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**REQUEST FOR PROPOSAL**

**FOR**

**ARCHITECTURAL SERVICES**

**PROPOSAL DUE DATE: April 28, 2021**

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## **REQUEST FOR PROPOSALS** **Architectural Services**

### **PROJECT**

Nobles County is developing a project to remodel a portion of the Prairie Justice Center facility located at 1530 Airport Rd., Worthington, MN 56187, to create a Short Term Adult Mental Health Crisis Intervention Center.

### **BACKGROUND**

Nobles County was awarded a grant from the State of Minnesota for \$846,652.00 to remodel the approximately 10,000 square foot portion of the Prairie Justice Center facility (PJC). The remodel consists of converting the interior space from a male juvenile detention center to a short term adult mental health crisis center. The exterior of the facility was recently updated with the exception of access doors, which should be reviewed to insure they are appropriate. A conceptual plan was developed as part of the grant process to design an 8-bed adult crisis intervention facility, meeting all the standards for such a facility. The estimated total project cost resulting from this 2019 concept plan was slightly under \$920,000.00, red-line attached. The County's desire is to work with an architectural design firm to complete a design for the facility to a roughly 60% level.

Final design and specification documents may be delayed until an operator is selected who can provide input on the final details of the design. The expectation is that this level of design will allow for relatively accurate cost modeling and construction project timelines.

### **SCOPE**

- A. Phase I
  - a. Complete the architectural design development process to approximately a 60% level so current costing and construction schedules can be accurately estimated.
  
- B. Phase II (if approved)
  - a. Complete the design and construction specifications and related documents for a complete bid package, lead the bid process, verify best value proposal, lead a preconstruction meeting, regularly visit the site during construction, develop a final punchlist and assist with project wrap up.
  
- C. Architect shall provide:
  - a. Proof of insurance.
  - b. A timeline for each phase of the project.
  - c. If Phase II is approved, provide a complete set of drawings, including redlines and related electronic CAD files.
  
- D. County shall provide:
  - a. Access to the building.
  - b. Any previously developed concept documents as available.
  - c. Determine if Phase II will be approved or portions of the entire project based on test results.

## **PROPOSAL SCHEDULE**

The County expects to have a signed agreement with the selected firm to be effective on or before May 14, 2021.

## **PROPOSAL INFORMATION**

Interested firms should submit a proposal to include all costs identified for Phase I and estimated costs for Phase II as proposed above. Include a timeline for Phase I and an estimated timeline for Phase II.

Provide a summary of the firm, bios for the team expected to participate, related projects for references and any subcontractors planned to be used.

Nobles County reserves the right to reject any or all proposals and to waive any and all informalities therein and to accept any proposal deemed to be the best value to the county.

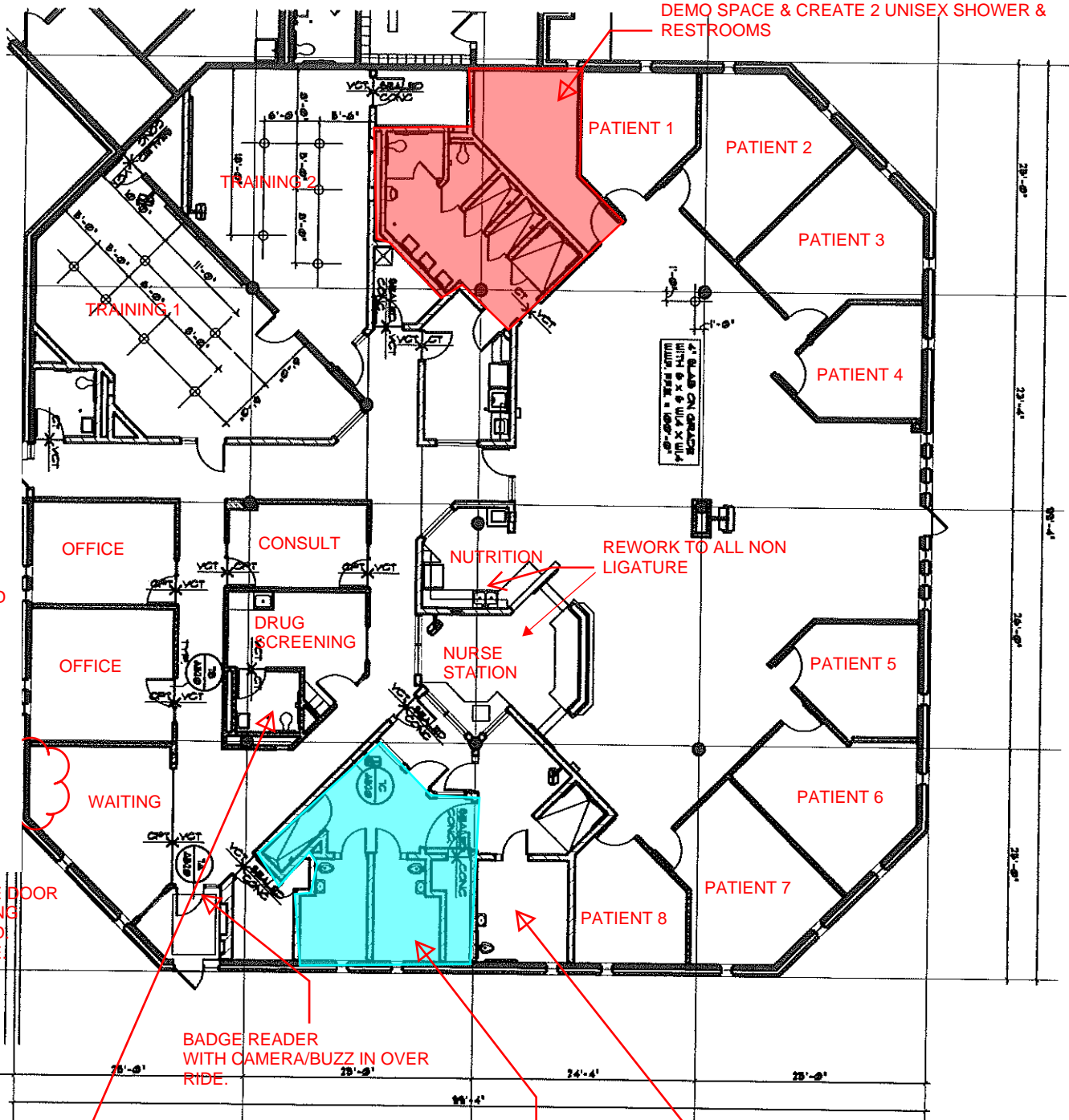
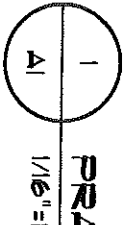
## **DEADLINE FOR PROPOSALS**

The County requests that proposals for the identified services be presented in written form no later than April 28, 2021. Proposals should be mailed or delivered to the Nobles County Administration Office; Attention: MHC RFP, 315 Tenth Street, PO Box 757, Worthington MN 56187-0757, or electronically to: [administration@co.nobles.mn.us](mailto:administration@co.nobles.mn.us) .

## **CONTACT INFORMATION**

For additional information and/or clarification, you may contact:

Tom Johnson, Nobles County Administrator, Phone (507) 295-5201, e-mail: [tjohnson@co.nobles.mn.us](mailto:tjohnson@co.nobles.mn.us) .



DEMO SPACE & CREATE 2 UNISEX SHOWER & RESTROOMS

NEW CEILING & TAMPERPROOF LED LIGHTING THROUGHOUT. GWB CEILING IN PATIENT ROOMS AND RESTROOMS. GASKETTED 2X2 THROUGHOUT THE REMAINDER. NEW DOORS WITH ANTLIGITURE HARDWARE ON ALL PATIENT ROOMS. NEW ANTLIGITURE HARDWARE ON ALL PUBLIC SPACE DOORS. NEW PAINT, FLOORING, TAMPER PROOF OUTLETS AND SWITCHES. FLOORING TO BE CARPET IN COMMON AREAS, TILE IN RESTROOMS, AND SHEET VYNIL IN PATIENT ROOMS.

INSTALL NEW SECURE DOOR TO EXIT INTO EXISTING FENCED COURTYARD PROVIDE VISION LITE

WATER SHUT OFF, HARD CEILING, NON-LIGATURE HARDWARE & FINISHES

NO WORK IN THIS AREA. TO BE LOCKED OFF.

SECLUSION ROOM. REMOVE FIXTURES. PATCH & REPAINT.

BADGE READER WITH CAMERA/BUZZ IN OVER RIDE.

REWORK TO ALL NON LIGATURE

4" GROUT ON CHAIRS WITH 6" x 6" W/4" x 4" W/4"

TRAINING 2

TRAINING 1

OFFICE

CONSULT

NUTRITION

DRUG SCREENING

NURSE STATION

OFFICE

WAITING

PATIENT 8

PATIENT 1

PATIENT 2

PATIENT 3

PATIENT 4

PATIENT 5

PATIENT 6

PATIENT 7

28'-0"

23'-0"

28'-0"

28'-0"

28'-0"

28'-0"

28'-0"

11'-4"

24'-4"

28'-0"