

REQUEST FOR PROPOSALS

Remediation and Renovation of Historic Superior Building in Concrete, Washington



Issued By: **Town of Concrete**

Physical Address

Town of Concrete
45672 Main St.
Concrete, WA 98237

U.S. Mail

Town of Concrete
P.O. Box 39 Concrete,
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Email

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Phone

360.853.8401

Issue Date: 04.16.2025

Proposal Due Date: 05.30.2025

PROJECT OVERVIEW

The Town of Concrete is seeking proposals from qualified contractors and firms to identify key elements needed for the remediation and renovation of The Superior Building, a historic community building located at 45418 Main Street Concrete, WA. This project aims to preserve the historical significance of the structure while enhancing its functionality for modern community use. The Superior Building is a 2-story, 1,600 sf concrete structure which previously housed administrative and reception offices for the cement company, Lone Star Northwest.

II. PROJECT SCOPE

The project includes but is not limited to:

1. Environmental Remediation: Identify any lead paint, asbestos, or other hazardous materials and suggested form of removal if needed in compliance with local, state, and federal regulations and estimated costs.
2. Structural Repairs: Assess the building's foundation, roof, and load-bearing walls as necessary to determine if reinforcement is needed and estimated costs.
3. Restoration of Historic Features: Identify architectural elements such as windows, doors, molding, and facades for preservation and restoration and estimated costs.
4. Mechanical, Electrical, and Plumbing (MEP) Upgrades: Identify outdated systems in need of updating or replacement to meet current safety and efficiency standards and estimated costs.
5. Interior and Exterior Improvements: Identify spaces where renovation would improve accessibility, functionality, and aesthetics while maintaining historical integrity and estimated costs.
6. Code Compliance: Identify required improvements needed to meet ADA, fire safety, and other regulatory requirements and estimated costs.

III. PROPOSAL REQUIREMENTS

Interested firms must submit a proposal including the following:

1. Company Information: Name, address, contact details, and relevant experience.
2. Project Understanding and Approach: A detailed description of how the firm plans to execute the project.
3. Experience and References: Summary of past projects, particularly historic preservation efforts, with references.
4. Project Team Including any Sub-consultants: Key personnel, roles, and qualifications.
5. Schedule and Timeline: Estimated start and completion dates, including major milestones.
6. Budget Estimate: Itemized cost breakdown and proposed payment schedule.
7. Compliance Documentation: Proof of licenses, insurance, and any certifications related to historic renovation and remediation.

IV. SELECTION CRITERIA

Proposals will be evaluated based on:

- Demonstrated experience in historic preservation (25%)
- Quality and feasibility of project approach (25%)
- Qualifications of key personnel (20%)
- Cost-effectiveness (20%)
- References and past performance (10%)

SELECTION PROCEDURE

After the deadline for acceptance of proposals, the SOQ's received will be reviewed and evaluated by an Evaluation Committee comprised of, but not limited to, Town staff, appointed or elected officials, and individuals chosen by the Mayor to participate. The Evaluation Committee will rate written proposals based on the evaluation criteria listed below.

The Town may choose to interview the top firms as ranked by the Evaluation Committee. Information from the interviews along with feedback from references will be incorporated into the final rankings.

If a contract cannot be negotiated with the top ranked firm, the Town will contact the next firm in line and attempt to negotiate with that firm. The process will be repeated until an agreement is reached.

V. SUBMISSION INSTRUCTIONS

Proposals shall be limited to a maximum of 20-pages (10-double sided). All proposals must be submitted electronically or in hard copy (3 copies if submitted by hard copy) by 4:30pm on April 30, 2025 to:

Town of Concrete

P.O. Box 39
Concrete, WA 98237

Email

info@concretewa.gov

VI. QUESTIONS AND CLARIFICATIONS

For any questions regarding this RFP, please contact Guy Borgford at 206.910.8029 or guywborgford@gmail.com or Andrea Fichter at 360.853.8401 or andrea@concretewa.gov by 04.04.2025

VII. TERMS AND CONDITIONS

1. The Town of Concrete reserves the right to reject any or all proposals.
2. The selected firm must comply with all applicable laws and regulations.
3. This RFP does not commit The Town of Concrete to award a contract or pay any costs incurred in

proposal preparation.

4. Site visits are recommended but not required. To schedule a site visit please contact PW Director Terry Coggins at 360.770.0394 or publicworks@concretewa.gov
5. The Town of Concrete reserves the right to amend the terms of this “Request for Proposals” (RFP), to circulate various addenda, or to withdraw the RFP at any time, regardless of how much time and effort consultants have spent on their responses.
6. Prospective consultants will be required to comply with the ADA and Civil Rights requirements as adopted by the Town of Concrete.
7. Aspects of this project may be subject to WA State Prevailing Wage rules, filings, and requirements.

Americans with Disabilities Act (ADA) Information

The Town of Concrete in accordance with Section 504 of the Rehabilitation Act (Section 504) and the Americans with Disabilities Act (ADA), commits to nondiscrimination on the basis of disability, in all of its programs and activities. This material can be made available in an alternate format by emailing Andrea Fichter at andrea.fichter@concretewa.gov or by calling 360.853.8401.

Title VI Statement

“The Town of Concrete, in accordance with the provisions of Title VI of the Civil Rights Act of 1964 (78 Stat. 252,42 U.S.C. 2000d to 2000d-4) and the Regulations, hereby notifies all bidders that will affirmatively ensure that any contract entered into pursuant to this advertisement, disadvantaged business enterprises will be afforded full and fair opportunity to submit bids in response to this invitation and will not be discriminated against on the grounds of race, color, or national origin in consideration for an award.”

Published in the Skagit Valley Herald on April 19, 2025 and May 11, 2025

Published in the Daily Journal of Commerce on April 19, May 3, and May 11, 2025

Published at www.omwbe.wa.gov