of their proposal to the selection committee or person. This provides an opportunity for the Offeror to clarify or elaborate on the proposal. This is a fact finding and explanation session only and does not include negotiation. Oral presentations are strictly at the option of the County and may or may not be conducted.
- D. The County reserves the right to make multiple awards as a result of this solicitation.

SECTION 9. INFORMATION ON CONTRACT TO BE AWARDED.

The Sample Contract marked as Attachment A to RFP #2023-003 contains terms and conditions that the County plans to include in any contract that may be awarded, but such terms and conditions may be changed, added to, deleted, or modified as may be agreed to between the County and the Offeror during negotiations. However, if an Offeror has any objections to any of the terms or conditions set forth in the Sample Contract or any changes or additions thereto that the Offeror wants to discuss during negotiations, the Offeror should set forth such objections, changes, or additions in such Offeror's proposal submitted in response to this RFP. Otherwise, submission of a proposal by an Offeror will obligate such Offeror, if it is the successful Offeror, to enter into a contract containing the same or substantially similar terms and conditions as contained in such Sample Contract. Other terms and conditions, if necessary, will be negotiated with the successful Offeror.

END

ATTACHMENT A: SAMPLE CONTRACT

**COUNTY OF ROANOKE, VIRGINIA
CONTRACT FOR CONSULTANT SERVICES**

This Contract 2023-003, made at Roanoke, Virginia, on _____, 20____, by and between the County of Roanoke, Virginia (hereinafter referred to as the "County" or "Owner"), and _____ (hereinafter referred to as "Consultant").

WITNESSETH:

NOW THEREFORE, for and in consideration of the benefits which will accrue to the parties hereto by virtue of this Contract and the Respective Covenants contained herein, IT IS MUTUALLY COVENANTED AND AGREED AS FOLLOWS:

SECTION 1. PROJECT.

The term Project as used in this Contract refers to the following:

- General Project Description
- Special Features
- Purpose of the Project

SECTION 2. CONSULTANT SERVICES.

Consultant shall provide the following professional services together with the preparation of Project plans, design drawings and specifications for the orderly development of the Project:

A. **SCOPE OF SERVICES.**

The Consultant shall commence, carry on, and complete the Project with all dispatch in a sound, economical, and efficient manner, in accordance with the provisions hereof and all applicable laws. In accomplishing the Project, the Consultant shall take reasonable professional efforts to ensure that the work involved is properly coordinated with any related work being carried on by the County or by other County employees, consultants, representatives, or attorneys.

Scope of Work:

1. The consultant will meet with Administrative staff to formulate project goals.

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2. The consultant will perform a Facility Survey of each facility:
 - a. Identify and document current facility condition deficiencies, including current standards and code compliant issues;
 - b. Identify deficiencies in older facilities versus standards for new construction;
 - c. Identify and rank the severity of facility deficiencies;
 - d. Identify the remaining useful life of major systems.
3. Upon completion of the Facility Survey, the consultant will:
 - a. Rate, classify, and prioritize the facility condition deficiencies, including life cycle analysis to warrant complete replacement versus partial replacement;
 - b. Recommend corrections for all deficiencies;
 - c. Provide order of magnitude cost estimates for replacements, renovations, and corrective work necessary to remedy deficiencies;
 - d. Identify resources needed to maintain the operation and value of the physical assets given their function.
4. The consultant will prepare a comprehensive report including the criteria listed above and the facility survey results outlined below.
5. The consultant will prepare an estimated budget for the recommended solutions, whether the solutions are new construction, renovation, maintenance, etc. for each facility.

Facility Survey:

The consultant will perform visual, non-destructive inspections of the facilities referenced in the prior list. The consultant may interview key personnel to understand staff concerns about the facilities and gather information about the history of the facilities and their deficiencies. The consultant will produce an accurate assessment analysis identifying all maintenance and repair deficiencies and any other condition that requires remedial action.

Facilities Condition Assessment:

The Facility Conditions Assessment will include, but is not limited to, the following elements and systems:

1. Site – underground utilities, roads and parking areas, walkways, flagpoles, signage, fences, gates, awnings, railings, ramps, utility connections, paving systems, stairs, retaining walls, exterior lighting, storm water management, surface drainage, and landscaping;
2. Outdoor Facilities – accessory buildings and structures, and adjacent recreation areas;
3. Exterior Systems – masonry, walls, finishes, window systems, doors, door hardware, stairs, railings, ramps, and prefabricated awning and walkway covers;
4. Interior Systems – walls, finishes, doors, door hardware, floors, ceilings, structural components, bleachers, auditorium seating, stage curtains, partitions, stairs, railings, lockers, and ramps;
5. Kitchens – equipment and mechanical services;
6. Fire and Safety Systems
7. Handicap Accessibility – ADA requirements

8. Mechanical Systems – heating plant, cooling plant, piping, terminal units, pumps, manual and DDC control system, exhaust systems, ventilation systems, and elevators;
9. Energy Management Control Systems;
10. Plumbing Systems – piping, pipe insulation, lavatories, toilets, urinals, water fountains, hot water system, floor drains, roof drains, pumps, backflow preventers, grease traps, sewage ejectors, and fire suppression. Roanoke County has a combination of public water and sewer service and private water wells and septic systems.
11. Electrical Systems – service distribution, emergency, wiring, receptacles, lighting, stage lighting, clocks, bells, security egress lighting, exit lights, emergency generator, fire alarm systems, and intercoms;
12. Security and Safety Systems – CCTV cameras and recorders, access systems;
13. Roof Systems – Roof membranes, metal roofs of each facility;
14. Hazardous Materials – Assess the extent of hazardous materials based upon reports furnished by Roanoke County. Include remediation estimates in the report.

For each of the above facilities condition assessment items, the following information shall be outlined and included:

1. Identify and document current facility condition deficiencies, including current standards and code non-compliance issues;
2. Identify deficiencies in older facilities versus Virginia standards for new construction;
3. Identify and rank the severity of facility deficiencies;
4. Identify the remaining useful life of major systems;
5. Rate, classify, and prioritize the facility condition deficiencies including life cycle analysis to warrant complete replacement versus partial replacement;
6. Recommend corrections for all deficiencies;
7. Provide order of magnitude cost estimates for replacements, renovation, and corrective work necessary to remedy any deficiencies;
8. Identify resources needed to maintain the operation and value of the physical assets given their function.
9. Traffic and Parking Conditions – assess any stacking requirements, automobile drop-off and pick-up lane requirements, visitor and staff parking requirements, and on-site road conditions and traffic based upon current capacities of facilities and upon minimum Virginia guidelines for new construction (a traffic impact analysis is not required; however, the selected consultant should be knowledgeable of typical Government facility traffic patterns and traffic issues and be capable of identifying potential concerns).

B. PROJECT SCHEDULE.

1. The Owner and the Consultant agree that time is of the essence and that delays in providing the Assessment may significantly impact the feasibility and/or cost of future Projects.

C. PROJECT DELIVERABLES.

The Consultant agrees to deliver to the Owner in a timely and proper manner the following:

1. A draft and final Facilities Condition Assessment Report shall be submitted in electronic format (PDF file format) and hard copy format (3-ring binders)
2. The contractor shall submit 1 electronic copy and 1 hard copy of draft reports to the County of Roanoke.
3. The contractor shall submit 1 electronic copy and 1 hard copy of the final reports to the County of Roanoke.

D. PERSONNEL.

1. The Consultant hereby designates assignments for this Project as follows:

- Principal in Charge:
- Project Manager:
- Project Architect:
- Civil Engineer:
- Structural Engineer:
- Mechanical Engineer:
- Electrical Engineer:

2. Where circumstances require substitution for any of the above listed personnel assignments, the Consultant shall so advise the Owner in writing. The substitute shall be of the same or greater level of expertise and experience as the personnel being replaced. The Owner reserves the right to accept or reject any initial or substituted Project personnel. The Consultant's Project Manager shall not be reassigned or replaced during the term of the Contract without the express written approval of the Owner.

D. SPECIAL REQUIREMENTS.

1. If the contractor desires to perform site work outside of normal working hours, the contractor shall obtain prior approval from the PL. Contractor employees will typically wear safety vests during assessments and may be required to wear an identification pass/badge in a conspicuous location on their outer clothing at all times while on site. Escort by Owner's personnel may be required for access into critical security areas or spaces. Contractor employees will wear personal protective equipment where required.
2. Date(s) of visit(s) to the County facilities must be cleared with the PL and/or the County's POC, and those individuals shall be notified by the owners' representative at least seven (7) calendar days in advance of the scheduled site visit and field investigation.

3. The contractor shall in no case modify or effect changes to this scope of work without prior authorization of the Purchasing Officer.
4. The Contractor shall provide equipment necessary to conduct the required services.

SECTION 3. CONSULTANT FEES.

The Consultant and Owner agree as follows:

- A. All work under this Contract shall be on a lump sum basis. The lump sum fee shall be determined on the basis of man-hours and associated hourly rates for all work required by the Project Description. The Consultant agrees that the lump sum fee is full and complete compensation for the completed Assessment, and all costs incurred and services rendered by the Consultant, without condition or limitation.
- B. A task list showing Project tasks and associated man-hours is attached as Attachment A.
- C. Hourly rates for all personnel associated with the Project are included in Attachment B. These rates shall remain in effect for the Contract term. Escalation of rates is not permitted.
- D. The lump sum fee for the Project will be paid, subject to approval by the Owner of the Consultant's services.
- E. Work shall not begin on any phase of the Project without express written authorization from the Owner. The Owner and the Consultant agree that the Owner has the right to terminate or stop, in whole or in part, with or without cause, the Consultant's services at any time and the Owner may cancel this Contract at any time with or without cause and without incurring any liability, damages, or cost to the Consultant, except as set forth in Section 6E.

SECTION 4. PAYMENT FOR CONSULTANT SERVICES.

The Owner and Consultant agree that the Owner will only pay the Consultant a portion of the total lump sum fee set forth above for each project phase completed and accepted by the Owner. The Consultant shall submit a request for payment not more than once each month. The payment requested shall be in proportion to the services completed by Project phase and approved by the Owner. The Owner shall have the final decision with respect to the proportion of the Project completed. A written progress report detailing work completed, identified problems, and remaining work shall accompany each request for payment.

SECTION 5. SPECIAL CONDITIONS.

- A. It is agreed by the Parties hereto that one (1) reproducible copy each of the drawings, tracings, construction plans, specifications, maps, and other documents (including electronic data) prepared or obtained under the terms of the Contract shall be delivered to and become the property of the Owner and basic survey notes and sketches, charts,

computations, and other data shall be made available, upon request, to the Owner without restriction or limitation on their use at no additional cost to the Owner.

- B. It is agreed by the Parties hereto that the Consultant shall proceed to furnish professional services on any phase of the Project under the terms provided in this Contract only after a Notice to Proceed with the next phase has been given to the Consultant in writing by the Owner.
- C. Each party binds itself, its principals, successors, executors, administrators, and assigns to perform all covenants and provisions of this Contract. Except as above noted, neither the Owner nor the Consultant shall assign or transfer its interest in this Contract without the written consent of the other Party hereto, which consent shall not be unreasonably withheld.
- D. The term of this Contract will be completed upon final approval and acceptance of the completed Project by Owner and any participating agencies. However, nothing contained herein shall be construed to establish a period of limitation with respect to any obligation which the Consultant might have under the Contract or the law of Virginia, including liability for errors and omissions.
- E. The Consultant agrees to conduct all the services in compliance with all applicable requirements imposed by or pursuant to Title VI of the Civil Rights Act of 1964, Part 21 of the Regulations of the Secretary of Transportation and Executive Order No. 11246, "Equal Employment Opportunity" as supplemented in Department of Labor Regulations (41 CFR, Part 60); and agrees to comply with all applicable standards, orders, or regulations issued pursuant of the Clean Air Act of 1970; and will maintain an Affirmative Action Program, if required by applicable law.
- F. Owner advises Consultant that failure of Consultant to carry out the requirements set forth in 45 Federal Register 21186, Section 23.43 (a) (1980) dealing with minority business enterprise, where appropriate, shall constitute a breach of contract and may result in termination of this Contract or such remedy as Owner deems appropriate.
- G. Consultant agrees that the work and services (which shall include, but not be limited to, facilities condition assessment, all plans, and drawings) Consultant provides for the Owner pursuant to this Contract will comply with all applicable federal, state, and local laws, codes, and regulations that are in effect as of the date of the Contract. Furthermore, Consultant shall, in a timely manner, inform in writing the Owner, during the term of the Contract and until completion of the Consultant's services, about changes or modifications of all such laws, codes, or regulations that may affect or require modification or changes to any part of the Project so that Owner will be able to determine if changes or modifications should be made to the Project before completion. Consultant further agrees that Consultant does not, and shall not during the performance of this Contract, knowingly employ an unauthorized alien as defined in the federal Immigration Reform and Control Act of 1986.
- H. The Consultant agrees that the Owner, and any approving Federal or State Agency or any of their duly authorized representatives, shall have access to any books, documents,

papers, and records of the Consultant which are pertinent to this Project for the purpose of making an audit, examinations, excerpts, or transcriptions.

- I. The Consultant shall, at its sole expense, obtain and maintain during the life of this Contract the insurance policies and bonds required by this Section. Any required insurance policies and bonds shall be effective prior to the beginning of any work or other performance by the Consultant under this Contract. All such insurance shall be primary and noncontributory to any insurance or self-insurance the County may have. The following policies and coverages are required:
 1. Commercial General Liability. Commercial General Liability insurance shall insure against all claims, loss, cost, damage, expense or liability from loss of life or damage or injury to persons or property arising out of the Consultant's performance under this Contract. The minimum limits of liability for this coverage shall be \$1,000,000 combined single limit for any one occurrence.
 2. Contractual Liability. Broad form Contractual Liability insurance shall include the indemnification obligation set forth in this Contract.
 3. Workers' Compensation. Workers' Compensation insurance covering Consultant's statutory obligation under the laws of the Commonwealth of Virginia and Employer's Liability insurance shall be maintained for all its employees engaged in work under this Contract. Minimum limits of liability for Employer's Liability shall be \$100,000 bodily injury by accident each occurrence; \$500,000 bodily injury by disease (policy limit); and \$100,000 bodily injury by disease (each employee). With respect to Workers' Compensation coverage, the Consultant's insurance company shall waive rights of subrogation against the County, its officers, employees, agents, volunteers and representatives.
 4. Automobile Liability. The minimum limit of liability for Automobile Liability Insurance shall be \$1,000,000 combined single limit applicable to owned or non-owned vehicles used in the performance of any work under this Contract.
 5. Professional Liability. Minimum limits of insurance coverage for Professional Liability shall be \$1,000,000.
 6. Umbrella Coverage. The insurance coverages and amounts set forth in subsections (1), (2), (3), and (4) of this Section may be met by an umbrella liability policy following the form of the underlying primary coverage. Should an umbrella liability insurance coverage policy be used, such coverage shall be accompanied by a certificate of endorsement stating that it applies to the specific policy numbers indicated for the insurance providing the coverages required by subsections (1), (2), (3), and (4), and it is further agreed that such statement shall be made a part of the certificate of insurance furnished by the Consultant to the County.
 7. Evidence of Insurance. All insurance, with the exception of Professional Liability Insurance, shall be written on an occurrence basis. Professional Liability Insurance may be written on a claims-made basis. In addition, the following requirements shall be met:

- a) Consultant shall furnish the County a certificate or certificates of insurance showing the type, amount, effective dates and date of expiration of the policies. Certificates of insurance shall include any insurance deductibles.
- b) The Consultant shall notify the County in writing within five (5) calendar days if any of the insurance coverages or policies are cancelled or materially altered and Consultant shall immediately replace such policies and provide documentation of such to the County.
- c) The required insurance policies and coverages, excluding those for Workers Compensation and Professional Liability, shall name the County of Roanoke, its officers, agents, volunteers and employees as additional insureds, and the certificate of insurance shall show if the policies provide such coverage. Where waiver of subrogation is required with respect to any policy of insurance required under this Section, such waiver shall be specified on the certificate of insurance. Additional insured and waiver endorsements shall be received by Roanoke County from the insurer within 30 days of the beginning of this contract. The County's may approve other documentation of such insurance coverages.
- d) Insurance coverage shall be in a form and with an insurance company approved by the County which approval shall not be unreasonably withheld. Any insurance company providing coverage under this Contract shall be authorized to do business in the Commonwealth of Virginia.

J. The Consultant agrees to and shall indemnify and hold harmless Owner and its officers, agents, volunteers, and employees against any and all liability, losses, damages, claims, causes of action, suits of any nature, cost, and expenses, including reasonable attorney's fees, resulting from or arising out of Consultant's or agent's, subcontractor's and/or sub consultant's negligent activities or omissions on or near any of the Owner's property or easements involved in this Project or arising out of or resulting from Consultant's negligence in providing any of the services under this Contract, including, without limitation, fines and penalties, violations of federal, state, or local laws, or regulations promulgated thereunder, or any personal injury, wrongful death, or property damage claims of any type.

K. While on Owner's property and in its performance of this Contract, Consultant or its agents, subcontractor's and/or sub consultant's shall not transport, dispose of, or release any hazardous substance, material, or waste, except as necessary in performance of its work under this Contract and Consultant shall comply with all federal, state, and local laws, rules, regulations, and ordinances controlling air, water, noise, solid wastes, and other pollution, and relating to the storage, transport, release, or disposal of hazardous materials, substances, or waste. Regardless of Owner's acquiescence, Consultant agrees to and shall indemnify and hold Owner, its officers, agents, volunteers, and employees harmless from all costs, damages, liabilities, fines, or penalties, including attorney's fees, resulting from violation of this paragraph and agrees to reimburse Owner for all costs and expenses incurred by Owner in eliminating or remedying such violations. Consultant also agrees to reimburse Owner and hold Owner, its officers, agents, volunteers, and employees harmless from any and all costs, damages, expenses, attorney's fees and all penalties or civil judgments obtained against any of them as a result of Consultant's or its agents, subcontractors and/or sub consultants use or release of any

hazardous material, substance, or waste onto the ground or otherwise, or into the water or air from or upon or near Owner's property or easements.

L. The provisions, requirements, and prohibitions as contained in Sections 2.2 - 4367 through 2.2 - 4377 of the Virginia Code (Ethics in Public Contracting), pertaining to bidders, offerors, contractors, and subcontractors are applicable to this Project.

SECTION 6. SPECIAL PROVISIONS.

- A. If any of the services furnished under this Contract by the Consultant are furnished by obtaining such services outside the Consultant's organization, the Consultant shall provide an executed contract between the person(s) or firm and the Consultant and shall outline the services to be performed and the charges for the same. Such contracts shall be subject to approval by the Owner. Two copies of the executed contract shall be submitted to the Owner for approval prior to the services being performed. Approval shall not be unreasonably withheld. The Consultant shall be solely responsible for all costs and expenses in connection with any such contracts.
- B. The Owner shall make available to the Consultant all reasonable technical data that is in the Owner's possession, including maps, surveys, property descriptions, borings, and other information requested by the Consultant and relating to its work. The Owner and the Consultant agree that the Owner may decide in its sole discretion the reasonableness of any information requested by the Consultant. The Owner shall designate, in writing to the Consultant, the name of the Owner's Project manager for the Project.
- C. The Consultant shall review for locations of archeological sites within the County of Roanoke and shall notify the Owner of any potential conflicts between the proposed Project and such sites.
- D. The Owner shall pay for the following: (1) publishing costs for advertisements of notices, public hearings, requests for bids, and other similar items; (2) for all permits and licenses that may be required by local, state, or federal authorities; and (3) for the necessary land, easements, and rights-of-way required for the Project.
- E. The Owner by seven days written notice may terminate this Contract, with or without cause, in whole or in part at any time. Upon receipt of such notice, the Consultant shall immediately discontinue all services affected (unless the notice directs otherwise), and deliver to the Owner all data, drawings, specifications, reports, estimates, summaries, and such other information and materials as may have been accumulated by the Consultant in performing this Contract whether completed or in process.
 - 1. If the termination is due to the failure of the Consultant to fulfill any of its Contract obligations, the Owner may take over the work and prosecute the same to completion by Contract or otherwise. In such case, the Consultant shall be liable to the Owner for any damages allowed by law, and upon demand of Owner shall promptly pay the same to Owner.
 - 2. Should the Contract be terminated not due in any way to the fault of the Consultant, the Consultant shall only be entitled to compensation for services actually

performed prior to notice of termination and approved by the Owner and any applicable federal or state approving agency. No profit, overhead, or any other costs of any type are allowed after the date of such notice of termination.

3. The rights and remedies of the Owner provided in this Section are in addition to any other rights and remedies provided by law or under this Contract and Owner may pursue any and all such rights and remedies against Consultant as it deems appropriate.

F. If the documents called for by the Contract are completed in accordance with criteria and/or decisions made by the Owner and such documents are substantially changed or revised, for any reason other than the fault of the Consultant in preparing same, then the Consultant shall be entitled to compensation as mutually agreed upon between the Owner and Consultant for rendering the services necessary to complete the changes. The amount of this fee shall be negotiated between the parties. The fee for the changes shall be due and payable when the revisions are approved by the Owner. If agreement cannot be reached between the parties for rendering such services, then the Owner can terminate the Contract without any liability of any type for any damages or compensation to the Consultant, and the Owner will owe nothing further to the Consultant. However, if such changes or revisions are due in any way to the fault of the Consultant, the Owner can require the Consultant to perform the services required under this Contract and make such changes and revisions without any additional charges by the Consultant and pursue such other remedies available to the Owner under this Contract or by law, or any combination of such remedies as the Owner deems appropriate.

G. By virtue of entering into this Contract the Consultant submits itself to a court of competent jurisdiction in the County of Roanoke, Virginia, and further agrees that this Contract is controlled by the laws of the Commonwealth of Virginia and that all claims, disputes, and other matters shall only be decided by such a court according to the laws of the Commonwealth of Virginia.

H. Consultant agrees that no payment, final or otherwise, nor partial or entire use, occupancy, or acceptance of the Project by the Owner shall be an acceptance of any professional services not in accordance with the Contract, nor shall the same relieve the Consultant of any responsibility for any errors or omissions in connection with the Project or operate to release the Consultant from any obligation under the Contract.

I. The Consultant shall be fully responsible to the Owner for all acts and omissions of all succeeding tiers of subcontractors, agents, and sub consultants performing or furnishing any of the work just as the Consultant is responsible for its own acts and omissions.

J. During the performance of this Contract, the Consultant agrees as follows:

1. The Consultant will not discriminate against any subcontractor, employee, or applicant for employment because of race, religion, color, sex, national origin, age, disability, or any other basis prohibited by State law relating to discrimination in employment, except where there is a bona fide occupational qualification reasonably necessary to the normal operation of the Consultant. The Consultant

agrees to post in conspicuous places, available to employees and applicants for employment, notices setting forth the provisions of this nondiscrimination clause.

2. The Consultant, in all solicitations or advertisements for employees placed by or on behalf of the Consultant, will state that such Consultant is an equal employment opportunity employer.
3. Notices, advertisements, and solicitations placed in accordance with federal law, rule, or regulation shall be deemed sufficient for the purpose of meeting the requirements of this section.
4. The Consultant will include the provisions of the foregoing Subsections (1, 2, and 3) in every subcontract or purchase order of over \$10,000, so that the provisions will be binding upon each subcontractor or vendor.

K. Consultant agrees that the County's waiver or failure to enforce or require performance of any term or condition of this Contract or the County's waiver of any particular breach of this Contract by the Consultant extends to that instance only. Such waiver or failure is not and shall not be a waiver of any of the terms or conditions of this Contract or a waiver of any other breaches of the Contract by the Consultant and does not bar the County from requiring the Consultant to comply with all the terms and conditions of the Contract and does not bar the County from asserting any and all rights and/or remedies it has or might have against the Consultant under this Contract or by law.

L. If any provision of this Contract, or the application of any provision hereof to a particular entity or circumstance, shall be held to be invalid or unenforceable by a court of competent jurisdiction, the remaining provisions of the Contract shall not be affected and all other terms and conditions of the Contract shall be valid and enforceable to the fullest extent permitted by law.

M. (1) During the performance of this Contract, the Consultant agrees to (i) provide a drug-free workplace for the Consultant's employees; (ii) post in conspicuous places, available to employees and applicants for employment, a statement notifying employees that the unlawful manufacture, sale, distribution, dispensation, possession, or use of a controlled substance or marijuana is prohibited in the Consultant's workplace and specifying the actions that will be taken against employees for violations of such prohibition; (iii) state in all solicitations or advertisements for employees placed by or on behalf of the Consultant that the Consultant maintains a drug-free workplace; and (iv) include the provisions of the foregoing clauses in every subcontract or purchase order over \$10,000, so that the provisions will be binding upon each subcontractor or vendor.

(2) For the purpose of this section, "drug-free workplace" means a site for the performance of work done in connection with a specific contract awarded to a Contractor, the employees of whom are prohibited from engaging in the unlawful manufacture, sale, distribution, dispensation, possession or use of any controlled substance or marijuana during the performance of the Contract.

N. Pursuant to Virginia Code Section 2.2 - 4343.1, be advised that the County of Roanoke does not discriminate against faith-based organizations.

O. The Consultant agrees that Consultant will comply with the requirements of Section 2.2-4354 of the Va. Code regarding Consultant's payment to other entities and that Consultant will take one of the two actions permitted therein within seven (7) days after receipt of amounts paid to Consultant by the County. The Consultant agrees that Consultant shall indemnify and hold the County harmless for any lawful claims resulting from failure of the Consultant to make prompt payments to all persons supplying him equipment, labor, tools, or material in prosecution and completion of the Work provided for in the Contract. In the event of such claims, the County may, after providing written notice to the Consultant, withhold from any progress and/or final payment the unpaid sum of money deemed sufficient to pay all lawful claims and associated costs in connection with the Contract.

P. **Data on Convictions for Certain Crimes and Child Abuse and Neglect Certification of Contractor:** The Consultant certifies that none of the persons who will provide services requiring direct contact with students on school property during school hours or during school-sponsored activities has been convicted of any of the following felony or misdemeanor offenses: felony sex or violence offenses, other felony offenses or misdemeanor sex offenses within the past ten years.

The Consultant further understands and acknowledges (1) that if he makes a materially false statement regarding any of the above offenses, he will be guilty of a Class 1 misdemeanor and may forfeit profits derived from the contract. Further, the Consultant understands and acknowledges that before any person is permitted to provide such services subsequent to this certification, he must complete a new certification regarding such person in a form satisfactory to Roanoke County and the Roanoke County School Board. **Data and Convictions information will be requested before the County of Roanoke/Schools enters into a contract / when required.**

Q. Contractual claims, whether for money or for other relief, including any disputes as to change orders or extra work, shall be submitted, in writing, no later than sixty (60) calendar days after final payment or payment designated as a final payment; however, written notice of the Contractor's intention to file such claim must be given at the time of the occurrence or beginning of the work upon which the claim is based. Such notice is a condition precedent to the assertion of any such claim by the Contractor. A written decision upon any such claims will be made by the Board of Supervisors or its designee (hereafter "BOS"). The Contractor may not institute legal action prior to receipt of the County's decision on the claim unless the BOS fails to render such decision within ninety (90) calendar days from submittal of its claim. The decision of the BOS shall be final and conclusive unless the Contractor within six (6) months of the date of the final decision on a claim or from expiration of the 90 day time limit, whichever occurs first, initiates legal action as provided in Section 2.2-4364 of the Code of Virginia. Failure of the County to render a decision within said ninety (90) calendar days shall not result in the Contractor being awarded the relief claimed nor shall it result in any other relief or penalty. The sole result of the County's failure to render a decision within said ninety (90) calendar days shall be Contractor's right to immediately institute legal action. No administrative appeals procedure pursuant to Section 2.2-4365 of the Code of Virginia has been established for contractual claims under this Contract.

R. Consultant shall comply with the provisions of Virginia Code Section 2.2-4311.2, as amended, which provides that a Consultant organized as a stock or nonstock corporation, limited liability company, business trust, or limited partnership or registered as a registered limited liability partnership shall be authorized to transact business in the Commonwealth as a domestic or foreign business entity if so required by Title 13.1 or Title 50 or as otherwise required by law. Consultant shall not allow its existence to lapse or its certificate of authority or registration to transact business in the Commonwealth, if so required under Title 13.1 or Title 50, to be revoked or cancelled at any time during the term of the Contract. The County may void the Contract if the Consultant fails to remain in compliance with the provisions of this section.

S. This Contract is or may be subject to funding and/or appropriations from federal, state, and/or local governments and/or agencies and/or from the Board of Supervisors of the County of Roanoke. If any such funding is not provided, withdrawn, or otherwise not made available for the Contract, the Consultant agrees that the County may terminate the Contract on seven (7) days written notice to the Consultant, without any penalty or damages being incurred by the County. Consultant further agrees to and shall comply with any applicable requirements of any grants and/or agreements providing for such funding, including, but not limited to, any VDOT requirements.

T. Consultant agrees that all reports and any other documents (including electronic data) prepared for, obtained in connection with, and/or required to be produced in connection with this Contract shall be delivered by the Consultant to the County and all such items shall become the sole property of the County. The Consultant agrees that the County shall own all rights of any type in and to all such items, including but not limited to copyrights and trademarks, and the County may reproduce, copy, and use all such items as the County deems appropriate, without any restriction or limitation on their use and without any cost or charges to the County from the Consultant. Consultant hereby transfers and assigns all such rights and items to the County. Consultant further agrees Consultant will take any action and execute any documents necessary to accomplish the provisions of this Section. The Consultant also warrants that Consultant has good title to all materials, equipment, documents, and supplies which it uses in the Work or for which it accepts payment in whole or in part.

U. This Contract, including any attachments, exhibits, and referenced documents, constitutes the complete understanding between the parties. This Contract may be amended only by written instrument properly executed by the parties.

SIGNATURE PAGE TO FOLLOW.

THIS AGREEMENT may be modified in writing by mutual agreement of both parties.

IN WITNESS WHEREOF, the parties hereto have signed this Contract by their authorized representatives.

Full Legal Name of Consultant

By _____

Printed Name and Title

ROANOKE COUNTY BOARD OF SUPERVISORS

By _____

Printed Name and Title

Approved as to execution:

County Attorney/Assistant County Attorney

EXHIBIT 1: SCOPE OF WORK/FEE SCHEDULE

REFERENCE: RFP# 2023-003

The final scope of services will be negotiated with the Selected Offeror.

ATTACHMENT B: PROPOSAL RESPONSE AND CHECKLIST

Fully complete the following pages and submit along with Page 2 (Signature Page) of the RFP and all applicable attachments.

I. General Information

Offeror's (Legal Business) Name: _____

Doing Business As (If Different Name): _____

Person to Contact Regarding this RFP (Name): _____

Telephone Number: (____) _____

Email Address: _____

Check type of organization:

Corporation Partnership

Sole Proprietor (Individual) Other (describe) _____

If Sole Proprietor (individually owned), number of years in business: _____

Have you ever operated under another name? Yes No

If yes -

Other name: _____

Number of years in business under this name: _____

State license number under this name: _____

II. Organization of Firm

The Offeror should submit as **Attachment 1** at a minimum the length of time in the business, corporate experience, strengths in the industry, business philosophy, and a description of the organizational structure of the firm; a description of the organizational structure for the management and operation of the services requested and/or provision of the items referred to in this RFP, including an organizational chart denoting all positions and the number of personnel in each position.

III. Financial Condition of Offeror

The sufficiency of the financial resources and the ability of the Offeror to comply with the duties and responsibilities described in this RFP.

The Offeror shall submit as **Attachment 2**, a current annual financial report and the previous year's report and a statement regarding any recent or foreseeable mergers or acquisitions. Financial statements may be marked as "confidential" in accordance with the requirements set out in Section 3(G) of this RFP.

IV. Experience

The Offeror shall submit as **Attachment 3**, a narrative of their firm's experience in providing the services and/or items in this RFP, including type of business, business location, number of years in business, and qualifications of assigned staff, including experience with similar assessments.

V. References

Each Offeror should provide as **Attachment 4**, the names, addresses, and telephone numbers of at least three (3) references in connection with supplying the services or items requested in this RFP, especially from other local government operations similar to those being requested in this RFP by the County. Each reference should include organizational name, official address, contact person, title of contact, and phone number.

VI. Conditions of Offeror's Proposal

Offeror shall submit as **Attachment 5**, any conditions to the Offeror's proposal or exceptions to the sample contract (Attachment A to the RFP).

VII. Conflict of Interest

Offeror, owner, officer, employees, agents and immediate family members are not now, and have not been in the past year, an employee of the County of Roanoke or has no responsibility or authority with the County that might affect the procurement transaction or any claim resulting therefrom.

OR

State the complete name and address of each such person and their connection to the County of Roanoke. Each Offeror is advised that the Ethics in Public Contracting and Conflict of Interests Act of the Virginia Code, as set forth in Section 4 (L) of the RFP, apply to this RFP.

Name	Address
_____	_____
_____	_____
_____	_____

VIII. Convictions and Debarment

If you answer yes to any of the following, state on **Attachment 6** the person or entity against whom the conviction or debarment was entered, give the location and date of the conviction or debarment, describe the project involved, and explain the circumstances relating to the conviction or debarment, including the names, addresses and phone numbers of persons who might be contacted for additional information.

1. In the last ten years, has your organization or any officer, director, partner, owner, project manager, procurement manager or chief financial officer of your organization:
 - a. ever been found guilty on charges relating to conflicts of interest?
Yes No

2. a. Is your organization or any officer, director, partner or owner currently debarred or enjoined from doing federal, state or local government work for any reason?
Yes No

b. Has your organization or any officer, director, partner or owner ever been debarred or enjoined from doing federal, state or local government work for any reason?

Yes No

IX. Compliance

If you answer yes to any of the following, give the date of the termination order, or payment, describe the project involved, and explain the circumstances relating to same, including the names, addresses and phone numbers of persons who might be contacted for additional information on **Attachment 7**.

1. Has your organization:

a. ever been terminated on a contract for cause?

Yes No

X. Confidential & Proprietary Information

Identify the section and page number of any information in your proposal that has been identified as confidential, proprietary or a trade secret (see Section 4(A) of the RFP).

Page Number Information	Section	Description of Confidential and/or Proprietary
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

Offeror shall provide one redacted copy of its proposal fit for public dissemination, in the event the County must respond to a Freedom of Information Act request. The redacted copy of Offeror's proposal shall be provided on USB Drive or other electronically transferable media and shall be redacted to protect any confidential and/or proprietary information and shall be labeled as such. Offeror shall not mark its entire proposal as confidential and/or redact the entire proposal; doing so may result in the disqualification of Offeror's proposal.

Attachments:

The following items should be included with your RFP response. Place a check mark on the line next to each applicable item submitted with your proposal. Write N/A (not applicable) on the line next to those items that do not apply to your response.

Signature Page (Pg. 2) of RFP _____

Removable Media Containing
Redacted Version of Proposal _____

Attachment B (Proposal Response
And Checklist) to RFP 2023-003 _____

1. Organization of Firm _____
2. Financial Reports _____
3. Experience _____
4. References _____
5. Conditions of the Proposal (If Applicable) _____
6. Debarment Explanation (If Applicable) _____
7. Compliance Explanation (If Applicable) _____

RFP No. 2023-003

ATTACHMENT C: EXAMPLE OF PROPOSED DELIVERABLE

ADMINISTRATION BUILDING

ARCHITECTURAL

The Administration Building was originally constructed as the in 1971. It was renovated in 1994, but has seen multiple office fit-outs making overall ages of materials difficult to ascertain. Renovation work was on-going at the time of this visual inspection.

Exterior Finishes

Exterior Cladding:

Exterior wall material is, generally, brick. Several areas have mortar joints that are coming out and should be repointed during any major renovation. Expansion joints in the brick should be raked and resealed. Gaps and cracking in the sealant were observed at several locations. Precast concrete panels below windows were observed with aggregate falling off the surface. This does not affect the structural integrity of the material.

Soffits at the southeast face of the building had fasteners penetrating the material from above. These should be replaced or covered.

Roof:

The EPDM roof membrane is in good condition. Minimal ponding was observed and laps, splices, patches, and sealant were observed in good condition. The conditions should be monitored and failing materials replaced as required.

Metal gas condensate traps were observed sitting on the membrane surface. Expansion and contraction of horizontal runs of the pipe could cause wear to the membrane. Additionally, loose fasteners were observed on the roof surface. These should be removed to avoid damage to the membrane.

Coping caps were in fair to good condition. Sealant at joints should be monitored and replace should failure occur.

Debris should be removed from the roof, as required, to ensure proper, unobstructed, roof drainage.

Windows:

Windows were non-thermally broken aluminum units with operable sashes at the bottom. These were glazed with non-insulated glazing. As part of any major renovation, window replacement is recommended.

Exterior Doors:

Exterior doors were hollow metal units. Most were single glazed and had sidelites and/or transoms above. Most doors and frames should require general maintenance, including patching or painting. Doors at the rear of the building have heavy surface rust which may extend deeper into the material. Replacement for the doors at this face of the building is recommended. Glazing at door lites, sidelites, and transoms was observed to be in good condition.

Interior Finishes, Fixtures & Equipment

(See assessment tabulations for interior finish conditions).

Interior finishes within the facility varied wildly. As needs have changed, limited area renovations have been performed leaving an array of finish types, ages, and conditions. Typical floor finishes include vinyl composition tile (VCT) and broadloom carpet. In most locations, both materials were aged and stained. Carpet was worn in most spaces. As part of any renovation, it is recommended that all older VCT and carpet be replaced. Those areas that have seen more recent renovation work may have usable finishes, but for material continuity, all finishes may be replaced. Limited applications of other floor materials were observed throughout the facility. The gymnasium has a maple parquet floor that appeared to be in good condition. Storage rooms at the rear of the building had exposed concrete floors. One vestibule had a faux slate floor material, and most bathrooms featured a 1" or 2" ceramic floor tile.

Interior partitions were a mix of painted concrete masonry units (CMU), painted gypsum wall board (GWB), and lauan paneling. Wall materials were typically in fair to good condition with minor exceptions around the facility. In the offices near room 197, bubbling of the paint was observed. Staff in this area stated this was a persistent problem, and noted there had been mold issues and some respiratory problems.

Toilet rooms in the original facility should be completely renovated as part of any major building renovation. Most rooms lacked accessible fixtures. Grab bars throughout the facility were non-compliant. Mirrors were mounted above accessible ranges, pipe wrap kits were not installed, and wall mounted elements were installed outside of accessible reach ranges. Painted steel partitions were in fair condition and lights were missing lenses.

Ceilings are generally suspended acoustical tile (lay-in) with gypsum wall board at bulkheads and accenting locations. Tiles were stained at many locations around the facility. Tile was aged and sagging in many areas, including the board meeting room, and should be replaced. Tile, throughout the facility, is mismatched due to the nature of the constant renovation and space reconfiguration.

Most interior doors are wood in hollow metal frames. Veneers were observed to be in fair to good condition. The door to the board meeting room had significant veneer damage. Minor damage can be sanded and refinished as required. Hollow metal frames should be repainted as required. Knob hardware was observed at scattered locations throughout the facility. This should be replaced with accessible hardware as part of any future work.

Loose furnishings are a mixture of tables and desks of varying ages. The flexibility required of 21st Century work environments is enabled by flexible, movable furnishings. All furniture and equipment should be replaced during a substantial renovation to provide a uniform appearance, enhance personnel comfort, and to provide flexibility. Furnishings, fixtures, and equipment design should occur in tandem with building design to achieve proper coordination between building utilities and furniture types and locations. This includes storage shelving and furnishings.

Casework varied throughout the facility. The rooms have a mix of storage unit styles, ranging from wood to plastic laminate clad units. No accessible work stations were observed and most countertops were not accessible. Additional storage for staff use and for general facility use should be planned for any future renovation work.

Accessibility

Building signage is compliant with older ADA standards, but is not compliant with current standards. Wall mounted features were typically installed above the reach ranges allowed by current standards. Knob type hardware was scattered throughout the facility and should be replaced. Pipe wrap kits were not present in most toilet rooms, grab bars were non-compliant, and mirrors were mounted above accessible heights. High/low fountains should be installed to comply with accessibility standards. As part of space reconfigurations, attention should be paid to proper door clear floor areas.

Safety and Security

This section addresses passive security measures, such as how entrances function, visibility within the building, etc.

The vestibule provides visibility from the office and control over the secure entry. Door position sensors and locks are provided at all other exterior doors. Exterior doors providing access to corridors and other spaces, not accessed via the vestibule, are

equipped with card readers. Sight lines and distance are reasonably long in most areas of the building, but the segmented nature of the building does limit visibility in some areas.

End of Administration Building Architectural Narrative

STRUCTURAL

During the Architectural investigation of the Office, a fairly significant vertical crack was observed in the rolling file storage room. The crack appeared to be slightly wider at the top than at the bottom, indicating potential vertical rotation of at least one portion of the wall. This particular room is located at the south corner of the building with a recessed entrance at the northeast corner of the room. Therefore, it is anticipated that the rotation may be occurring as a result of minor settlement of the south building corner. It is recommended that the crack be caulked, painted and then observed for any additional movement. It is possible that the building has reached a point of equilibrium and movement may have stopped. If additional movement is observed, monitoring of the movement by means of a crack gage may be necessary.



End of Administration Building Structural Narrative

PLUMBING/FIRE PROTECTION

Plumbing Fixtures:

Water Closets: Water closets observed were floor mounted vitreous china with manual type flush valves. The water closets are from 1971. The flush valves are expected to have a useful life of 12 years and the water closets are expected to have a useful life of 30 years.

Urinals: Urinals observed were wall mounted vitreous china with manual type flush valves. The urinals are from 1971. The flush valves are expected to have a useful life of 12 years and the urinals are expected to have a useful life of 30 years.

Lavatories: Lavatories observed were wall mounted vitreous china with manual type faucets. The lavatories are from 1971. The lavatories are expected to have a useful life of 30 years.

Electric Water Coolers: The water coolers are wall mounted type. The water coolers are approximately 10 years old and are expected to have a useful life of 15 years.

Water Heaters:

Domestic water heating is done by one gas fired water heater with storage tank which appeared to be 5-10 years old. The domestic water heaters are expected to have a useful life of 15 years. There is a hot water circulation pump installed and believed to be 5-10 years old. In-line circulation pumps are expected to have a useful life of 15 years.

Piping:

Water: Copper with fiberglass insulation

Sanitary Piping: Cast iron and PVC

Storm Piping: Cast iron

Gas Piping: Black steel

Domestic Water Entrance:

The building is served by a 3" cold water line that is assumed to be from a municipal system. There is a pressure booster pump from 1971 and is expected to have a useful life of 25 years.

Fire Protection:

The building is partially sprinkled. Several storage rooms are protected with the suppression systems that are tapped off of the domestic water system inside of the building.

Recommendations:

Replace the existing pressure booster pump for the incoming domestic water service. Add fire protection for the entire building.

End of Administration Building Plumbing/Fire Protection Narrative

MECHANICAL (HVAC)

Heating:

The building is primarily heated with gas fired rooftop air handling units. The entire building, except for the gym, is served by RTU's which are from 1994. These RTU's are 22 years old and are expected to have a useful life of 18 years. The gym is heated by two gas-fired rooftop air handling units that were installed in 2008. The gym RTU's are 8 years old and are expected to have a useful life of 18 years.

Ventilation:

Ventilation is provided to the building by rooftop air handling units.

Air Conditioning:

The building is primarily cooled with DX type rooftop air handling units. The entire building, except for the gym, is served by RTU's which are from 1994. These RTU's are 22 years old and are expected to have a useful life of 18 years. The gym is cooled by two DX type rooftop air handling units that were installed in 2008. The gym RTU's are 8 years old and are expected to have a useful life of 18 years.

The main server room is cooled by a dedicated split system cooling system by Leibert. This unit appeared to be in the 5-10 year age range and is expected to have a useful life of 15 years.

Piping:

There is copper refrigerant piping connecting the outdoor condenser units to the indoor cooling unit for the server room. The piping is 5-10 years old and appears to be in good condition. The refrigerant piping should be expected to have the same life expectancy as the A/C unit.

Controls:

The building automation controls are digital type (DDC) are the Metasys Brand, by Johnson Controls.

Recommendations:

Replacing the 1994 rooftop units should be a top priority. It is also recommended that controls be upgraded when the air conditioner units are replaced.

End of Administration Building Mechanical Narrative

ELECTRICAL

Main Switch Gear:

Main Switchboard: The main switchboard is a grouped disconnect 480Y/277 volt service, there is a transformer inside of the main gear which creates a high leg delta on the C phase. The switchboard appears to be original to the building from 1971.

Recommendation: In the event of a substantial renovation or addition, existing switchboard can be replaced with a new breaker style switchboard.

Transformers:

Transformers: There is a large Sorgel Electric Company transformer inside of the main gear. This transformer generates the high leg delta system.

Recommendation: Replace existing transformer with standard 208Y/120 volt transformer and remove existing equipment requiring 240 Volt high leg service.

Panelboards:

Distribution and Branch Circuit Panelboards: The majority of panelboards installed in 1995. They are Square D and are a mixture of single phase and 3 phase. This is consistent with high leg delta systems.

Recommendation: If renovations and additions occur, existing panelboards can be reused where available. Newer panelboards should be added in restricted access rooms if possible.

Cabling:

Cabling: Much of the building wiring is original. Some new wiring has been added for the addition of receptacle. All visible wiring appears to be in conduit. Most of the wiring is past its rated useful life and should be replaced.

Recommendation: During a renovation, some new wiring may be salvageable, but because of the tedious process of identifying and preserving this wire, it is recommended that all wiring be replaced during renovation.

Conduit/Raceway:

Conduit/Raceway: The conduit and raceway above ceiling is still in good condition. There is not much surface raceway throughout the building, but it could potentially become dislodged from the wall creating a potential shock hazard.

Recommendation: All surface raceway should be evaluated regularly and securely reattached to the wall if it becomes loose. All raceway would be reused if the building were renovated. Conduit would be salvaged where practical.

Light Fixtures:

Light Fixtures: The light fixtures consist of primarily 2x4 flat with LED replacement bulbs or LED lamps.

Recommendation: No Recommendations.

Lighting Controls:

Lighting Controls: Lighting controls throughout the building consist of toggle switches controlling fixtures within an area. Time clocks control exterior lighting.

Recommendation: In the event of a renovation or addition, add automatic lighting controls to each room to comply with building energy codes.

Public Address System:

Public Address System: The public address system is currently a Valcom headend system with speakers located in corridor only. The system is accessed through the phone system.

Recommendation: This PA system is adequate for a building with this operation and no recommendations are provided.

Security System:

Security System: Security system consists of electronic locks and motion sensors at exterior doors, keypads, and a locked lobby area.

Recommendation: This is consistent with a standard office building. Maintain system and upgrade as required.

Camera System:

Camera System: A building wide IP based camera system is installed. It is current technology that meets the current needs of the building.

Recommendation: In renovations and additions, provide additional cameras and Digital video recorders as required for additional areas with desired coverage.

Data System:

Data System: The Data system consists of newer Category 6 and 5e cable. The building is equipped with wireless internet through Cisco access points throughout.

Recommendation: The current system meets the needs of the building and switches and patch panels could be reused in any renovation or new construction.

Fire Alarm System:

Fire Alarm System: The fire alarm system is a Simplex 4010. The current system devices consist of limited area manual pull stations, smoke detectors. No visible strobes were identified throughout the building.

Recommendation: Upgrade fire alarm system to meet current code with Audible and Visual devices throughout the building.

Generator:

Generator: The existing generator is a Diesel generator that feeds two transfer switches within the building. The generator manufacturer isn't identified. It is assumed this generator was installed in 1995.

Recommendation: Maintain existing generator and provide replacements as required.

Site Lighting:

Site Lighting: The site lighting consists of pole mounted LED lights and wall packs. There are also yoke mounted flood lights.

Recommendation: Maintain existing system during the life of the fixtures. Provide new general site lighting to maximize energy efficiency and minimize light contamination on neighboring properties and to the sky.

Phone System:

Phone System: The phone system consists of a new Cisco IP phone system. Each classroom has a phone connected through the PA system. The system is operational.

Recommendation: It is possible to retain and expand the existing phone system through additions and renovations.

End of Administration Building Electrical Narrative

CIVIL

Traffic Circulation

Parking: 186 striped parking spaces are provided with 7 designated ADA spaces. Day to day parking is adequate for faculty / staff / visitors. Parking quantities meet requirements and State recommendations.

Service: Access to dumpsters and areas with overhead doors and delivery areas is good with adequate maneuvering area.

Fire Access: Fire apparatus have adequate access around the building.

Adjacent Roadways: Adjacent roadway is a minor 2 lane road with light traffic. Sight distance is good in both directions.

ADA Accessibility

Parking: There are 5 spaces at the main entrance, and 2 spaces at the accessory building designated as ADA parking with 2 designated as van accessible.

Signage: Signage at main entrance is in good condition and code compliant. Signage at accessory building does not have the fine listed.

Recommendation: Provide signage for fine at the accessory building.

Ramps: Curb ramps are located appropriately and in fair condition. Wooden ramp at trailer north of the main building is code compliant and in good condition.

Access to all areas: There is ADA access to all areas and activities on site.

Parking Areas, Driveways, and Sidewalks

Asphalt Pavement: Good condition around main building, poor condition at accessory building to the east.

Recommendation: Mill and overlay asphalt at accessory building.

Concrete Pavement: Good condition.

Concrete Walks: Original concrete walks are aged, cracked, and spalling in poor condition. Newer concrete walks exist on site and are in good condition.

Recommendation: Replace sections as necessary when cracking and deterioration become hazardous.

Stairs, Ramps, and Railings: Wooden stairs at dumpsters are in disrepair and are a safety concern.

Recommendation: Remove wooden stairs.

Concrete Curb and Gutter: Original concrete curbs are aged, cracked, and in poor condition.

Recommendation: Replace sections as necessary when cracking and deterioration become hazardous.

Fire Lane: Paint on curbs and asphalt is faded. Some fire lane signs are faded and illegible. There is an insufficient quantity of fire lane signs. Existing fire lane signs are not turned toward oncoming traffic.

Recommendation: Re-paint curbs and asphalt at fire lanes. Replace fire lane signs and provide additional signs as necessary. Ensure that fire lane signs are turned toward oncoming traffic.

Utilities

Fire Lines and Hydrants: Poor fire hydrant coverage with no spacing. The closest fire hydrant is located in parking lot of adjacent property. No paved fire lane around building, but fire truck access is present. No fire department connection or post indicator valve.

Recommendation: Consider planning for adding a hydrant for fire protection coverage.

Domestic Water System: Unclear from as-builts and field investigation as to where water enters the property and the building. Staff indicated no issues with water pressure or discoloration. Assuming fair condition based on age.

Sewer System: Only manhole located on site, between the administration building and the public safety building, could not be accessed. Both notches in lid had rusted away. Staff indicated no issues with stoppages. Assuming fair condition based on age.

Natural Gas System: Gas meter is located around the side of the building and protected with bollards, but in a non traffic area. The meter is in fair condition, but functional and shows signs of deterioration and rust.

Recommendation: Contact gas company to inspect condition of meter.

Electric: Electric service is provided via overhead poles to the property and overhead service to the building. Transformers are mounted on the service pole and the meter is mounted on the building.

Site Lighting: Small site lights illuminate the parking lot areas and building mounted lights illuminate sidewalks and entrances. Lighting is minimal for safety and security.

Grading and Drainage

Storm Water System: Roof drains and downspouts are piped underground and routed to the detention basin to the northeast, which is shared with adjacent properties. Majority of runoff sheet flows to ditches conveyed to the detention pond and only two drop inlets on site drain parking lot runoff to the detention pond. Inlets are in fair condition, but filled with sediment and debris.

Recommendation: Underground piping system should be flushed and pipe outlets should be cleaned out and inspected for sediment.

Detention / Retention Ponds: Detention pond is in fair shape, but too overgrown to determine proper outlet protection or signs of erosion. The detention pond has not seen any maintenance.

Recommendation: Provide general maintenance to outlet structures, berm and detention pond.

Slopes, Ponding, and other Drainage Issues: Minor accumulation of sediment in the parking lot.

Site Features

Vegetative Landscaping: Mature vegetation near the main entrance and visitor parking are in healthy condition. Several pine trees are part of the newer RCPS car pool maintenance building.

Recommendation: Evergreens along parking area are mature and have crowded out deciduous trees. Plan for eventual need to remove and replace evergreens. Continue general maintenance of pruning and mulching of trees and shrubs at main entrance. Pine trees at car pool maintenance building are spaced too close together (three to four feet.) This will inhibit growth. Recommend to thin out.

Lawns: Lawn areas are limited with the exception of a large field also utilized for youth soccer activities on the northwest side of the building. Turf is in good condition.

Fencing and Gates: Bollards along front entrance drive are in poor condition. New CLF between staff parking and material lay down area is in good condition. CLF around the transformer/generator area is in good condition.

Recommendation: Remove and replace bollards if limiting access to field is deemed necessary.

Signage: ADA signage is to code. Directional signage not provided. Other signage is in poor condition. A majority of the poles for site signage are in leaning due to lack of foundations or material type.

Recommendation: Repair or replace damaged or leaning signs. Future signs should utilize 2"x2" square posts in sleeves with concrete foundations. Provide directional signage.

Flagpoles: Poles are in fair condition. Age is showing.

Recommendation: Monitor condition to replace flag poles in future.

Site Furnishings: Site furnishings limited to single wood picnic bench in fair condition.

Recommendation: Monitor condition and replace when necessary.

Awnings / Canopies: Small canopy at rear of building in good condition. Large canopy on east side of building against staff parking in good condition.

Accessory Structures: Several buildings are on site, including three CMU storage structures, a small wood with vinyl siding building, two mobile units, and a new building for RCPS motor pool maintenance. Conditions of buildings are in fair to good condition. A separate dumpster enclosure in fair condition is provided.

Recommendation: CMU buildings are structurally sound but need minor repairs and painting to the fascia and soffit. Mobile units are aging and should be monitored for retirement or replacement. The dumpster enclosure is constructed of wood and should be monitored for replacement with composite PVC boards.

End of Administration Building Civil Narrative

Notes

ARCHITECTS AND ENGINEERS

Project Name: Facilities Assessment		Comm. #: 1637
Subject: Administration Building	Total Pages:	
Date:	Location: Roanoke, VA	
Copies To:	Report Prepared By:	

General:

Originally constructed as the [redacted] in 1971. Renovated in 1994. The building has seen multiple office fit-outs making overall ages of materials hard to ascertain. As such, the condition and need for replacement varies wildly.

Vestibule:

Brick, broadloom. HM windows at exterior and reception window. Storefront partition separating vestibule from corridor.

125:

Broadloom carpet with some stains and light wear. GWB and exposed brick walls. SATC ceiling. Wood doors in HM frames.

Men's Room:

No accessible stall or sinks. Stains on SATC near exhaust fan. 2" floor tile with 4" tile base. Painted CMU. Lenses have been removed from light fixtures.

Corridors:

VCT. 12" tile base. Painted CMU. Some former open areas have been infilled with partitions that have Lauan and Gypsum Wall Board.

Conference Room E:

Broadloom carpet with some spots. Painted CMU walls. SATC in good condition.

Mechanical Room:

Doors are HM and rusted.

Exterior Door 8:

HM with wire glass. Crash bars on both leaves. No weatherstripping.

Meeting Room:

Broadloom carpet with some wear. SATC with sagging tiles. Wood elevated platforms have scuffed finish on the wood trim. Door to hallway has damaged veneer at bottom.

190:

Exposed concrete floor and 1" tile. Appears to have formerly had a bathroom in one area, but walls and fixtures have been removed. Floor finish was left in place and the floor was patched. Painted CMU wall around the exterior of the room with GWB partitions built on the interior. Partitions do not extend full height.

Notes

ARCHITECTS AND ENGINEERS

195:

PLAM casework with lavatories. No accessible workstation VCT is aged. There are patched holes in the floor. Stained and worn broadloom is in the corridor that connects to the front hallway.

197:

Water in the walls is causing bubbling in paint. According to staff, mold has been a problem. Staff complained of respiratory issues.

New VCT has been installed in this area.

199:

New VCT. Painted CMU and GWB in good condition. Spot on SATC. Two ceiling tiles have been replaced.

Vestibule at door 12:

Faux slate floor. Vinyl base. SATC, Painted GWB in good condition. No weatherstripping on door. Knob hardware. Doors into the vestibule swing against the direction of egress, but the occupancy in the space these doors serve is likely less than 50, and no swing modification is needed.

Finance Area:

Broadloom in decent condition. Brandon Lee's office has VCT. SATC ceilings throughout. Painted GWB partitions.

Susan Peterson's office has a coffered ceiling with GWB at lower levels and SATC at higher levels.

Superintendent's area:

Broadloom carpet in good condition. SATC in good condition. Painted CMU and GWB. Superintendent has door to exterior that is having water infiltration issues. Assistant says a work order has been put in and a solution is being implemented. This is at exterior door #9.

SATC in the office is old. There are insulation fibers sticking out at between the tile and the tracks.

Exterior Door 10: Wood door in hollow metal frame.

Ceiling has been lowered in this area.

One office has chair rail and another office has no corridor access. It is accessed via one door in another office, and another door in the conference room.

175:

Small step in height between floor of it and the corridor. Key given by staff would not open door.

Accessible men's room:

Has no pipe wrap on piping. Non-compliant grab bars installed. Mirror mounted too high. Painted steel partitions. 2" floor tile. Stained SATC track. SATC is in ok condition, but there is a stain on the tile above the door. No lenses installed on lighting.

Gifted education:

Carpet is wrinkled and worn and should be replaced.

148:

Worn and wrinkled broadloom carpet. There has been a recent renovation that included newer VCT.

Notes

Facilities area:

Being renovated.

Newly coated CMU has swirl patterns and joints are showing through. As work is ongoing, it is assumed this will be painted.

Broadloom strips in this area were in fair condition. SATC was in ok condition, but is mismatched.

Lenora office: SATC track is scratched near the diffuser.

Director:

Worn broadloom

SATC, CMU, and GWB in good condition.

104:

Broadloom in ok condition, but is worn in the meeting space. SATC has a few spots.

Extra office in the 104 suit has a closet with heavy staining on the ceiling.

Reception:

Broadloom strips

SATC is old but in ok condition. Tracks are stained.

Rolling file storage room:

Crack in the wall extending from the top down.

HR area:

Ceiling tiles were stained during a recent rain.

The offices were created within the last 6 months. Was a conference space previously.

New Broadloom carpet. Damaged veneer on door.

Gymnasium:

Maple parquet floor. Exposed metal deck. Open web steel joists. Painted CMU.

Administration Building Architectural Condition Assessment Reference

Building Owners and Managers Association International (BOMA)

Preventative Maintenance Guidebook

System/Components	Condition Category	Expected Useful Life	Current Age	Expected Life Remaining	Notes
Architectural					
Brick	4 Life		45	Life	
CMU walls	5 Life		45	Life	
Interior doors	4	20	22	0	
Exterior doors	4	50	45	5	
Door hardware	2	7	22	0	
Electronic door hardware	2	5	10	0	
Vinyl floor tile	2	12	22	0	
Ceramic/Porcelain floor tile	5	50	45	5	
Carpet	2	5	10	0	
Wood gym floor	4	10	22	0	
Exposed concrete floors	4	50	45	5	
Exterior windows	4	30	22	8	
Interior windows	5	30	22	8	
Roof (Including flashings, coping, etc.)	4	20	22	0	
Suspended acoustical tile ceilings (lay-in)	4	25	22	3	
Plaster/GWB ceilings	5	30	22	8	
Ceiling/exposed structure finish (paint)	2	5	22	0	
Interior wall finishes (paint)	2	5	22	0	
Projection screens	5 N/A		22		
Casework	4 N/A		22		
Window treatments	5 N/A		22		
Toilet partitions	2	20	22	0	
Toilet accessories	2 N/A		22	0	
Condition Categories					
1 Immediate replacement required, life safety concern					
2 System has reached it's useful life					
3 Major repair or modifications required, useful life remaining					
4 Minor repair required					
5 General maintenance required					

Administration Building Mechanical Plumbing Condition Assessment

Reference Building Owners and Managers Association International (BOMA)

Preventative Maintenance Guidebook

System/Components	Condition Category	Expected Useful Life	Current Age	Expected Life Remaining	Notes
Mechanical					
Boiler	N/A				
Chiller or Cooling tower	N/A				
Mechanical piping	N/A				
Refrigerant piping (1994)	5	30 years	22 years	8 years	
Refrigerant piping (2008)	5	30 years	8 years	22 years	
Duct	5	30 years	22 years	8 years	
Outdoor air units	N/A				
Terminal units	N/A				
Package units (1994)	2	18 years	22 years	0 years	
Package units (2008)	5	18 years	8 years	10 years	
Controls	2	20 years	22 years	0 years	
Exhaust fans	5	25 years	22 years	3 years	
Plumbing					
Plumbing fixtures and controls	2	30 years	45 years	0 years	
Floor drains	2	30 years	45 years	0 years	
Water heaters	5	15 years	5-10 years	5-10 years	
Pumps	5	15 years	5-10 years	5-10 years	
Potable water piping & valves	2	30 years	45 years	0 years	
Sprinkler system	2	30 years	45 years	0 years	
Back-flow preventer	N/A				
Service line & meter (size appropriate)	2	30 years	45 years	0 years	
Wall and yard hydrants	N/A				
Eye wash stations	N/A				
Emergency showers	N/A				
Condition Categories					
1 Immediate replacement required, life safety concern					
2 System has reached it's useful life					
3 Major repair or modifications required, useful life remaining					
4 Minor repair required					
5 General maintenance required					

Administration Building Electrical Condition Assessment
 Reference Building Owners and Managers Association International (BOMA)
 Preventative Maintenance Guidebook

System/Components	Average Useful Life	Current Age	Expected Life Remaining	Condition Category	Notes
Electrical					
Main switch gear	40	46	-6	5	
Panelboards	30	46	-16	5	Some newer panels installed 23 years ago
Cabling	40	46	-6	5	Some newer cabling installed 23 years ago
Conduit/raceway	40	23	17	5	
Light fixtures	20	23	-3	5	LED replacement lamps, current technology
Lighting controls	30	23	7	5	
Public address system - Headend	30	23	7	5	
Public address system - Devices	30	23	7	5	
Security system	10	5	5	5	
Camera system	10	5	5	5	
Data system	15	5	10	5	
Fire alarm system - Headend	30	15	15	5	
Fire alarm system - Devices	30	15	15	5	
Site lighting	20	23	-3	2	Site lighting was LED, appear to have been replacement lamps
Phone system	10	5	5	5	
Portions of this building were being renovated during our visit.					
Condition Categories					
1 Immediate replacement required, life safety concern					
2 System has reached it's useful life					
3 Major repair or modifications required, useful life remaining					
4 Minor repair required					
5 General maintenance required					

Administration Building Civil Condition Assessment
 Reference Building Owners and Managers Association International (BOMA)
 Preventative Maintenance Guidebook

System/Components	Condition Category	Expected Useful Life	Current Age	Expected Life Remaining	Notes
Civil					
Asphalt pavement	2/5	15 years	Unknown	13 years	
Asphalt walks	N/A	N/A	N/A	N/A	
Concrete pavement	5	30 years	Unknown	20 years	
Concrete walks	2/5	30 years	Varies	0 years	
Stairs	1	30 years	Unknown	0 years	
Ramps	5	30 years	Unknown	10 years	
Railings	5	15 years	Unknown	10 years	
Concrete curb and gutter	3	30 years	46 years	0 years	
Concrete / Brick Pavers	N/A	N/A	N/A	N/A	
Guardrail, Parking Bumpers, Misc.	N/A	N/A	N/A	N/A	
Fire lane	4	Varies by Material	Unknown	0 years	
Fire lines and hydrants	3	40 years	Unknown	0-5 years	
Domestic Water system	4	40 years	46 years	0 years	
Sewer system	4	40 years	46 years	0 years	
Natural Gas system	4	40 years	46 years	0 years	
Electrical System	4	25 years	Unknown	5-10 years	
Exterior Lighting	4	25 years	Unknown	5-10 years	
Storm water system	4	40 years	46 years	0 years	
Detention / Retention ponds	4	Life	Unknown	15-20 years	
Stormwater Management BMP's	N/A	N/A	N/A	N/A	
Surface drainage and grading	4	N/A	N/A	N/A	
Vegetative landscaping	4	Life	Unknown	Varies	
Lawns	5	Life	Unknown	Life	
Fencing and gates	2/5	20 years	Unknown	0+ years	
Signage	3	10 years	Unknown	1+ years	
Flagpoles	5	50 years	46 years	4 years	
Site furnishings	N/A	N/A	N/A	N/A	
Awnings / Canopies	5	50 years	46 years	4 years	
Site retaining walls	N/A	N/A	N/A	N/A	
Accessory structures	4	50 years	Unknown	5+ years	
Condition Categories					
1 Immediate replacement required, life safety concern					
2 System has reached it's useful life					
3 Major repair or modifications required, useful life remaining					
4 Minor repair required					
5 General maintenance required					

BUDGETARY COST ESTIMATE

Client Name