CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM
Council Bill 2024-606 – Approving a contract with SWT Design to complete Dover Outdoor Recreation Area Bicycle Park (DORA).

MEETING DATE
February 20, 2024

ORGINATING DEPT
Parks and Recreation

ATTACHMENTS
CB 2024-606 Ordinance; Exhibit “A” SWT Design Contract; Exhibit “B” SWT Design Scope of Work; Exhibit "C” Summary of Scores and Comments

REVIEWED BY
Parks Director: Paul Bloomberg; Finance Director: Lelsie Haase; City Attorney: Peter Edwards; City Manager: Nick Edwards

SUMMARY
This Council Bill approves a contract with SWT Design to complete the Dover Outdoor Recreation Area Bicycle Park (DORA).

BACKGROUND
In September 2020, City Council approved the contract with Landworks Studio to conduct a ten-year Parks Master Plan. During the community engagement process there was an overwhelming support for a bicycle park. Landworks Studio recommended Dover and Ozark Park for the future destination of the bicycle park. The Dover Outdoor Recreation Area Bicycle Park (DORA) was one of many projects selected by the Parks and Stormwater ¼-cent Renewal Sales Tax committee. In August 2021, the Joplin voters renewed the Parks and Stormwater ¼-cent Renewal Sales Tax. In 2023, the City of Joplin applied and was awarded $1,675,000 from the ARPA Local Tourism Grant. This was a 50/50 match grant which allowed us to increase this project to $3,425,000. The amenities included in this project are:

Bicycle Single Track
BMX Pump Track
Children’s Bicycle Playground
Road Improvements
New Parking Lot
New Restroom
New Shelter
Zora Street Parking Lot
All Surface Flow Lines
Lighting
Public Art and Signage
Skills Features and Bridges
Site Amenities
Landscape Enhancements

SUMMARY OF BID PROCESS

Since we are using funding sources for this project from the Missouri Department of Economic Development ARPA Grant, all ARPA related federal, state, and local grant regulations apply.

The federal bidding requirements as set forth in 2 CFR Part 200, Section 200.319(b), *"In order to ensure objective contractor performance and eliminate unfair competitive advantage, contractors that develop or draft specifications, requirements, statements of work, or invitations for bids or requests for proposals must be excluded from competing for such procurements. Some of the situations considered to be restrictive of competition include but are not limited to: (1) placing unreasonable requirements on firms in order for them to qualify to do business; (2) requiring unnecessary experience and excessive bonding; (3) noncompetitive pricing practices between firms or between affiliated companies; (4) noncompetitive contracts to consultants that are on retainer contracts; (5) organizational conflicts of interest; (6) specifying only a "brand name" product instead of allowing "an equal" product to be offered and describing any performance or other relevant requirements of the procurement; and (6) any arbitrary action in the procurement process."* With this requirement, nobody on the design team is then allowed to be part of the construction. Additionally, the City will not be pursuing CMAR on this project. While Missouri DED does allow the CMAR process, they have indicated federal restrictions would apply to that process. Namely, the CMAR would not be able to self-perform any work and the resulting construction work would have to be bid out for lowest bid. Therefore, this project will need to be the traditional design-bid-build format, ensuring that the design and bid formulation process are completely separate from the construction bid and work.

November 21, 2023, an RFQ for proposals was issued and on December 14, 2023, the following bids were received in response to the Dover Outdoor Recreation Area Bicycle Park:

- SWT Design
- Olsson Studio
- Cromwell
- Kinetic Design and Development
- Modus Studio

A city staff team was assembled to assess the bids as set forth in the RFQ. The team was Paul Bloomberg, Greg Bertoncino, Johan Bullington, Patrick Tuttle, Dakota Rusk, and Leslie Haase. The bids were assessed as follows:

40% Methodology – what the vendor will use to conduct work outlined in RFQ and evidence of ability to perform the work described herein.

35% Experience - previous experience performing related projects of complex nature, including, but not limited to, similar size and type of organization.

15% References – will be based on references submitted as part of the RFQ but can include clients not submitted.

10% Staff – capability and availability of professional staff to serve the City of Joplin in a competent and timely manner.

Each staff member independently evaluated the bid responses and scored them based on the above criteria. A summary of the preliminary scores and detailed comments related to the scores is attached for your review. From the total preliminary scores, two firms were then interviewed.

FINALIST PROCESS SUMMARY

Finalist interviews for the Dover Outdoor Recreation Area Bicycle Park (DORA) were held Thursday, January 4th. The city staff team that participated in the finalist interviews were Paul Bloomberg, Greg Bertoncino, Dakota Rusk, Leslie Haase, and Patrick Tuttle. A list of questions was provided to each finalist prior to their presentation. The finalists were asked to address the questions in their presentation and each team was given 30 minutes to present, with 15 minutes for questions. The presentations occurred as in-person meetings. The presentation teams represented the staff that would be assigned to work on the project.

City staff scored the finalist presentations on a 50-point basis with 20 points for methodology, 15 points for experience and 15 points for staff. Each staff member independently scored each finalist. A summary of the final scores and detailed comments related to the final scores is attached for your review. SWT Design had the highest score for the Dover Outdoor Recreation Area Bicycle Park project and has submitted the best overall bid.

FUNDING SOURCE

This item is funded through the Parks and Stormwater ¼-cent Renewal Sales Tax and ARPA Local Tourism Grant and is a "not to exceed" contract.

RECOMMENDATION

Since this project is using ARPA funding it needs to be under construction contract by December 31, 2024, and project completed by June 30, 2026. Once this contract is awarded the timeline will consist of six months of design and community engagement, with two months of bidding and award process. With this timeline staff recommends approval of this council bill on an emergency basis.