



**Request for Statement of Qualifications for Professional  
On-Call Architectural, Engineering and General Land Surveying  
Services**

[www.portofcolumbia.org](http://www.portofcolumbia.org)

Qualifications/Proposals shall be submitted no later than  
**5:00 pm Friday, May 1, 2026**

1 digital version must be sent via email to [jennie@portofcolumbia.org](mailto:jennie@portofcolumbia.org), and 3 printed, bound copies must be delivered to the Port office at 1 Port Way, Dayton, WA 99328 by the deadline above.

## **A. INTRODUCTION**

The Port of Columbia is a county-wide economic development agency that designs, builds, owns and operates facilities throughout Columbia County, such as Lyons Ferry Marina, Rock Hill Industrial Park, Blue Mountain Station Food Park, Columbia Walla Walla Rail Line, and Dayton Community Fiber Network. The Port is soliciting “Statements of Qualifications” (SOQ) from local firms to provide various professional architecture, engineering, and general land surveying services for projects in various service areas including, but not limited to the following categories:

- General Civil Engineering
- Utilities Planning and Design
- Traffic Engineering and Planning
- Architectural Design
- Landscape Architecture
- Land Surveying and Mapping Services
- Private Development Review
- Structural Design and Review
- Environmental Preparation and Permitting
- Environmental Services
- Construction Management
- Project and Program Management
- Public Outreach and Communication

Firms interested in providing these services must complete a SOQ submittal using the information and forms contained in this packet. This SOQ process is intended to qualify prime consultants who will be contracting directly with the Port. Sub-consultants providing services to the prime consultant should not complete this submittal.

This is a multi-year contract (May 15, 2026 – May 14, 2029) for general architectural, engineering and land surveying services.

For information about the Port of Columbia, visit <http://www.portofcolumbia.org>.

## **B. OVERVIEW**

This Professional Services Packet provides the necessary information to submit qualifications to provide professional services in the following areas:

### **STAFF AUGMENTATION**

Provide technical staff for on-site engineering and engineering support services. Services may include project management, program management, staff engineering, and public works inspection.

### **INFRASTRUCTURE**

Provide engineering services, including sub-consultants as necessary, for the design and/or construction of various infrastructure projects and/or associated site work, for new construction, rehabilitation and restorations. Basic services may include programming, reports, studies, surveys, master planning, schematic design, design development, construction documents, permitting, bidding assistance, construction administration, project management. Service areas may include;

Environmental Remediation, Right-of-Way Services, Roadway Engineering, Storm Drains Construction Management, Labor Compliance, Material Testing, Pavement Evaluation and Management, Soils Testing, Geotechnical Services, Environmental Services and Testing, Engineering and Design, Traffic Engineering, Development Review, Plan Checking, Surveying, Ground Water Monitoring, Interface with DTSC, Material Abatement, NPDES, Master Plans and Technical Studies and Public Works Inspection.

#### **DEVELOPMENT REVIEW**

Provide architectural, landscape architectural and engineering services, including sub-consultants as necessary to review and comment on applications and plans for development projects, and prepare conditions of approval for development projects.

#### **FACILITIES**

Provide architectural and engineering services, including sub-consultants as necessary, for the design and/or construction of various building projects and/or associated site work, for new construction, remodels, and restorations. Basic services may include reports, studies, surveys, master planning, schematic design, design development, construction documents, permitting, bidding assistance, construction administration, and project management.

#### **PARKS/RECREATION**

Provide landscape, engineering, and minor architectural services for the design and/or construction of various parks, recreation areas, open spaces, and right-of-way projects, to include new construction, renovations, and restorations. Basic services may include reports, studies, surveys, master planning, urban planning, schematic design, design development, construction documents, permitting, bidding assistance, construction administration, and project management.

### **C. SCOPE OF SERVICES:**

#### **1. General Civil Engineering**

Design of municipal infrastructure including, but not limited to: Design of roadways, trails, bike paths, sidewalks, intersections, complete streets. Grading and drainage including drainage design, hydrology, hydraulics, FEMA compliance, drainage master planning, various support studies, storm water management and compliance studies and design, pavement assessment, design and engineering.

#### **2. Utilities Design**

Design of utilities associated with Capital Improvement Projects (CIP).

#### **3. Traffic Engineering and Planning**

Municipal traffic engineering, including design of traffic signals, signing and striping, traffic control, traffic impact studies, traffic simulations, roundabout analysis and design, transportation modeling, peer review for other traffic studies.

#### **4. Architectural Design**

Architectural design/review of new public facilities/buildings; renovation and/or expansion of existing buildings, interior building modification, electrical and plumbing studies.

5. Landscape Architecture

Urban and Landscape design, park and recreational planning, photo simulation and 3D animation, landscape construction documents including grading, drainage, irrigation and lighting. Provide landscape architectural services for plan checking, design, and or construction of various development and Port projects. Basic services may include plan checking, meetings with staff and applicants, attending Council and Commission meetings, performing field inspections, preparing conditions of approval, programming, reports, studies, surveys, master planning, urban planning, schematic design, design development, construction documents, permitting, bidding assistance, construction administration, and project management.

6. Land Surveying and Mapping Services

Land surveying for boundary locations, accuracy assessment, topographic surveys and construction staking. Perform various surveys, review of plats, legal descriptions, subdivision maps and parcel maps.

7. Private/Land Use Development Review

Review land development consultant grading plans and public improvement plans for compliance with federal, state, and local ordinances, policies, and project conditions of approval. Verify consultant's calculations on the engineering drawings. Prepare/review plats, legal descriptions, subdivision maps, and parcel maps.

8. Structural Design and Review

Calculate or review structural calculations for retaining walls, drainage structures, and other structural facilities.

9. Environmental Preparation and Permitting

Prepare environmental documents as needed for projects. Prepare environmental permit applications and coordinate with the review agencies to obtain permits.

10. Project and Program Management

Coordinate and manage project and/or program activities through project management for various projects. Track project scope, cost and schedule and manage project progress through coordination. Bring experience, expertise and skill in addressing complex project and program issues.

11. Public Outreach and Communication

Conduct public outreach on capital improvement projects for compliance with regulatory permit requirements; preparation and distribution of mailings as needed.

**D. MINIMUM EXPERIENCE/QUALIFICATIONS**

1. The lead consultant shall be licensed in the State of Washington.
2. Five or more years of experience in providing the type of services described above is preferred.

**E. HOW TO RESPOND**

Submit three (3) bound copies of the Statement of Qualifications to the Port office at 1 Port Way, Dayton, WA 99328 and email an electronic file in pdf format to [jennie@portofcolumbia.org](mailto:jennie@portofcolumbia.org) responding to each inquiry in the order below:

**1. Firm Experience**

- a. Provide a narrative description of the firm including number of years in business under its current name.
- b. Describe the general experience of the firm.
- c. Identify other municipal clients.
- d. Identify 3 – 5 projects that best illustrate the firms' qualifications for meeting the Port's scope of services including, but not limited to, project name, prime consultant's role, project construction cost, construction change order history and construction completion date. Not more than two (2) graphic examples of each project are acceptable.

**2. Proposed Consultant Team**

- a. Specify the organization structure applicable to this contract, including who the lead consultant will be, and the relationship of any assisting the lead consultant.
- b. Provide a resume or similar description for each team/staff member, with considerable detail in the experience and qualifications of the lead consultant and his/her team.
- c. If additional resources are available through your firm (in addition to the named team) to meet special or unusual needs, please briefly identify such individuals and specialties as well.

**3. Accessibility and Responsiveness**

- a. Identify the accessibility of the proposed designated lead consultant, or his/her designee, and the response time that the individual offers to the Port. Specifically identify the lead-time required for attending scheduled or ad-hoc meetings. Identify how quickly the lead consultant and/or an assistant consultant can arrive in person to attend an unscheduled, urgent meeting.

**4. References**

- a. Provide three references. The Port prefers references that are specific to municipal government services experience.
- b. Inclusion of the reference in your proposal is also agreement that the Port may contact the named reference. The Port may contact any companies or individuals, whether offered as references or otherwise, to obtain information that will assist the Port in evaluating the Proposer. The Port retains the right to use such information to make selection decisions. Submittal of Qualifications is agreement that the Port may contact and utilize such information.

**F. EVALUATION AND AWARD PROCESS**

The Port reserves the right to award the contract to that proposal that best meets the needs and interest of the Port based on the established evaluation criteria. The following steps are anticipated:

**Step:**

- 1. Receipt and review of minimum qualifications.
- 2. Port staff will score written proposals.
- 3. Port staff may contact references and conduct information checks.
  - a. Port staff may interview respondent that received the highest evaluation score.
- 4. Port staff makes recommendation to the Port of Columbia Board of Commissioners for contract award, subject to contract negotiations including, but not limited to, refining

the scope of services and price with the objective of obtaining the best value for the agency.

**Evaluation Criteria:**

Each SOQ will be independently reviewed and scored by Port staff members as follows (each criterion is worth 5 points for a total of 30 points possible):

- 1) Experience of firm in the areas listed in Sections B and C
- 2) Quality of previous performances
- 3) Accessibility and responsiveness of the firm’s team members
- 4) Qualifications of Consultant ‘s Team
- 5) Understanding of the scope of services
- 6) Results of reference checks

**G. CONTRACT NEGOTIATIONS**

The Port of Columbia reserves the right to refine all elements which comprise the apparent successful proposal to ensure that the best possible consideration is afforded and the cost of services is fair and reasonable to all concerned.

Port representatives and the selected finalist will review in detail all aspects of the requirements and the proposal. During the review of the most favorable, apparent successful proposal, the proposer may offer and the Port may accept revisions to the proposal.

**H. CONTRACT TERM**

It is anticipated that the period of contract will be three (3) years. The Port retains the right to solicit other qualifications/proposals for professional services every 24 months, or as needed, including, but not limited for a specific project after the initial contract if professional service needs change substantially.

**I. EQUAL EMPLOYMENT OPPORTUNITY**

The Port of Columbia in accordance with Title VI of the Civil Rights Act of 1964, 78 Stat. 252, 42 U.S.C 2000d to 2000d-4 and Title 49, Code of Federal Regulations, Department of Transportation, subtitle A, Office of the Secretary, Part 21, nondiscrimination in federally assisted programs of the Department of Transportation issued pursuant to such Act, hereby notifies all bidders that it will affirmatively insure that in any contract entered into pursuant to this advertisement, disadvantaged business enterprises as defined at 49 CFR Part 26 will be afforded full opportunity to submit bids in response to this invitation and will not be discriminated against on the grounds of race, color, national origin or sex in consideration for an award.

The Port of Columbia encourages women, disadvantaged, minority, and veteran-owned consultant firms to apply.

**J. SCHEDULE OF PROPOSAL PROCESSES**

The Port will make every effort to follow this timetable; however, we reserve the right to modify the proposal process and dates as necessary.

- Issue SOQ: Thursday, April 2, 2026
- Legal Notice Published: Thursday, April 2, 2026 and Thursday, April 9, 2026
- Deadline for submittal of SOQ response: **Friday, May 1, 2026, no later than 5 pm.**

- Finalist interviews completed (Optional): TBD
- Notify Firm Selected and Negotiate Contract: Thursday, May 14, 2026
- Award/Execute a Professional Services Agreement: Friday, May 1, 2026

#### K. SUBMISSION DEADLINE

- Three (3) bound copies of written response materials and one electronic file emailed to [jennie@portofcolumbia.org](mailto:jennie@portofcolumbia.org) submitted on or before **5:00 p.m., Friday, May 1, 2026** to:  
Jennie Dickinson  
Port of Columbia  
1 Port Way  
Dayton, WA 99328  
(509) 382-2577
- **Questions** concerning this Request for Statement of Qualifications must be submitted **in writing** to [jennie@portofcolumbia.org](mailto:jennie@portofcolumbia.org) **no later than 12:00 p.m. April May 29<sup>th</sup>, 2025**. Any questions received that date and time will not be recognized. No questions will be accepted in a verbal format.
- **Proposals** should be prepared simply, providing a straightforward, concise description of provider capabilities to satisfy the requirements of the request. Emphasis should be on completeness and clarity of content. Items such as special bindings, glossy finishes, and promotional materials are not desired. Submittals, including graphic materials, should be limited to a total of twenty (20) pages, front and back. Late submissions **will not** be accepted.

#### L. RESERVATIONS

The Port of Columbia reserves the right to reject any and all SOQs and to waive irregularities and informalities in the submittal and evaluation process. This solicitation for Consultant Services does not obligate the Port of Columbia to pay any costs incurred by respondents in the preparation and submission of a RFQ. This solicitation does not obligate the Port of Columbia to accept or contract for any expressed or implied services. Furthermore, the Port of Columbia reserves the right to award the contract to the next most qualified Consultant if the selected Consultant does not execute a contract within thirty (30) days after the award of the proposal.