



COLUMBIA GORGE
COMMUNITY COLLEGE

Request for Qualifications

Request for Qualifications:

Archaeological investigations
Columbia Gorge Community College

Issuing Date: 07/26/2024

Submission deadline: 08/08/2024, 2:00pm

Issuing Office:

Attention: Daniel Saldivar
Facilities, Building 1
Columbia Gorge Community College
400 East Scenic Drive
The Dalles, Oregon 97058

RFQ questions/clarifications

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Legal Advertisement
Columbia Gorge Community College Request for Qualifications
Archaeologic Investigations

Proposals Due, 2:00pm 08/08/2024, late proposals will not be accepted.

The Request for Qualifications package with minimum specifications and required proposal documents may be obtained at <https://www.cgcc.edu/purchasing/bid-announcements>.

Minority-owned, Women-owned, and Emerging Small Business enterprises are encouraged to submit qualifications in response to this solicitation and will be afforded full opportunity and will not be discriminated against on the grounds of race, color, or national origin in consideration for an award of any contract entered into pursuant to this advertisement. (ORS 279A.110)

The College Board of Education reserves the right to reject any and all proposals and to waive irregularities. The College may cancel the procurement or reject any or all proposals in accordance with ORS 279B.100 or if the College determines that doing so is in the public interest. Untimely or non-compliant proposals will be rejected.

There will be no pre-qualification required.

Proposals may be delivered via email or Hand delivery to the following office:

Email Submission: eric@sledshedconsulting.com

A. Overview

1. Introduction

Columbia Gorge Community College (“COLLEGE” or “the COLLEGE”) is using this Request for Qualification (RFQ) to solicit respondents regarding Archaeological Historic and Cultural study for the Columbia Gorge Early Learning Center. The existing property is located largely in the Columbia Gorge National Scenic Area. The goal of the process is to identify from among those firms submitting Proposals (“Offerors”) a partner able to provide services related to evaluating and supporting the entitlement (approval) process of the subject property.

2. Project Background

The College, Columbia Gorge ESD, and North Wasco School District are partnering to develop a new Early Learning Center in The Dalles at the former Chenoweth Middle School. This will be a primarily internal renovation and repair and replace effort to update and adapt the existing 1950’s era building to the new needs of the Early Learning Center program. Included in the renovation will be necessary upgrades to the building utility services and fire equipment access roadways the exterior of the building and required site modifications to provide accessible access to the building and programmatic outdoor activities. Project planning work is paid for by a Coronavirus State Fiscal Recovery Fund grant under the American Rescue Plan Act."

3. Scope of Services

The scope of services is anticipated to include, at a minimum, a Historical Archaeology Survey and report of the existing structure(s) on site. In addition, we anticipate an Archaeological surface investigation with historical research of the site to determine cultural significance. Based on developed design input of ground disturbance and research an additional subsurface study may be conducted if warranted. All of this will be used to support a submission for approval to Wasco County Planning/US Forest Service/Tribes and SHPO. We anticipate this will require a full Land Use application through Wasco County and the National Scenic Area.

4. Schedule

Project work is to begin in August 2024. Preliminary studies and reports will be generated based on existing conditions and the Project Schematic Design. These documents will be completed for an early application for planning and Scenic Area submission in the third quarter of 2024. Contract will be negotiated based on the final determination of deliverables as a not to exceed with an hourly rate.

B. RFQ Process

1. Schedule

The tentative schedule for the RFQ process is as follows.

	Milestone	Date
	RFQ Release	07/26/2024
	Questions	07/31/2024
	Qualifications Due	08/08/2024
	Target Effective Contract Date	08/2024

2. Qualifications

The COLLEGE may appoint a Review Committee to evaluate and rank all qualifications received. The College is interested in qualified firms and individuals with demonstrated experience in Historical and Cultural determination and reports within the Columbia River Gorge National Scenic Area. Of particular interest are:

1. Historical survey of the existing building(s) on site.
2. Cultural Archaeological Survey Surface/Subsurface
3. Registration as a Qualified Archaeologist in the State of Oregon
4. Experience with working within the Columbia Gorge National Scenic Area, and The Dalles in particular.
5. Team make-up. Realizing these are different skill sets, please explain your team and how you will be organized as well as past collaboration efforts.
6. Identify whom on our team carries the required qualifications of each of the elements of the work as required by the different parties providing comment and approval.

3. Response Format Requirements

Qualifications are limited to five (5) pages in length. Our effort to develop the Columbia Gorge Early Learning center is locally and community based in the Columbia Gorge. Submissions should be in an 8 ½” x 11” format with standard text no smaller than 11 point. The margins on each page should not be less than 1 inch and the line spacing should not be less than 1.1. Provide references of past recent projects not to exceed 5.

Written Evaluation Criteria – Proposal	
Cover Letter (Pass/Fail): The cover letter should indicate your understanding of the services to be performed and be signed by a person authorized to contractually bind your team to a contract with the College.	
<p>A. Project team:</p> <p>I. Provide a description of the proposed Project team leads and any additional resources that will be involved throughout the research and reporting effort. Provide a paragraph narrative of each team member, their role, and their relevant experience as it relates to this Project.</p> <p>II. Report Approach: Provide a summary of what you anticipate is necessary and how you propose to complete that effort to support the Land Use application of the County.</p>	Points Available: 25
<p>B. Schedule:</p> <p>I. The Project goal is to complete the Historic and Cultural reports of the project building and site to support a Land Use submission to Wasco County planning in late September of 2024. Describe your ability to meet or not meet this schedule goal.</p> <p>II. Please include a discussion of anticipated milestones to support the completion of the reports.</p>	Points Available: 15
E. Utilization of local resources: Provide the information necessary to determine the proposer’s approach to incorporating and utilizing local resources throughout the research and report process.	Points Available: 10
<p>F. References: Include a list of at least three clients and their contact information for services provided within the last five years that are most closely related to the scope of services listed in this RFQ.</p> <p>Note engagements that involved the key personnel to be assigned to this project.</p>	Points Available: P/F
	Total Points: 50

Provide one copy PDF e-mailed as noted on page 1. Proposals are due no later than the due date and time as set forth on page 1 of this RFP. It is the Proposer’s sole responsibility to ensure that its proposal is received, prior to the due date and time.

4. Proposal Withdrawal

A Proposal may be withdrawn in person with proper identification, or by issuing a written request on a company letterhead, signed by an authorized representative, and received by the College prior to the proposal due date and time.