

PUBLIC NOTICE

Chelan County Economic Services Department Requests for Proposals

Development Feasibility Study for 20-Acre Vacant Parcel in Chelan County

Date of Request: *September 09, 2024*

Proposals Due: *October 07, 2024*

Project: Development Feasibility Study for 20-Acre Vacant Parcel in Chelan County

Chelan County is looking to study the feasibility of constructing multifamily and single-family affordable housing units on parcel number 272320210010, 20 acres of County-owned land. The County is interested in understanding the parcel's buildable footprint, the approximate distance and cost of bringing city utilities to the property, if there are water shares associated with the property, access improvements, and the stability of the slope and soil conditions. This information is critical to the decision-making on whether it is feasible to continue pursuing the build out of multifamily and single-family housing units.

Your firm is invited to provide a proposal for on-site surveying. Listed below are items required to be part of the survey that the selected surveyor will need to provide:

SCOPE OF WORK:

1. **Property Survey:**
 - Conduct ALTA property survey, including topographic information.
2. **Geotechnical Investigation:**
 - Perform preliminary geotechnical analysis/investigations to determine suitability for development areas.
 - Identify areas with steep slopes or other geotechnical challenges that may impact development feasibility, including utility placement.
3. **Engineering Preliminary Investigations:**
 - Assess the feasibility of extending utilities to the site, including water, sewer, electricity, and fiber internet.
 - Conduct a preliminary analysis of onsite storm water management feasibility / requirements.
 - Evaluate site access constraints and recommend potential solutions.

QUALIFICATION OF BIDDERS:

Staff will review, analyze, and evaluate all proposals and score them in accordance with the criteria described below. If needed, additional information may be requested from one or more firms.

Award will not be made solely on the basis of the cost of services. Evaluation factors to be considered in addition to cost shall be:

- The firm's experience, expertise in conducting similar work and their reputation based on past work experience with the County and other references.
- Quality of workmanship, material, or service provided.
- Responsiveness, clarity and methodological approach the firm will use to accomplish the studies objectives.

- Adequate financial resources or the ability to obtain such resources as required to complete the performance of the project.
- Adequate experience, organization, technical and professional qualifications, personnel, skill, equipment, and ability.
- The ability to comply with the time frames proposal. Each firm must be prepared to present satisfactory proof of their capacity and ability to successfully complete the requirements of this solicitation.

The County reserves the right to make whatever investigations or inquiries necessary to determine the competency and ability of any firm to complete the requirements of this solicitation. A review may include, but not be limited to, inspection of the firm's facilities and equipment, references or previous contract performance.

INSTRUCTIONS

Submit five (5) hard copies and one digital copy of your bid by **10:00 AM October 07, 2024**. Please email the digital copy to: ron.cridlebaugh@co.chelan.wa.us and submit the hard copy to the following:

Ron Cridlebaugh, Economic Services Director
Chelan County
400 Douglas Street, Suite 201
Wenatchee, WA 98801

1. All proposals must be in a sealed envelope and clearly marked "Development Feasibility Study; Willmorth Rd"
2. Cost of preparation of proposals will be borne by the responding firm.
3. Bid submittals are limited to twenty-five (25) pages.
4. Chelan County shall award the contract to the firm whose proposal will best serve the interests of the County.

EVALUATION OF PROPOSALS

The evaluation team will determine which proposal can best serve the project's objective. The evaluation is not limited to, but will focus on the following aspects:

1. Experience and expertise of the firm's project team in conducting similar work.
2. Responsiveness, clarity and methodological approach the firm will use to accomplish the studies objectives.
3. Cost-effectiveness and allocation that with the team's resources and ability to deliver a project on time and within budget.
4. Past performance and references from similar projects.

The evaluation team may elect to hold interviews as part of the evaluation process in addition to evaluating proposals.

PUBLICATIONS

Published as legal advertisement:

Wenatchee World *September 12 and September 14, 2024*