



Noah Glaude, Executive Director
2210 S. Peabody Street • Port Angeles WA 98362
360.417.8500 ext. 7717 • Fax 360.457.3125 • nglaude@nols.org
www.nols.org

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Sequim Branch Library Expansion and Renovation – RFP Questions and Responses

The following questions and answers refer to the Sequim Branch Library Expansion and Renovation Request for Proposals - Architectural, Engineering and Related Services (the RFP) issued by the North Olympic Library System (NOLS) on June 8, 2021.

1. The RFP requests information about the Architect’s Consultants. Does NOLS have any MEP Engineers, Structural Engineers, or other Consultants that you prefer to work with?

Response: NOLS has no preference for the use of specific individual engineers or engineering firms.

2. Would NOLS consider MEP Engineering provided through a Design-Build Contract through each of the Subcontractors after project Bidding?

Response: NOLS is using a traditional Design-Bid-Build project delivery method for this project. Engineering is to be completed during the design phase of the project, prior to the bidding process.

3. The RFP requests the number of work hours and hourly rates (Section 8.G & 8.H). Is that intended for consultants only? Or is NOLS requesting a full fee proposal for all Professional Services through Design Phase of the work (including Architect & all sub consultants)?

Response: The sentence originally appearing in the RFP, page 6 Section 8H “Include a list of hourly rates for all individuals who would be assigned to this project” is to be disregarded entirely as noted in [Addenda 2 issued 6/21/21](#).

4. We see that there has been previous concepts done with SHKS Architects and are wondering if you are going to continue with the work that has already been done and looking for an architect to finish the design or will the design process start fresh?

Response: Previous conceptual design work produced by SHKS Architects was done under the terms of prior contracts. SHKS was selected in 2017 to design a completely new and much larger building that was to be funded by a bond measure in 2018. The bond measure failed, making work on the new building project infeasible. In 2020, SHKS was hired to develop a quick conceptual design to determine if an expansion was feasible with grant funding. Now that NOLS is moving forward with an expansion and renovation of the existing building, the current project is considered by NOLS to be a new project requiring contractual arrangements, therefore NOLS policy also requires a renewed formal solicitation of architectural, engineering and project management services.

Conceptual designs developed by SHKS could provide the basis for future design work to be done on this project, or the design process can start fresh.

5. We also wondering about the relationship with SHKS and why they are not just continuing the work.

Response: NOLS was satisfied with all work performed on behalf of NOLS by SHKS Architects under previous contractual arrangements. SHKS Architects are invited to submit a proposal for the current RFP.

6. We understand the importance of NOLS' commitment to environmental sustainability and a healthy community – is there interest in pursuing any formal certifications in that regard (LEED, WELL, etc.)?

Response: In order to apply for and receive WA State Dept. of Commerce Capital Improvement Project grant funds for this project, which NOLS has been approved to receive, NOLS was required to complete a LEED Certification Declaration. The completed declaration states that NOLS is attempting to reach the LEED Silver Standard for this project.

7. Does NOLS have any preferred vendors for carpet, furniture, or other fixtures / finishes?

Response: NOLS has no preference for the use of specific vendors for carpet, furniture, or other fixtures and finishes.

8. Is there a requirement for the Library to remain open during construction? If so, we imagine that design should include accommodations for phased construction.

Response: NOLS does not anticipate keeping the current building open during most of the construction. A temporary library site will be set up elsewhere in the community during construction.

9. Just to confirm – the RFP response should focus on the 5 criteria from the Scoring Table (Experience, Approach, etc.) and does not require a Fee proposal at this time, correct?

Response: Correct, the proposal should focus on the five criteria from the scoring table. A fee proposal is not required at this time.