



REQUEST FOR QUALIFICATIONS

RFQ# 19-05

PROFESSIONAL SERVICES FOR ARCHITECTURAL REHABILITATION DESIGN SERVICES FOR THE RIO VISTA COMMUNITY CENTER

NATIONAL REGISTER OF HISTORIC PLACES:
5141012342

SUBMITTAL DEADLINE: Friday August 16, 2019 at 2 PM

The City of Socorro (hereafter “COS”) requests the submission of proposals prepared by architect & design professionals licensed by the State of Texas (the “Offeror”); leading to the possible award of contracts for the above-mentioned services.

SUBMITTAL INSTRUCTIONS

- **SEALED BIDS** shall be **MAILED, or HAND DELIVERED** attention to:
Olivia Navarro, City Clerk
City of Socorro
124 S. Horizon Blvd, Socorro, Texas 79927,
- On or before, but not later than **Friday August 16, 2019 at 2 PM**
- Bids received after **Friday August 16, 2019 at 2 PM** will be disqualified.
- Faxes are not acceptable.
- A submittal that is incomplete, unsealed, or received after the above stated date and time will not be accepted.
- **Sealed bids should include:**
 - Five (5) Hard Copies of the proposal bound. A Complete Proposal includes:
 1. The proposals submitted to the COS must contain the following information:
 - a) Identification, address, telephone and fax number, email address of the primary contact person
 - b) General description of the individual or lead firm’s understanding of the project
 - c) A description of the professional qualifications of all participating professionals with resumes and their anticipated roles and responsibilities; including consultants.
 - d) A description of the prior work experience of the individual, firm or team members on other relevant projects, especially successful experience with other nationally significant historic preservation projects; and
 - e) The name, address and telephone numbers of references who may be contacted concerning work done on at least two (2) comparable historical projects within the past five years.
 2. A full and complete description of the scope of work proposed
 3. The proposed project timeline, showing deliverables and review periods
 4. A description of the legal status of the entity submitting the proposals (sole proprietorship, partnership etc. and state of residency or incorporation)
 5. The name, address, and title of persons within the firm who are authorized to execute contracts on its behalf
 6. A statement indicating what insurance the firm carries and their corresponding principal amounts of all coverages maintained.
 7. Attach work samples as part of your proposal for any historic preservation/rehabilitation project.
 8. Attach supporting information such as portfolios, staff resumes, & current project lists.
 9. One fully completed Conflict of Interest (CIQ) Questionnaire
 10. One fully completed W-9 Form
 11. Copy of engineering & architecture’s licenses issued by the State of Texas

- 12. An outlined contract to include:
 - a) A budgeted summary
 - b) Federal work wages used
 - c) Timeline for execution of professional services
 - d) Performance measures
- o One (1) electronic copy of the proposal in a USB Form
- Contact with elected officials, committee members and other staff members is grounds for disqualification.
- RFQ responses must be signed and submitted by principals, officers, and/or directors of submitting parties, having the requisite authority to bind their company to a contract.
- Questions regarding this RFQ should only be directed Olivia Navarro, City Clerk (915) 858-2915 or by email at onavarro@ci.socorro.tx.us.

SITE TOURS AND CONSULTATION MEETINGS

- This RFQ contains all information required to understand the project and submit qualifications and proposals. However, any applicant may tour the site during normal business hours Monday thru Friday, 8 AM to 4 PM for physical inspection. There is no charge for admittance; however, applicants do need to make a formal request with Ms. Navarro, City Clerk, with a minimum of two days’ notice.

SELECTION PROCESS MILESTONES

- The COS will publish an advertisement for this RFQ for two consecutive Saturdays, and all bids will be opened publicly at 124 S. Horizon Blvd. Socorro, TX 79927, and reviewed by a panel at the date mentioned below where they will score each proposal against the criteria found on page 1 & 11.
- At its discretion, the COS may consult with the Texas Historical Commission (the State Historic Preservation Office) and the National Trust for Historic Preservation (NTHP), and any partners on the project during the selection and contracting process.
- The full scope of work must be completed within four (4) months from the date of contract award. Interim deadlines will apply; specifically: the delivery of the existing-conditions assessment, and specific work products requested by the COS; both of which will be required to be completed within **45 calendar days** from the date of contract award.

RFQ Publish Date	Sunday July 21 & Sunday July 28, 2019
Bid Opening	Friday August 16, 2019 2:01 PM
Potential Council Review	Thursday September 5, 2019
Potential Award Date	Thursday September 5, 2019

The purpose of this RFQ is for the following:

1. Obtain proposals from qualified applicants for design services to include the scope of work detailed in the following sections. Statements from interested firms or professional consultants should include the applicant's interpretation of the scope of work and description of implementation details.
2. Advise the applicant that after receiving the statements, the COS Administration will open the statements per the City Clerk's statement opening procedures and review and keep all the submissions. Applicants may be asked to participate in an interview style meeting to further assess the candidacy of the applicants.
3. Thereafter, the selected statements will be presented to City Council for discussion and action. In the case of a tie, an initial meeting with the best qualified applicants will be coordinated to discuss any issues and clarifications.

GENERAL CONDITIONS

- Limitations – This RFQ does not commit the COS to award a contract or to pay any costs incurred as a result of preparing such a response. The COS reserves the right to accept or reject any and all responses received in response to this request, to negotiate with all qualified respondents, or to cancel in part or in its entirety this request for qualifications, to waive technicalities, to re-advertise, and to proceed otherwise when in the best interest of the COS and/or per the Texas Professional Services Procurement Act and the Uniform Grant and Contract Management Standards.
- The Offeror Selection Committee may require consultant/attorney participation in negotiations, the result of which may require revisions to the response as submitted. General conditions and terms to any final agreement with the Offeror, shall include the same or similar terms as set forth below.
- Until the final award of contract by the COS, the COS reserves the right to reject any and/or all proposals, to waive technicalities to re-advertise, and to proceed otherwise when in the best interest of the COS to do so.

TERMS AND CONDITIONS

- Payment Terms: All invoices for services will be processed within 45 days, pending verification, and the receipt of any required documentation of services provided in accordance with the terms of the final agreement between the Offeror and the COS. Payment will be issued on a monthly schedule, based on invoices for services provided.
- Contract Conditions: Participation on the completed architectural rehabilitation design services project will not preclude any team member from submitting future proposals and bids for subsequent preservation/rehabilitation contracts to be awarded by the COS as the project moves forward to implement the rehabilitation design recommendations

for preservation and maintenance. Individual consultants will be required to establish independence from COS employment.

AMENDMENTS TO CONTRACT

This contract may be modified only by written amendment to the contract, signed by both parties. Amendment of proposals may be done as follows:

By COS: Proposals may be amended by the COS in response to the need for any further clarification, specifications and/or requirements changes, new opening date, etc. Copies of the amendment will be mailed to prospective vendors.

By Offeror: Proposals may only be amended after receipt by the COS by submitting a later dated proposal that specifically states that it is amending an earlier proposal. No proposal may be amended after the opening date unless requested by the COS.

Proposals may be withdrawn only in total, and only by a written request to the COS prior to the time and date scheduled for opening of proposals.

ASSIGNMENT OR SUBCONTRACT

- The contract may not be assigned or subcontracted by the Offeror without the written consent of the COS. If all or a portion on the contract work is proposed to be assigned or subcontracted, the name of the individual(s) to complete the work, address and the Offeror proposed shall be submitted within the scope of the proposal.

NONDISCRIMINATION

In connection with the performance of work under this agreement, the Offeror agrees not to discriminate against any employee or applicant for employment because of age, race, religion, color, marital status, sexual orientation, sex, disability, national origin or ancestry. This provision must be included in all subcontracts.

CONFLICTS OF INTEREST

No member of the governing body of the COS and no other officer, employee, or agent of the COS, who exercises any functions or responsibilities in connection with administration, or implementation of this contract award by the COS, shall have any personal financial interest, direct or indirect, in the Offeror or the contract with the same; and the COS shall take appropriate steps to assure compliance

The Offeror warrants and represents that it has no conflict of interest associated with the award of this contract by the COS. The Offeror further agrees that it will not employ an individual with a conflict of interest as described herein or have any agreements with third parties. The Offeror shall execute and deliver to the COS a Certificate of Interested Parties, Form 1295, prior to execution of the contract by the COS.

WAIVER

- One or more waivers by any party of any term of the contract will not be construed as a waiver of a subsequent breach of the same or any other term. The consent or approval given by any party with respect to any act by the other party requiring such consent or approval shall not be deemed to waive the need for further consent or approval of any subsequent similar act by such party.

INDEMNIFICATION AND DEFENSE OF SUITS

- The Offeror agrees to indemnify, hold harmless, and defend the COS, its officers, agents and employees from any and all liability including claims, demands, damages, actions or causes of action, together with any and all losses, costs, or expense, including attorney fees, where such liability is founded upon or grows out of the acts, errors, or omissions of the Offeror, its employees, agents or subcontractors.

INDEPENDENT CONTRACTOR STATUS

- The Offeror agrees that it is an independent contractor with respect to the services provided pursuant to this agreement. Nothing in this agreement shall be considered to create the relationship of employer and employee between the parties.

CONTRACT PERIOD

- The term of this contract will be from September 5, 2019 – August 31, 2020, with an option at the COS's discretion to extend up to an additional two years. Offerors may wish to extend a contract offer with a greater cost savings in subsequent years.

TERMINATION OF CONTRACT

- Contract may be terminated without cause and for any reason, by the COS with 30 days written notice.

PROFESSIONAL SERVICES CONTRACT

- If your proposal is accepted and a contract is issued, then this RFQ and all documents attached hereto including any amendments, the Offeror's technical and price proposals, and any other written offers/clarifications made by the Offeror and accepted by the COS, will be incorporated into a contract between the COS and the Offeror, it shall contain all the terms and conditions agreed on by the parties hereto, and no other agreement regarding the subject matter of this proposal shall be determined to exist or bind any of the parties hereto.
- The submission of proposals and qualifications shall be considered as a representation that the Offeror has carefully investigated all conditions, has full knowledge of the scope, nature and quality of work required, and is familiar with all applicable State, Federal and Local regulations that affect, or may at some future date affect the performance of this contract.

- Formal agreements will be awarded by the COS through execution of the contract by the proper City officials, and delivery of the fully executed contract to the Offeror. Acceptance may be revoked at any time prior to delivery of the fully executed contract to the successful Offeror. The contract may be amended only by written agreement between the Offeror and the COS.

BACKGROUND

- The COS is soliciting statements of qualifications and proposals from individuals and firms interested in providing architectural services for the rehabilitation design for the Rio Vista Community Center (RVCC), a National Register Historic District and a State of Texas State Antiquities Landmark, located at 901 N. Rio Vista Rd., Socorro, Texas 79927. The contract for these services will be administered and paid for by the COS (to include some grant and federal funding), and this work will be completed in coordination with the National Trust for Historic Preservation (NTHP), a partner of the COS.
- The COS is currently seeking to nominate the Rio Vista Farm as a National Historic Landmark for its association with the Bracero Program – a program which has had lasting impacts on immigration and labor patterns between the United States and Mexico. It is the largest U.S. contract labor program in our nation’s history. From 1942-1964 the United States and Mexico negotiated a series of agreements that allowed for the recruitment of temporary Mexican laborers to enter into the U.S. Over the entire Bracero Program’s 22 years, labor efforts sponsored some 4.6 million contracts for guest-worker contracts from Mexico to work in agriculture and on railroads. From 1951 to 1964, Rio Vista Farm was a processing center for the Bracero Program that hired skilled Mexican laborers to agricultural areas across the United States.
- Because this is a designated State Antiquities Landmark and a National Historic Landmark nomination is currently underway, the hired consultant will need to be in compliance with the Secretary of the Interior’s Standards for the Treatment of Historic Properties and work closely with the Texas Historical Commission by receiving permits and approval for any building construction, alteration or removal of material.
- Socorro is in El Paso County, Texas, United States. It is located on the north bank of the Rio Grande southeast of El Paso, and on the U.S. border with Mexico. El Paso adjoins it on the west and the smaller city of San Elizario on the southeast; small unincorporated areas of El Paso County separate it from the nearby municipalities of Horizon City to the north and Clint to the east. As of the 2000 census, the city population was 27,152. By the 2010 census, the number had grown to 32,013. It is part of the El Paso Metropolitan Statistical Area. The COS is El Paso County's second-largest municipality, after El Paso. It has a Council-Manager type of government with a Mayor and five City Council members. Socorro is the 93rd largest community in the State of Texas.

SCOPE OF PROFESSIONAL SERVICES

- The desired scope of architectural services is to provide a phased approach to the comprehensive rehabilitation of the Rio Vista Community Center in a way that prioritizes the preservation of the buildings. As noted in the Historic Structures Report (HSR) prepared by a previous architect firm, the complex has 18 structures that are in various states of usability and repair.
- The structures have been divided into three Building Groups A, B, and C. For each group of buildings there is a scope of work specific to the current conditions of each building for stabilization & rehabilitation. The building group divisions can be found in Figure 1: Site Plan and described in the following paragraphs.

SITE AND PROJECT CONSTRAINTS

- All recommended work must conform to the Secretary of Interior's Standards for the Treatment of Historic Properties (rev. 1995) relevant to the State of Texas.
- Analysis and evaluation must be conducted with minimal visible impact, minimal time periods of disruption, no damage to interior collections, and no structural damage to the historic fabric of the building.
- If necessary, any test excavation and/or trenching work in the ground and any subsurface or destructive testing of architectural surfaces, or removal of building materials for research, must be coordinated with and approved by the COS.
- The hired consultant will need to be in compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties and work closely with the Texas Historical Commission by applying for permits and await approval for any building construction, alteration or removal of material.
- The work anticipated by this RFQ may proceed concurrently with work being done by other contractors. The selected individual/firm will be expected to coordinate its work at the property with that of other contractors, and COS staff, working on-site at the same time.
- The site will remain open during regular hours and expects all consultants to coordinate their activities and make allowances for these important public aspects of the property's mission.

PREVIOUS WORK AND REFERENCE DOCUMENTS:

- Wright and Dalbin Architects (El Paso, TX) created a document in 2017 containing recommendations for stabilization of the entire complex, and those recommendations were implemented for Group A buildings. No other construction work has been performed to date.
- COS will include all previous planning documents by Wright and Dalbin Architects (if asked for in writing) to familiarize the bidder with previous design work, but the **provided site plan, sequence, and scope of work supersedes all previous recommendations.**

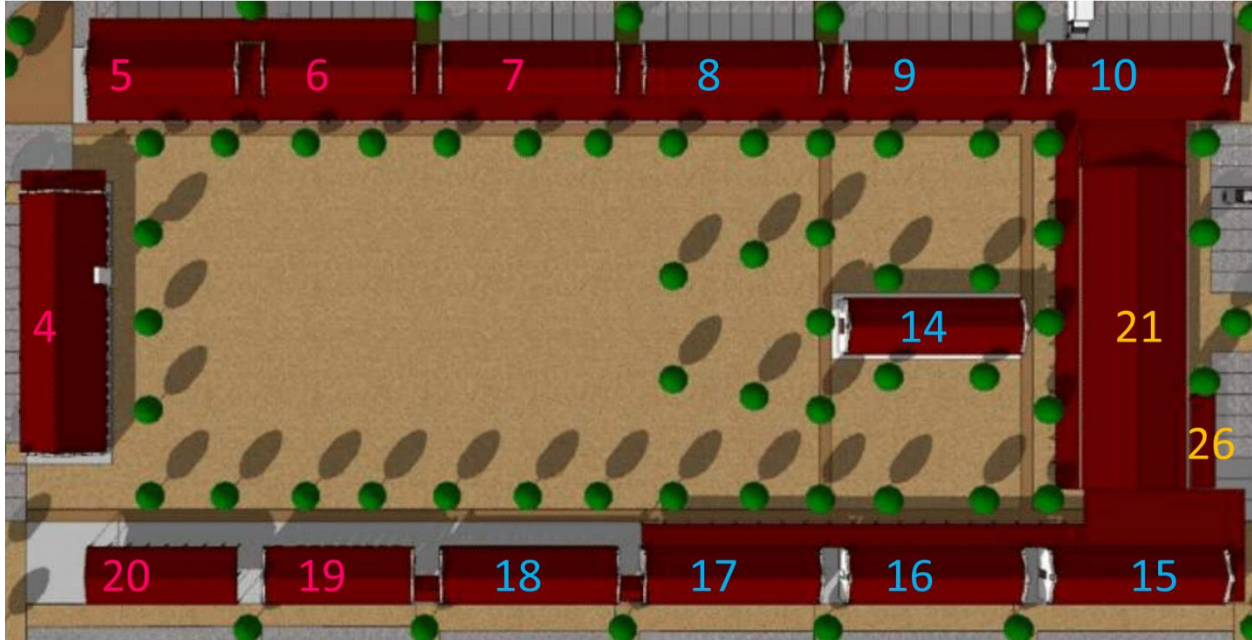
- COS has created and the Draft Program Document below:

Figure 1.1

GROUP A: BUILDINGS #: 4,5,6,7,19,20,24

GROUP B: 21, 26

GROUP C: 8,9,10,14,15,16,17,18



- **Group A** = The buildings on the west side of the site have undergone stabilization work to their roofs, adobe parapets and walls, as well as the installation of new HVAC units and the corresponding electrical power sources. Group A includes the adobe main building, Building 4 (used daily and conditioned), and other adobe buildings: Building 5 (current use: GED), Building 6 (current use: ESL), Building 7 (current use: Zumba), and Building 19 (currently uninhabitable, pending HVAC, utilities, flooring, and furnishings). This group also includes the shade structure or ramada, Building 20, and the small single toilet concrete masonry unit (CMU) structure, Building 24 (not pictured here).
- **Group B** = This group is the most historically significant to the Bracero period of the site and is therefore prioritized by the COS and the National Trust. Included are the wooden and cinderblock structures built for the Bracero period of history at the site: Building 21 (large building) and Building 26 (bathrooms). Both buildings are currently unused.
- **Group C** = The final and third priority is the remaining adobe buildings (8, 9, 10, 14, 15, 16, and 17) and the metal Quonset Hut (Building 18). All buildings in Group C are not used by the public, but are used for City Storage. The COS is wanting to make these buildings useable by the public.

SEQUENCE OF DESIGN WORK:

Summary:

Task 1. Overall Program Confirmation & Existing Conditions

Task 2. Group B Stabilization and Rehabilitation Design

Task 3. Overall Site, Landscape, Drainage and Grading Design

Task 4. Group C Stabilization

Task 5. Group A and Group C Rehabilitation Design

1. Overall Program Confirmation & Existing Conditions:
 - a. Review the Draft Program Document and convene a meeting with COS to discuss the general implications of each chosen use on the respective buildings. Advise on preliminary design and cost implication of proposed uses.
 - i. OPTIONAL ADD/ALT 1: Public Charette. Please provide add/alternate price for leading a community design charrette if determined necessary by COS.
 - ii. Confirm final choices of building uses with COS.
 - iii. Create a Final Program Document that indicates the city's chosen use of each building. This document will be used for the remainder of the project, and any changes to the planned building uses after this point must be officially approved by COS in writing.
 - iv. Create a presentation version of the Final Program Document in the form of a site plan, rendered in color and at a high resolution for use in publications and large format displays.
 - v. Using the previous reports and any necessary field measurements to verify, create an existing conditions site plan and floor plans for each building. Much of this work has been completed in previous reports, and PDFs of the drawings will be available.
2. Group B Stabilization and Rehabilitation Design and Bid (Buildings 21 and 26):

After the overall program has been confirmed proceed to the full design for Group B Rehabilitation.

 - a. Stabilization Design. Work to include:
 - i. A structural assessment by a structural engineer is currently in progress, funded by a grant from NTHP and funding from the COS.
 - ii. Review the engineer's recommendations and report once complete and provide any supplemental architectural recommendations necessary for stabilization.
 - iii. Incorporate Structural and other Stabilization into Rehabilitation Design going forward.
 - b. Schematic Design. Work to include:
 - i. Preliminary programmatic layouts with options as needed
 - ii. Meeting with COS to confirm design and authorize Architect to proceed.
 - iii. Preliminary cost estimate
 - c. Design Development. Work to include:
 - i. Design Development Drawings: dimensioned plans, exterior elevations, selected interior elevations, typical wall sections and typical details.

- ii. Preliminary designs of MEP/FP systems and Structural systems for each building by Engineer.
 - iii. Updated cost estimate for work at a systems-level
 - iv. Outline Specifications
 - v. Documents for review and comment by the Texas Historical Commission (THC). THC comments to be incorporated into design, in consultation with COS and NTHP.
 - vi. At least one predetermined design progress meeting with COS. COS will provide comments and/or approval promptly after meeting. Architect will proceed with design only when approval given by COS in writing.
 - vii. Delivery of Design Development items and final DD review meeting. COS will again provide comments and/or approval promptly after meeting. Architect will proceed to next phase of design only when authorization given by COS in writing.
 - d. Construction Documents. Work to include:
 - i. Drawings to include fully dimensioned plans, exterior and interior elevations, all relevant sections, details and schedules.
 - ii. Specifications
 - iii. At least one predetermined design progress meeting with COS. COS will provide comments and/or approval promptly after meeting. Architect will proceed with design only when approval given by COS in writing.
 - iv. Delivery of Construction Documents and final CD review meeting. COS will again provide comments and/or approval promptly after meeting.
 - e. Bidding and Negotiation: Determine with COS a preferred course of action for the next steps in design and construction:
 - i. Assist COS in preparation of Instructions to Bidders and other documents as needed.
 - ii. Help COS to evaluate submitted bids and review final contract for construction for Group B Stabilization.
 - iii. *OPTION A*: Bid out Group B Rehabilitation Construction individually, immediately following design. (See Group B Stabilization Bidding and Negotiation for process)
 - iv. *OPTION B*: Hold Group B Rehabilitation design to be bid in combination with subsequent design items.
 - f. Construction Administration Services for Group B Stabilization and Rehabilitation:
 - i. Hourly Construction Administration services.
 - ii. Provide CA services concurrently with next design phase once authorized to proceed by COS in writing.
3. Overall Site and Landscape Design: *After Group B buildings have been completed, and possibly in parallel with the next few design items, the overall site and landscape should be addressed.*
- a. Site and Landscape Design: Work to include:
 - i. Engage Landscape architect or civil engineering.

- ii. COS to provide updated vision for the site.
 - iii. Design for re-grading and proper drainage using green stormwater infrastructure, and low-impact development (LID) practices.
 - b. COS will determine whether to bid out the landscape design at this time or hold design for bidding with subsequent design items.
- 4. **Group C Stabilization**: *Beginning with the previous recommendations for stabilization that were applied to Group A and assess and revise for application to the remaining seven adobe buildings.*
 - a. Stabilization Design. Work to include:
 - i. Review of previous stabilization recommendations from report “Phase 1, Stabilization, Preservation and Reroofing, Project Manual” by WDA, and the application to the buildings from Group A.
 - ii. Recommendation of revised stabilization scope of work for adobe buildings or confirm previous recommendations. The stabilization scope for the adobe buildings in Group A included roof, adobe parapet and HVAC. HVAC should not be included in this Stabilization work and should be moved to Rehabilitation scope of work for subsequent building groups.
 - iii. Assessment and design for stabilization of Quonset hut (Building 18) as needed.
 - b. Stabilization Construction Documents. Work to include:
 - i. At least one predetermined design progress meeting with COS. COS will provide comments and/or approval promptly after meeting. Architect will proceed with design only when approval given by COS in writing.
 - ii. Comprehensive stabilization design documents for Group C Buildings that includes all necessary drawings and specifications for construction.
 - iii. Final Stabilization Design review meeting. COS will again provide comments and/or approval promptly after meeting.
 - c. Bidding and Negotiation: Determine with COS a preferred course of action for the next steps in design and construction:
 - i. *OPTION A*: Bid out Group C Stabilization and Overall Site Construction individually, immediately following design. (see Group B Rehabilitation for process recommendation)
 - ii. *OPTION B*: Bid out either Group C Stabilization OR Overall Site Construction only, and hold remainder of design scope to be bid in combination with subsequent design items.
 - iii. *OPTION C*: Hold Group C Stabilization Design to be bid in combination with subsequent design items.
- 5. **Group A and Group C Rehabilitation Design** for the interior and exterior comprehensive rehabilitations for Groups A and C Buildings based on the chosen uses in item #2. Designs should be kept separate by Building Group in order to facilitate phased construction if needed.

- a. Create an Adobe Building Rehabilitation Design Template with general design for work needed to rehabilitate all adobe buildings, minus programmatic considerations specific to the chosen use). Reference this template and incorporate into design for all adobe buildings.
 - i. Conduct materials testing and analysis to determine appropriate preservation and rehabilitation techniques. Immediate analysis of painted surfaces, especially the interior and exterior walls and windows, is required for paint color documentation. Previous analysis results are available for select areas of the building's wood trim.
- b. Design Development for Group A and Group C. Work to include:
 - i. Program-specific designs for each building in Group A and Group C (in addition to Adobe Building Rehabilitation Design Template).
 - ii. Drawings to include: dimensioned plans, exterior elevations, selected interior elevations, typical wall sections and typical details.
 - iii. Preliminary designs of MEP/FP systems and Structural systems for each building by Engineer.
 - iv. Updated cost estimate for work at a systems-level. (If using independent cost estimator, please specify with consultants list.)
 - v. Outline Specifications
 - vi. Documents for review and comment by the Texas Historical Commission (THC). THC comments to be incorporated into design, in consultation with COS and NTHP
 - vii. At least one predetermined design progress meeting with COS. COS will provide comments and/or approval promptly after meeting. Architect will proceed with design only when approval given by COS in writing.
 - viii. Delivery of Design Development items and final DD review meeting. COS will again provide comments and/or approval promptly after meeting. Architect will proceed to next phase of design only when authorization given by COS in writing.
- c. Construction Documents for Group A and Group C. Work to include:
 - i. Development and update of all design elements and systems necessary to construct the work.
 - ii. Drawings to include dimensioned plans, exterior and interior elevations, all relevant sections, details and schedules.
 - iii. Specifications
 - iv. Phasing plans outlining desired construction phasing (Confirm with COS if project is to be constructed in phases)
 - v. At least one predetermined design progress meeting with COS. COS will provide comments and/or approval promptly after meeting. Architect will proceed with design only when approval given by COS in writing.
 - vi. Delivery of Construction Documents and final CD review meeting. COS will again provide comments and/or approval promptly after meeting.
 - vii. Construction Document set for bidding and permitting purposes.

- d. Bidding & Negotiation Services for Group A and Group C Rehabilitation:
 - i. Assist COS in preparation of Instructions to Bidders and other documents as needed.
 - ii. Help COS to evaluate submitted bids and review final contract for construction for Group A Rehabilitation.
- e. Construction Administration Services for Group A Rehabilitation:
 - i. Hourly Construction Administration services.

Attachments:

- Draft Program Document (Site Plan with uses and building groups)
- Wright and Dalbin Reports:
 - “Historic Structure Report” 100% Submittal, dated 8/25/17
 - “Phase 1, Stabilization, Preservation and Reroofing, Project Manual”

CRITERIA FOR SELECTION

- The COS will consider the following factors in evaluating proposals:
 - a) Professional qualifications in rehabilitation and historic preservation
 - b) The quality of work samples submitted
 - c) The experience of the individual or team members in handling similar projects at comparable historic sites. Experience with adobe material is preferred.
 - d) Ability to meet time constraint deadlines
 - e) Successful prior experience with nationally significant historic preservation projects and demonstrated ability to meet the Secretary of Interior's Standards for the Treatment of Historic Properties
 - f) Experience working with preservation agencies and organizations such as the Texas Historical Commission, City Preservation Offices, and the National Trust for Historic Preservation is preferred.
 - g) Demonstrated ability to manage complex projects, control costs, meet schedules, and achieve goals in a cooperative, timely, and cost-effective manner
 - h) Responses received from references
 - i) Geographic proximity to Socorro, TX, and familiarity with local history and construction methods, city development, local environmental and historic-preservation regulations, and local review and permit processes.
- Once the highest qualified applicants are selected and ranked, the COS will negotiate a fair and reasonable price with the most highly qualified applicant. If an agreement with the most highly qualified applicant cannot be reached for a fair and reasonable price, the COS will negotiate with the next most qualified applicant and will begin negotiations for a fair and reasonable price. The COS will repeat this process as necessary.
- The COS is an equal opportunity employer. The firm selected for the contract anticipated by this RFQ will be expected to maintain similar policies, and to comply with all applicable employment practices and notice and reporting requirements stipulated by federal law, regulations, or the laws of the state of Texas.

- The COS is committed to a policy of encouraging greater economic opportunities for minority and women-owned business enterprises. Firms owned by minority interests and by women are invited and encouraged to respond to this Request for Proposals.

Questions regarding this RFQ should only be directed to:

Olivia Navarro

City Clerk

(915) 858-2915

Onavarro@ci.socorro.tx.us