11/22/2024

Leslie Haase
Finance Director
602 S. Main Street
Joplin, MO 64801
LHaase@joplinmo.org

Re: City of Joplin Dover Outdoor Recreation Area (DORA) Project; 34403313

Ms. Haase,

We are approving the City of Joplin's selection for construction services for the DORA Bike Park project. Based upon our review of the documentation provided, the procurement process exhibited an effort to provide fair and open competition. The contract is approved for Crossland Construction Company.

Crossland Construction Company is registered to do business in the State of Missouri and is currently in **good standing** with the Secretary of State's Office. Documentation was in the file verifying the firm was not on any Federal or State debarment lists or exclusion lists.

All verification records must be maintained in the appropriate project files for later review.

If you have any questions, please don't hesitate to contact me 573-751-6101 or adrian.przezdziecki@ded.mo.gov.

Sincerely,

Adrian Przezdziecki

Adrian Przezdziecki
Grant Success Specialist
Federal Initiatives

SWTDESIGN

Recommendation for Award of Construction Contract – DORA Bike Park

November 19, 2024
Revised November 20, 2024 with supporting information

TO: Paul Bloomberg – Director of Parks and Recreation
Leslie Haase – Finance Director
COMPANY NAME: City of Joplin, MO
ADDRESS 1: 602 S Main Street
ADDRESS 2: Joplin, MO, 64801
PHONE NUMBER: 417.625.4750

FROM: Jay Wohlschlaeger

PROJECT: DORA Bike Park
PROJECT NUMBER: 21703.01
SUBJECT: Design Services / Fees Status and Review

Dear Ms. Haase and Mr. Bloomberg,

Bids for the Dover Outdoor Recreation Area (DORA) Bicycle Park project were received on Friday, November 8, 2024, at 10:00 a.m. Two bids were submitted, and with a responsive base bid of $5,649,120.00, Branco Enterprises, Inc. (Branco) was declared the apparent low. One other bidder, Crossland Construction Company, Inc. (Crossland) submitted a responsive base bid of $5,798,161.00.

After bidding, SWT Design, Inc. (SWT) requested that both bidders complete the Contractor Statement of Qualifications (SOQ) found in Section 00 45 13 of the Bid Book and Project Manual. Article 5, Paragraph 5.04 of the SOQ required contractors to demonstrate their experience with projects similar in type and cost of construction by listing a minimum of three projects completed in the last five years containing each of the following elements:

A. Bicycle pump track
B. Technical mountain bike trails of the nature shown on the Drawings
C. Pre-engineered building
D. Prefabricated bridge, including deep foundations

Bidders could fulfill this requirement using projects performed by proposed subcontractors; they were not required to provide examples of individual projects containing all elements.

The SWT team thoroughly reviewed and provided feedback to bidders in preparation of their SOQs. Upon reviewing the revised SOQ documents received on November 18, 2024, the team found Branco unable to provide the requisite examples of completed pump track projects while Crossland met all project experience requirements set forth in the SOQ. Specifically:

- the example pump track projects Branco provided on the enclosed project information form are not "similar in type and cost of construction;"
- the submitted projects are not "at the forefront of progression in asphalt pump track design and construction" as specified on Sheet SP-02 of the Drawings; and
- only one of the example pump tracks is finished in asphalt.

Additional details are provided in Exhibit A and photographs of example projects are shown in Exhibit B.

Because Branco failed to demonstrate their experience with projects similar in type, we assert they are not qualified to perform all portions of the Work and are consequently not responsible.

As stipulated in the bid book, the City will award the contract to the lowest responsive, responsible bidder based on the base bid amount. For the reasons mentioned above, SWT recommends that the City deem Branco Enterprises, Inc. as not responsible and award the contract to Crossland Construction Company, Inc. Should you have any questions or would like to discuss further, please contact me at 314-644-5700.

Thank you,



Jay Wohlschlaeger
Managing Partner, SWT Design Inc.



Tim Halbakken
Project Manager and Planner
IMBA Trail Solutions

Exhibit A: Narrative of Disqualifying Factors

To restate clearly, two of the three example pump track projects Branco provided on the enclosed project information form are not "similar in type and cost of construction." Our commentary on the example projects follows.

1. **Lewis Point Park:** While the Lewis Point Park Pump Track project submitted by Brano is not of the caliber desired or specified by the Construction Documents, it is an asphalt-surfaced facility that one could consider similar. **Meets Qualifications**

2. **Horseshoe Bend:** Though little is known of the Horseshoe Bend Pump Track project, we can infer from the stated $75,000 project cost that the track is not of the magnitude or character of the DORA pump track, estimated by the design team to cost $595,000. (Branco did not provide photographs in their qualification package, and an Internet search turned up no photos of the project.)
   Does Not Meet Qualifications

3. **Trek Headquarters:** The Trek Headquarters Bicycle Pump Track project is not of asphalt construction and the quality is indicative of a novice constructor. Photos of this example (see Exhibit B) very clearly illustrate the poorly finished product. **Does Not Meet Qualifications**

The construction of a world-class and high-level asphalt pump track "that is at the forefront of progression in asphalt pump track design and construction" requires a contractor with years of experience building the skills necessary to accomplish such a feat. A pump track is a highly specialized amenity and a massive amount of experience in the specific discipline is paramount to the contractor's delivery of a safe and desirable world-class experience. We designed and specified a pump track that necessitates a contractor at the forefront of this discipline and that understands the subtleties of the medium.

The pump track proposed for DORA will serve as the primary amenity of the bike park and is oriented as a centerpiece on the main stage. Further, the facility is envisioned to host professional and amateur competitions. Users in such competitions will reach high speeds that necessitate pump track construction strategically managed to ensure safety in such use scenarios. The team took great care to design and specify a track that will meet these requirements, however, in such an extraordinarily unique facility, design alone cannot produce the desired result. An experienced contractor is essential to bringing the design to life. Branco's proposed subcontractor, Rock Solid Trail Contracting, LLC, has not constructed pump tracks that demonstrate the skills required to produce a facility of caliber required by the Construction Documents.

Exhibit B: Example Project Photographs



Figure 1: Sample Pump Track Shown on Sheet SP-02 of the Drawings



Figure 2: Trek Headquarters Pump Track



Figure 3: Trek Headquarters Pump Track Showing Quality Concerns



Figure 4: Trek Headquarters Pump Track Showing Quality Concerns