



**CITY OF RAINIER, OREGON**

**REQUEST FOR PROPOSALS  
CITY ENGINEER OF RECORD SERVICE**

**Closes 3:00 pm, January 19, 2021**

# REQUEST FOR PROPOSALS

## CITY ENGINEER OF RECORD SERVICE

### I. GENERAL INFORMATION

#### A. INTRODUCTION

The City of Rainier (City) is soliciting proposals for an Engineer of Record (City Engineer) to provide engineering services as an independent contractor to the City. Services typically conducted by the City Engineer include, but are not necessarily limited to the items listed in Article I.D of this RFP. Services may include supervising work produced by City which is subject to ORS 672. Work shall be provided to City on an as-needed basis, as authorized by the City Manager or the City Manager's designee.

Proposers shall be licensed to practice engineering in the State of Oregon and be members in good standing with the Oregon State Board of Examiners for Engineering and Land Surveying (OSBEELS). The City will consider proposals from engineering firms as well as individual engineers.

#### B. BACKGROUND

The City of Rainier is an Oregon municipal corporation with city limits covering approximately 2.6 square miles. The population of the City is approximately 1,982. The City is located in Columbia County, 52 miles northwest of I-5. The City Council consists of the Mayor and seven council members elected from the city at large. The Council acts as the local contract review board for the City. The City operates under a City Manager form of government.

The City has an annual expenditure budget of over \$10.8 million with revenue from a variety of sources. The funding is derived primarily from property tax support, fees, grants and contracts.

The City does not have a City Engineer. The Council has authorized staff to conduct recruitments for a new City Engineer.

The City's day to day Planning and Public Works Engineering services are generally performed by City staff, with Oregon Cascades West Council of Governments contracted to provide additional Planning services. Due to demands on staff time or other factors City may require the City Engineer to perform general engineering services to assist with day to day issues at the City's discretion or to perform specific task-based engineering projects on the City's behalf.

Through the Public Works Department, the City owns and operates various utility systems and infrastructure that serve the residents including the water system, the wastewater system, the storm drainage system, and the local street system. The Public Works Department also provides operation and maintenance for City Parks, Marina, and general City-owned building maintenance.

The City owns and operates a number of public facilities including the following:

- A. Water treatment plant

- B. Water storage reservoir (3), booster pump station (2), and distribution system (14 miles of pipe)
- C. Raw Water Storage Reservoir
- D. Wastewater collection system (14 miles of gravity pipe).
- E. Wastewater treatment plant (activated sludge).
- F. Storm water conveyance system discharging to Fox Creek, Nice Creek, and the Columbia River.
- G. Transportation system.
- H. Parks system
- I. Marina and Boat Launch

**C. ANTICIPATED SELECTION SCHEDULE**

The City anticipates the following general timeline for its selection process. The City reserves the right to change this schedule.

- |                                   |   |
|-----------------------------------|---|
| • RFP Advertised                  | December 7-9, 2020                      |
| • <b><u>Proposal Due Date</u></b> | <b><u>3:00 pm, January 19, 2021</u></b> |
| • Selection Committee Evaluation  | Week of January 25-29, 2021             |
| • Interviews (if needed)          | January 26, 2021                        |
| • Contract Approval               | February 1, 2021                        |
| • Commencement of Contract        | February 2, 2021                        |

**D. SCOPE OF SERVICES**

- Serve as the City Engineer of Record.
- Consult with State and federal agencies having jurisdictional authority over the project as warranted. Work with City staff to review or complete federal, state or county permits, applications, or agency notifications.
- Attend pre-application, construction, Planning Commission, City Council or other meetings as requested by the City.
- Review City Council meeting packet material and comment as needed and/or requested.
- Perform engineering work pertaining to public records, property acquisitions, condemnations, forfeiture activities, public improvements and improvement districts, public rights of ways, easements, code enforcement, and matters relating to special assessments and public utilities.
- Review contracts, intergovernmental agreements, and developer/construction agreements relative to public utilities (water, sewer, and storm sewer), transportation improvements and other general activities.
- Work with City staff, organizations and funding agencies to help develop competitive and complete grant applications or funding proposals.
- Identify needed code updates and long range needs. Perform updates as needed for Public Works-related ordinances, resolutions, construction specifications, and contracts (new or amendments) and ensure that same are prepared in compliance with the City Charter, ORS, and OAR.
- Assist with budgeting, planning, and rate studies. Review City rate structures and make recommendations.
- Serve as the City's representative as needed and/or requested during the review, plan approval, construction management, and project closeout phases of any development or

planning project prepared by other engineers and submitted to the City for approval. This includes land development projects such as subdivisions or site specific developments. Provide written recommendations and/or conditions of approval from an infrastructure perspective when requested. Assist with providing construction oversight and inspection services of public improvements installed as part of private development projects.

- Work with architects, engineers and contractors concerning technical interpretations and applications of the City's Public Works ordinances, construction standards and specifications, laws, engineering codes and any other policy matter compliance.
- Provide infrastructure impact analysis.
- Establish and/or update system development charges.
- Update utility master plans and feasibility studies.
- Review engineering construction plans/design drawings and design calculations prepared by other professionals for conformance with state, county, and City requirements and sound engineering practices.
- Provide engineering for City facilities. Troubleshoot issues with City facilities and make recommendations for improvements.
- Perform final construction observations and punch lists for completion of private developments and for City project sites, including review of as-built drawings, testing results, as-built certification, project closeout and initiation of the required construction warranty period.
- Provide various construction services for selected City public works construction and maintenance projects; e.g. project management, engineering design and construction specifications, pre-qualification, preparation of bid documents, solicitation, procurement, construction oversight/inspection, and as-builts.
- Subconsultants may be used, subject to written approval by the City, on design projects or where supplemental expertise is desired.
- Perform additional basic engineering and special services which cannot be fully described at this time, as requested by the City.
- It is further understood that in addition to the general and recurring activities listed above, ad hoc duties including verbal communications with the Mayor, City Council, City Administrator, or authorized department heads and City employees in elements of prudent administration of the city's infrastructure systems.

The City Engineer reports directly to the Public Works Director. Much of the work occurs via telephone conferences and e-mail. Inquiries from the general public and/or press are outside the purview of the City Engineer. Any and all inquiries for the City Engineer's time shall be channeled through the Public Works Director or the City Administrator, who must authorize such request prior to the City Engineer taking any action.

The City Engineer may be directed to undertake specific projects for the City that have a finite scope of work, are relatively large in scale, or for any other reason the City wishes to assign the work on a task-basis to the City Engineer. For such projects, the City Engineer shall provide a work order upon written request from the City. The work order shall include a detailed proposal and scope of work, schedule and cost proposal.

The City intends to undertake a number of projects over the next few years. These projects may include, but are not limited to:

- Water system projects.
- Review water distribution system; identify and design corrections to deficiencies.
- Street projects.
- I&I rehab projects.
- Establish and/or update system development charges.
- Update of system master plans.

## II. PROPOSAL INSTRUCTIONS

### A. PROPOSAL SUBMITTAL AND DUE DATE

Proposers shall provide five (5) hard copies and one (1) digital copy in .PDF format of proposer's proposal in a sealed envelope clearly marked: "Confidential: City of Rainier City Engineer of Record Proposal". Proposals shall be submitted by **3:00 p.m. on January 19, 2021** to:

Sue Lawrence  
Public Works Director  
106 West B Street  
PO Box 100  
Rainier, OR 97048

Proposals shall be organized as specified in Article II.E, Proposal Contents. The City of Rainier assumes no responsibility for delayed or undelivered mail or express packages.

There will be no formal opening.

Proposals which are not delivered by the above specified time and date will not be considered. Faxed or electronically transmitted proposals will be rejected as non-responsive.

### B. INQUIRIES

Questions concerning this RFP should be submitted in writing to:

Sue Lawrence  
Public Works Director  
106 West B Street  
PO Box 100  
Rainier, OR 97048  
Email: [slawrence@cityofrainier.com](mailto:slawrence@cityofrainier.com)

### C. RESERVATION OF RIGHTS

The City reserves the right to: 1) seek clarifications of each proposal; 2) negotiate a final contract that is in the best interest of the City and the public; 3) reject any or all proposals; 4) cancel this RFP at any time if doing so would be in the public interest, as determined by City in its sole discretion; 5) award the contract to any proposer based on the evaluation criteria set forth in this RFP; 6) waive minor informalities contained in any proposal, when, in the City's sole judgment, it is in the City's best interest to do so; and 7) request any additional information City deems reasonably necessary to allow City to evaluate, rank and select the most qualified proposer to perform the services described in this RFP.

## D. PROTESTS

Proposers are directed to the protest procedures contained in City Public Contracting Rule 137-048-0240.

## E. PROPOSAL CONTENTS

Proposals shall include, at a minimum, the following items:

- The name of the person(s) authorized to represent the proposer in negotiating and signing any agreement which may result from the proposal.
- Qualifications:
  - Name and qualifications of the individual who will serve as the City Engineer.
  - The names of professional persons who will assist the City Engineer in performing the work and a current résumé for each, including a description of qualifications, skills, and responsibilities. The City is interested in professionals with experience serving small governmental entities and especially serving cities comparable in size to Rainier.
  - Specifically address proposer's familiarity with laws and regulations governing public water, wastewater, storm water, and transportation systems, including operations, construction and maintenance of the City's current systems.
- Description of proposer's expertise in the following areas:
  - Civil, Electrical, Mechanical and Transportation Engineering;
  - Water distribution systems;
  - Municipal ground/surface water rights acquisition and maintenance of;
  - Pump station and gravity wastewater collection systems;
  - Activated sludge wastewater treatment with land applied effluent disposal;
  - WPCF and NPDES permit regulations and compliance;
  - Municipal transportation systems involving state and federal highways;
  - Road maintenance techniques and applications;
  - Oregon land use law/planning and development related infrastructure issues;
  - Public improvement contracting and administration;
  - Contract law and intergovernmental agreements;
  - Public Utility billing operations and maintenance; and,
  - Public finance and infrastructure financing.
- Explanation of proposer's workload capacity and level of experience commensurate with the level of service required by the City.
- Explanation of proposer's facilities and availability of support staff.
- Proof of Insurance of: \$2 million per occurrence/\$2 million aggregate comprehensive general liability insurance; \$2 million per occurrence professional liability insurance for errors and omissions; and automobile liability insurance. Proof of coverage by Workers' Compensation Insurance or exemption.
- A list of at least three references from government clients of similar size for whom similar services have recently been provided. (For all references, please include names, phone numbers, and description of work performed.)
- A list of the tasks, responsibilities, and qualifications of any subconsultants proposed to be used on a routine basis and proof of adequate professional liability insurance for any subconsultants.
- Written affirmation that the firm has a policy of nondiscrimination in employment because of race, age, color, sex, religion, national origin, mental or physical handicap, political affiliation, marital status or other protected class, and has a drug-free workplace policy.
- Confirmation that the proposer is a civil engineer licensed to work in the State of Oregon.

- A discussion of proposer’s use of local resources and community involvement.
- An explanation of any potential or actual conflicts of interest within the jurisdictional boundaries of the City. Conflict of interest is defined for purposes of this RFP and any resulting contract as proposer’s provision of professional engineering services to any private property owner or developer within the City’s jurisdictional boundaries.

**F. PUBLIC RECORDS**

All proposals submitted are the property of the City of Rainier, thus subject to disclosure pursuant to the public records law, as qualified by ORS 279C.107. Accordingly, proposals received and opened shall not be available for public inspection until after City’s notice of intent to award this contract is issued. Thereafter, except for information marked “Proprietary”, all documents received by City shall be available for public disclosure. The City will attempt to maintain the confidentiality of materials marked “Proprietary” to the extent permitted under the Oregon Public Records law.

**G. COSTS**

Proposers responding to this RFP do so solely at their own expense.

**III. PROPOSAL EVALUATION**

**A. MINIMUM QUALIFICATIONS**

The City will review proposals received to determine whether or not each proposer meets the following minimum qualifications:

- A Civil Engineer licensed to work in the State of Oregon.
- Ability to provide the engineering work needed by the City to the standards required by the City, County and State.
- Has the financial resources for the performance of the desired engineer services, or the ability to obtain such resources.
- An Equal Opportunity Employer and otherwise qualified by law to enter into the attached Engineering Service Contract.

**B. EVALUATION CRITERIA**

Proposals meeting the above minimum qualifications will be evaluated by the City using the following criteria:

	<b>Maximum Points</b>
1) Specialized experience in the type of work to be performed, specifically including work in a city of similar size.	<b>(25)</b>
2) Qualifications and experience of the staff assigned by proposer to perform these services.	<b>(15)</b>
3) Past experience of proposer and project team members with relevant county, state, and federal regulatory and funding agencies.	<b>(10)</b>

4)	Quality of proposed scope of work, including the proposed management techniques and practices for City service needs.	(10)
5)	Familiarity with the City and City locale.	(10)
6)	Distance from City.	(10)
7)	Availability and capability to perform the engineering services described in this RFP on an ongoing basis, including flexibility to perform services on projects of projects of widely varying sizes.	(15)
8)	References.	(5)
<b>Maximum Total Points</b>		<b>100</b>

### C. SELECTION

The City is using a qualifications based selection (QBS) process as mandated for contracts anticipated to exceed \$100,000 by ORS 279C.110. As a result, selection of the most qualified candidate will be made without regard to the price of the services. Only after selection of the most qualified candidate will the City and selected candidate enter into contract negotiations for the price of the services.

The evaluation committee will consist of 3 members. Each member shall complete an evaluation sheet ranking each qualified proposer against the weighted criteria set forth in Article III.B of this RFP. Completed evaluations shall be combined and tallied. The City reserves the right to interview one or more of the highest ranked candidates. Upon completion of its evaluation process, the evaluation committee shall provide the results of the scoring and ranking to the City Council, with an awardee recommendation.

If the Council does not cancel the RFP after receipt of the evaluation committee's scoring results and recommendation, the City will begin negotiating a contract with the highest ranking candidate. The City shall direct negotiations toward obtaining written agreement on the Engineer's performance obligations, a payment methodology that is fair and reasonable to the City, and any other provisions the City believes to be in the City's best interest to negotiate.

If the City and the selected candidate are unable for any reason to negotiate a contract at a compensation level that is reasonable and fair to the City, the City shall, either orally or in writing, formally terminate negotiations with the selected candidate. The City may then negotiate with the next most qualified candidate. The negotiation process may continue in this manner through successive candidates until an agreement is reached or the City terminates this RFP.

It is the desire of the City to have a new engineering contract in place no later than February 1, 2021.



**D. CONTRACT**

The City desires to enter into a professional services agreement in the form attached, which includes all services necessary for this position, whether or not the services are specifically outlined in this RFP.

The selected proposer will be expected to sign the attached written agreement, which will incorporate this RFP and awardee's proposal. Submittal of a proposal indicates a proposer's agreement with the terms of the attached contract. Any open terms in the attached contract will be completed, based upon awardee's proposal. Negotiations shall be limited to cost and any other terms the City chooses to negotiate, in City's sole discretion.

The City anticipates payment for services on an hourly basis. However, the City will also consider alternative proposals. The City reserves the right to negotiate a compensation package that is fair and reasonable to the City, as determined solely by City.

It is anticipated that the City of Rainier will enter into a one (1) year agreement, which thereafter may be extended upon written consent of both parties for additional three (3) year terms.

Any contract requires that awardee will comply with all applicable federal and state laws, rules and regulations. This solicitation is not an implied contract and may be modified or revoked without notice.

**The City of Rainier is an Equal Opportunity/Affirmative Action  
Employer  
Women, Minorities and Disabled Persons are encouraged to apply**

**THIS SOLICITATION IS NOT AN IMPLIED CONTRACT AND MAY BE  
MODIFIED OR REVOKED WITHOUT NOTICE.**