

Notice is given that a Request for Qualifications (RFQ) is requested for furnishing professional architectural and/or engineering services for the following project for the City of North Chicago:

**Water Treatment Plant
Roofing Removal and Replacement &
Masonry Restoration**
35 Lakeview Drive
North Chicago, IL 60064

Project Description and Background

The City is seeking professional services for the design, permitting, bidding and construction administration for the roof replacement and masonry repairs at its Water Treatment Plant (WTP).

The original WTP was constructed in 1937 and had major building additions constructed in 1970 and 1990. In 2019 Larson & Darby Group completed a Building Envelope Survey of the WTP that identified significant deficiencies with the buildings roofs and masonry systems.

The project involves both the replacement of the existing roof systems and extensive masonry restoration as follows:

Roofing Removal and Replacement: The scope of work involves all eleven (11) roofs at the Water Treatment Plant.

All the existing roofing should be removed to expose the roof deck.

Vapor retarder installation and the installation of code compliant thermal insulation.

Raising of roof curbs, soil stacks and replacement of roof drains to be undertaken.

One roof area shall have a new roof deck installed. The roof system should include a 30-year, 90 mph wind roof system warranty.

The exposed concrete roof deck shall be coated and have a 20-year watertightness warranty.

Masonry Restoration: This work involves tuckpointing, control joint removal and replacement, installation of new and replacement through wall flashing systems, and painting of all steel exposed within the masonry.

Coping and brick removal and wall rebuilding.

Existing interior steel beam removal.

Interior CMU repair, abandoned sill and lintel removal.

Design Services: Field investigation, Design, Cost Estimating, Preparation of Contract Documents and Bidding for the roofing removal and replacement and masonry restoration at the City of North Chicago WTP.

Construction Services: Construction Administration: Review of submittals, pre-construction meeting (s), review and certification of pay requests, on-site field observations of the construction, preparation of a field report, punch list inspection, final inspection, and review of final warranties.

Project Schedule

The City is looking to retain a firm to complete design services and have the project ready for bidding in March 2024 with construction commencing in the spring of 2024.

To schedule a site visit or to request a copy of the Building Envelope Survey please contact:

Mr. Bob Miller – Interim Public Works Director

Via E-mail: BMiller@NorthChicago.org

Questions concerning this posting should be submitted no later than 5:00 pm on July 17, 2023, and directed to: All questions received will be posted in an addendum on the City's website.

Do not contact any North Chicago staff expressing your firm's interest in the project. Failure to comply with this instruction may disqualify your firm from consideration.

The RFQ submission shall consist of:

- A cover letter expressing the firm's interest in providing services for the project.
- Summary of **key** personnel proposed to work on the project with resumes.
- Provide organization chart.
- Description of three (3) similar projects completed or in construction with an emphasis on projects involving both the replacement of the roof and masonry restoration above the roof, including tuckpointing, lintel replacement, through wall flashing.
- Provide a reference for each project including phone and email contact info.
- Firm's understanding and approach to the project implementation, design elements, and unique challenges identified by the proposing firm.
- Availability of adequate personnel and resources to do the required work expeditiously
- Statement of overall qualifications for the firm
- Identify any proposed sub-consultants to be used as part of the work

Submitted SOQ documents shall be limited to twenty (20) pages (double sided print, and not including covers or fly sheets). Minimum font size shall be 11 pt. The .pdf file shall not exceed 20 MB.

In accordance with the Local Government Professional Services Selection Act, the RFQ shall not include any information regarding compensation for services.

Four (4) bound paper copies of the SOQ and one (1) electronic .pdf file on a flash drive shall be submitted to:

Mr. Bob Miller
Interim Public Works Director
North Chicago Public Works Department
1421 Renken Ave
North Chicago, IL 60064

RFQ SUBMITTALS MUST BE RECEIVED PRIOR TO 3:00 P.M. LOCAL TIME, JULY 20, 2023. SUBMISSIONS RECEIVED AFTER THIS TIME WILL NOT BE CONSIDERED.

The City shall require a minimum of three (3) person selection committees to review submissions. This committee will include the Public Works Director and Superintendent, Facilities Manager, and Water Treatment Plant Operator in Charge, and may be adjusted as necessary to include others such as the City Engineer and other Utility Foremen.

No interviews will be conducted.

Upon completion of the review of the submittals, the City will enter into negotiations with the highest ranked firm. A minimum of three firms will be selected as the most qualified from their RFQ submittal and will be ranked. The basis of quantitative evaluation for this project will be:

- Technical Approach (25%)
- Firm Experience (25%)
- Specialized Expertise (25%)
- Staff Capabilities (Prime/Sub) (5%)
- Workload Capacity (10%)
- Past Performance (10%)

Fee negotiations will be based on an independent in-house estimate for the cost of engineering. If negotiations reach an impasse, the City shall terminate negotiations with that firm, and start negotiations with the next highest ranked firm.

Suspension and Debarment – The City shall require verification of suspension and debarment actions to ensure the eligibility of firms selected for projects.

The evaluation and selection process will be in accordance with the City’s Qualifications Based Selection Procedure for Engineering and Professional Services – federal QBS. These policies and procedures meet the requirements of Chapter 5 of the IDOT Bureau of Local Roads and Streets Manual, 23 CFR 172 and the Brooks Act.

The City’s Public Works Department will be responsible for the QBS policies and procedures and will handle management and administration of the contract and will coordinate with the Director of Public Works for the final procurement for consultant services. Qualifications will be opened and evaluated in private, and all information will be kept confidential until a contract award is made.