

SHAWNEE COUNTY
REQUEST FOR QUALIFICATIONS for DESIGN-BUILD
OAKLAND AQUATIC FACILITY

PROPOSAL NO.	010-23B	VENDOR	_____
DATE POSTED	04-06-23	ADDRESS	_____
CLOSING 2:00 P.M.	05-12-23	PHONE	_____

THIS IS NOT AN ORDER

1. In communications, always refer to the above proposal number.
2. All prices and conditions must be shown. Additions or conditions not shown on this bid will not be allowed.
3. Shawnee County reserves the right to accept or reject any part of, or all of, any bid or proposal.
4. All prices quoted are to be less Federal Excise Tax and Kansas Sales Tax.
5. Price quoted shall remain firm for ninety (90) days after bid closing date.

ITEM AND DESCRIPTION

Shawnee County is soliciting sealed proposals for PHASE II of the Design/Build bid # 010-23 for the design and construction of a new aquatic facility at Oakland Park, 801 NE Poplar for a fixed fee (the “Project”), per the following minimum specifications.

The Shortlisted firms for this Design/Build are:

1. MCP Build consisting of Latimer Sommers & Associates & SBB Engineering
2. Carrothers Construction Co LLC with Water’s Edge Aquatic Design
3. Professional Engineering Consultants PA with Lamp Rynearson, Dondlinger Construction & ATHCO

PHASE II: PREQUALIFIED FIRMS SELECTED IN PHASE I ONLY

2.1 In accordance with K.S.A. 19-216f, Prequalified firms selected in Phase I shall be asked to submit a more in depth response on or before May 12, 2023 at 2:00 p.m. (CST). That response must include the following:

A. Company overview:

- a. Philosophy Statement: Provide a statement of your firm’s approach to Design- Build work and how it relates to schedule, cost control and QA/QC of your product. Describe how your corporate philosophy aligns with the County’s mission statement and goals.
- b. Community involvement: Provide a brief description of your company history involving itself in the local communities that you are working within. Provide an overview plan on how your company will align and involve itself with our community.
- c. Experience in managing a construction project under the current laws of the State of Kansas.
- d. Experience in the following areas:
 - i. Establishing multiple Rough Order of Magnitude Estimates.
 - ii. Accuracy of estimates.
 - iii. Ability to work with design team to provide accurate and meaningful direction for cost savings measures without impugning the integrity of design.

- B. Company Experience and references, relative to the Project:
 - a. Furnish project information of no more than 5 Projects completed by your company that are representational projects similar in scale, complexity, schedule or type to those project types listed in the project overview portion of this proposal. Include the following:
 - i. Project Name
 - ii. Project Description (Including completion date.)
 - iii. Project Type New/Remodel/Addition
 - iv. Square Footage
 - v. Original Construction Budget
 - vi. Final Construction Budget
 - vii. Cost per Square Foot
 - viii. Project Duration
 - ix. Architect (Contact Information to be included)
 - x. Owner (Contact Information to be included)
 - xi. Major obstacles that your company had to overcome for a successful completion of the project.
- C. Project Leadership Team: Provide a resume and organization chart for your project team for those individuals who will be assigned to the project. Their roles and responsibilities for the overall leadership of this project, for the duration of this project. For each individual furnish the following:
 - a. Name
 - b. Role and Responsibilities
 - c. Experience: List the Last 5 projects that each individual has worked on, including owner contact information.
 - d. Provide confirmation that assigned personnel will be available beginning immediately and throughout the duration of the project.
- D. Overview of preconstruction services.
- E. Overview of construction planning.
- F. Contractor's experience utilizing software for construction scheduling and for trade coordination.
- G. Proposed safety plan.
- H. Contractor's quality control program for pre-construction and construction phase.
- I. Special qualifications; unique or extraordinary skills that your team brings to this specific project.
- J. Experience with continuous operation requirements of the owner.
- K. Fees, including fees for preconstruction services, design services, fees for general conditions, fees for overhead and profit and fees for self-performed work, if any.
- L. Project delivery date

Schedule:

The following schedule will apply to this process (subject to modification as necessary at the County's discretion):

Phase	Event	Date	K.S.A. Ref.
I	County published notice of intent to issue RFQ	12/05/2022	19-216f
I	RFQ released by County	02/10/2023	19-216f
I	Phase I Deadline to submit inquiries	02/28/2023 at 2:00 PM (CST)	
I	Phase I "Statement of Qualifications" Deadline	03/14/2023 at 2:00 PM (CST)	19-216f
I	Phase I "Statements of Qualifications" review by County completed	03/22/2023	19-216f
II	Phase II "Short list" of qualified firms announced/notified by email	03/22/2023	19-216f
II	Phase II Facility Tour	03/30/2023 at 1:00 PM (CST)	
II	Phase II "RFP In-Depth" response Deadline	05/12/2023 at 2:00 PM (CST)	19-216f
III	Phase III Interviews conducted by SCP+R	05/17/2023	19-216f
III	Phase III scoring by SCP+R	On or before 06/01/2023	19-216f
	County and successful firm negotiate contract	TBD	
	Contract awarded	TBD	
	Preconstruction Services	Immediately upon contract award	
	Estimated construction period	based on phases	

FACILITY TOUR PRESENTATION AND PRE-BID MEETING

1. Items from SCP+R presentation:

- a. The requests:
 - i. Interactive and inclusive spaces, areas specific for certain ages/abilities
 - ii. Little to no standing water, features must be adaptable (splash pad design)
 - iii. Zero depth with possible shock-absorbent areas, placement of equipment to guide participants (pool or splash pad designs)
 - iv. Colorful features and surfacing
 - v. Fence, seating, relaxing and shade areas
 - vi. Pavilion/shelter for possible rental income
 - vii. Design should meet all local building codes, EPA requirements and permits
- b. Scope of Construction – Base Items: \$3,000,000.00 firm GMP
 - i. Construction of a new splash park/aquatic features, or swimming pool.
 - ii. Upgrades and additions to sanitary sewer, waterline and electrical (utilities)
 - 1. Water flow, site should accommodate less than 100 or 500+ at once
 - iii. Restroom/concession facility with small office or work area
 - iv. Fence surrounding, areas landscaped to guide play
 - v. Demolition and removal of existing site including the current pool, building, fencing, walkways and lighting. Return to greenspace.
- c. Optional Features: \$1,000,000.00 firm GMP
 - i. Parking lot expansion or resurfacing
 - ii. Site lighting with security camera capability
 - iii. Open air shelter/pavilion
 - iv. Concrete walkway upgrades/additions to connect nearby site features including parking lots and/or non-aquatic playgrounds.
- d. Option 1: Destination style splash pad/water park for all ages
 - i. Specify whether freshwater versus chemically treated options with recommendations as to whether a pass through or recirculating system
 - ii. Low or ease of maintenance preferences
 - iii. Play features varying in size, shape, height per recommended age groups
 - iv. Preferences include features that represent Topeka and specifically the Oakland community
 - v. Vibrant colors on features, walks, etc.
 - vi. Combination of interactive fountains and spray features, ground nozzle sprays, above grade sprays and overhead dumping elements
 - vii. Smooth and irregular shaping
 - viii. Non-slip textured concrete surface, granulated rubber or other safe surfacing
- e. Option 2: Community swimming pool for all ages
 - i. Including pool proposed features such as slides, lazy river, sprays, overhead dumping elements
 - ii. Include zero depth entry, ADA accessibility
 - iii. Vibrant colors on features, walks, etc.
 - iv. Preferences include features that represent Topeka and specifically the Oakland community
- f. Requirements
 - i. Proposal must reflect everything in the plan, please no hidden items or fees
 - ii. At least two items for public engagement
 - iii. Final product meeting approved design to include no less than a splash park
 - iv. Commencement of services may begin upon completion of contract
 - v. Project should be finalized for final walk-through by March 2025
 - vi. Bonding and insurance

- vii. SCP+R has not performed any land surveys, soil reports, or environmental studies for the proposed construction area. Any and all necessary reports, licenses or permits are the responsibility of the design-build team.

2. Discussion Clarifications

- a. SCP+R does not intend to convert the old pool to a skate park. It will return to greenspace.
- b. Bidders are required to submit two separate proposals, one for a splash pad and one for a pool.

3. Vendor Questions and Answers

- a. What is the intent of public engagement?
 - i. This would be to get community feedback after your design is complete to get feedback. SCP+R will assist as much as possible.
- b. Are there requirements for the Board of Commissioners?
 - i. SCP+R will review phase II and III proposals, take our recommendations to the BCC and obtain necessary approvals to proceed with a contract. It is possible that the BCC would request a presentation from the selected team prior to final approval.
- c. Will the new facility require a concessions area?
 - i. Space should be able to accommodate refrigerator, freezer and small concession items but we do not intend to house a full kitchen. Concessions would be limited to prepackaged items and any furnishings would be provided by owner.
- d. Are there plans to repurpose the old pool instead of demolish it?
 - i. There are no plans to repurpose. The demo should return the area back to green space.
- e. Are there any design requirements for pump house?
 - i. We would like the pump house to be in an above ground structure similar to what we have at Dornwood. If anyone would like to visit the Dornwood facility, you may contact Brian Toby and we will arrange a tour.
- f. Can demo be basic as crumble everything in and fill with dirt to allow more funds for the new splash pad/aquatic facility?
 - i. No. Demolition needs to return the area back to green space and have no legal or EPA restrictions on doing so.