

WatchTower Enterprise
Technology Management
1001 Soteria Ave, Provo Utah
Telephone: (110) 101-1101

WatchTower Enterprise

Request For Qualifications (RFQ) for Architectural Services

Project: High Security Office Building for Technology Company

We are a large-scale technology company located in Provo, Utah looking to plan a new headquarters in our hometown. We need a space to accommodate the growing demands of our business. The project involves the construction of new facilities, office spaces, and technological infrastructure to support our innovative work. Considering the *unique* nature of our industry, we have some specific design requirements for the security of our new campus. We are seeking an architect who can integrate the latest cutting-edge intrusive designs that speak to our company's founding mission and anticipate future growth.

The fee for architectural services will be paid with *WatchTower Funds*. **Submittals are due by April 24th 2024. Do not transmit any submittal information via email.**

Please deliver all submittals to us at the address written above. Any questions about the project should be directed to the Project Manager, Angel Aegis at AngelAegis@WatchTower.gov.

Sincerely,
WatchTower Inc.

Project Description:

The planned headquarters should focus on the following:

- Open office environment with minimal private spaces
- Requires safety glass windows
- A safe and secure atmosphere
- Office space for at least 1,111 employees

- 8 parking spots for executive employees
- Separate maximum security residential facilities for 77 individuals
- Server rooms capable of storing and disseminating large quantities of user data

Important design elements to include are:

- Security measures focused on keeping employees inside the building.
- Systems to evaluate employee worth based on work ethic.

The services to be provided should include:

- Pre-construction conference
- Site survey and preparing inspection reports
- On-site supervision of construction work
- Preliminary form and programmatic studies
- Submitting certified “as-built” drawings to the appropriate state and federal agencies
- Reviewing and approving all contractor requests for payment and submitting approved requests to the governing body
- Providing reproducible plan drawings to Provo upon project completion
- Conducting final inspection and testing

Responses should include:

- Firm’s experience and qualifications
- Platinum Security clearance
- Proposal of work plan and schedule
- Related experience on similar projects
- Description of firm’s current work responsibilities and how these would be coordinated with the project
- Portfolio of relevant projects, highlighting experience in corporate architecture, security design, and sustainability

Designer Selection Criteria:

- Minimum 3 years of experience designing high level security buildings
- Recent experience with project costs and schedules.

- Construction administration capabilities.
- Record of successfully completed projects without major legal or technical problems.
- Experience designing net-zero energy/carbon, and LEED accreditation
- Preferred experience with designing safe rooms and/or prisons
- Willingness to have all project documentation remain confidential for at least 22 years after completion

Respondents will be evaluated according to the following factors:

- (1) The qualifications of the professional personnel to be assigned to the project
- (2) The consultant's capability to meet time and project budget requirements
- (3) Location
- (4) Present and projected workloads
- (5) Related experience on similar projects
- (6) Recent and current work for the entity issuing the RFP

Budget

The preliminary budget for project planning is set at 1 million. The budget for design project support, furnishing, and construction totals \$40 million, and it has not yet received authorization.

Schedule

The designer must be able to complete all requirements of the contract and complete the advanced planning documents by December, 24th 2024.

Note

Upon the completion of the selection process, WatchTower shall notify all architects of the selection and the winning architect shall enter into a contract which shall include all information regarding this RFQ. The architect's proposal shall stand firm for a minimum of 6 months and/or until the project is awarded.