Request of Qualifications - Ewert Splash Park

Request for Qualifications (RFQ) for Construction Manager At Risk (CMAR) services for the Ewert Splash Park Improvements – Step 1 Submittal

Address:
615 South murphy Boulevard
Joplin, MO 64801

April 22, 2024

City Project Number OLS-Ewert23-01

The City of Joplin, Missouri is accepting Request of Qualifications for firms interested in providing Construction manager at Risk (CMAR) services for the implementation of a new splash park (the Project) in Ewert Park, located at 615 South Murphy Boulevard in Joplin, MO. The park is in the center of Joplin and the property is owned by the City.

Project Background

Park History: The 14 acres Ewert Park was deeded to the City of Joplin on February 29, 1924, by Mr. Paul A. Ewert and his wife, Sidney T. Ewert. A prominent lawyer and onetime Assistant U.S. Attorney General, Mr. Ewert gave the Park and Pool to Joplin's African American citizens; but the Park was later opened for all citizens to use. Ewert Aquatic Center, located within Ewert Park, was renovated in 1974 and 2003.

The pool has been an integral part of Ewert Park for nearly a century, and the history behind how and why the park and pool were developed are of importance to the community. Strategies and methods for educating on and incorporating that history should be recommended in this build.

Existing Park Features: The current park consists of basketball courts, tennis courts, picnic pavilion, grills, picnic tables, playground, swimming pool, restroom, and parking lot.

Park Improvements: An initial planning study for the new splash park was developed through the Ewert Pool Study which was completed in 2021. In Fall of 2023 the City hired a design team to provide preliminary and final plans along with construction administration services for the project. Improvements for the project consist of the following improvements.

- Splash park is expected to include:
    - Colored concrete and artificial turf, playground surfacing under dry play structure
    - Additional shade structures (5), existing shade structure at the bathhouse will remain
    - Ground sprays (33)
    - Tall and larger sprays (8)
    - Water table (1)
    - Spray arches (1)
    - Wet boulder sprays (2)
    - Wet play structure (1)
    - Dry play structure (1)
    - Dry boulder play unit (1)
    - Ice rink (12' width, 4,920 s.f.)
    - Landscaping

    - Bathhouse & buildings:
        - Reconfigure entry/admission area
        - Relocate men's shower tree
        - Add 2 family changing rooms
        - Condition the bathhouse to utilize in the winter months (for ice skating)
        - Basic interior and exterior aesthetic improvements
        - Recoat roof
        - Improvements to the entrance between the bathhouse and concession building.
- Ice Ribbon (rink) 12' wide, 4,290 sf ribbon that will weave in and around the splash park area. This will include lighting and an underground refrigeration system.
- Covered basketball / multiuse court that will take the place of the existing tennis courts. The covered court will include lighting, outlets, and a water fountain.
- An amphitheater south of the aquatic center, which will replace the current triangle shaped basketball court. This amphitheater will provide visibility to a minimum of 200 spectators, power will be provided for portable speaker systems, and lighting will be included for nighttime events.
- A park kiosk in a location that complements the amphitheater and other new park elements. The kiosk will incorporate design elements that highlight the history of Ewert Park. In addition to the kiosk, there will be interpretative signage at various locations throughout the park that highlight the park's history.
- The existing playground will be replaced with a new playground that will include a poured-in-place rubberized playground surface.
- Provide security in the parks with proposed enhancements including the addition of security lighting and camera systems within the park. Must conform and integrate with existing and proposed systems elsewhere.

Statement of Qualifications

Qualified firms interested in providing CMAR services for the splash park should submit a statement of qualifications (SOQ) according to the specifications below.

Proposal Submission Requirements:

Step 1 Submittal - Interested firms must submit qualifications that demonstrate their experience in performing similar projects. Submissions must include a response addressing the following information.

- Letter of interest

- Company profile: Provide the following information relative to your firm:
    - Firm name and business address, including telephone and facsimile numbers, and e-mail address.
    - Year established (include former firm names and year established). Identify the county and state in which the firm was incorporated or adopted.
    - Provide the firm's type of ownership and, if applicable, parent company or subsidiaries. Including date of any corporate mergers and/or acquisitions, including all present and former subsidiaries with dates of any and all restricting since the founding date. Also provide any licensure in Missouri.
    - Clarify the business address and telephone number o f the office(s) at which the work is to be accomplished (if different than item #A). Also include the name, address, and telephone number of the project manager, if different than item A.
    - Description of firms approach to CMAR pre-construction and construction management.

- Organizational Structure: Describe your firm's organizational structure and discuss how you anticipate organizing your project team for this engagement.

- Key staff resumes: Provide a listing of key project team members who will be involved highlighting their CMAR experience. Provide resumes for the project manager and other key managerial staff and technical information, which include work experience, education, and any work-related publications.

- Experience and qualifications: Set forth your experience and qualifications as they relate to the proposed project in terms of technical scope, tasks involved, and other elements of the work as they relate to the evaluation criteria and all requirements of this RFQ. Include total construction cost and the year stated and year completed for each project. The qualifications should provide all information which the Consultant considers pertinent to its qualifications for performing the work called for by the RFQ.

- References: Each firm must furnish a minimum of three (3) owner references. References should be listed for similar type work as requested in this RFQ. Each reference must identify and describe the project worked on and specify the originating and final project manager for the party providing the reference. References may or may not be reviewed or contacted, at the sole discretion of the City.

Submittals shall include up to a maximum of fifty (50) 8.5 x 11 single-sided pages or twenty-five (25) double-sided pages having a minimum font size of ten (10) point. The following

items will not count toward the page limitations: Cover page, Letter of interest and table of contents.

Step 1 SOQ submittals shall not include fee schedules or pricing structure of any kind.

SOQ Due Date
Sealed statement of qualifications with one (1) original and one (1) digital (PDF) copy will be received at the Parks Department no later than 10:00 a.m. central time on May 13, 2024. SOQ will not be accepted after this time. Failure to submit a complete SOQ will be considered non-responsive and will not be considered.

SOQ shall be addressed as follows:
For Mail or Hand Delivery
CITY OF JOPLIN
PAUL BLOOMBERG
DIRECTOR OF PARKS AND RECREATION
3301 WEST 1ST STREET
JOPLIN, MO 64801

Submitted envelopes should be marked: "REQUEST FOR QUALIFICATIONS – "OLS-Ewert23-01: Ewert Splash Park"

Inquiries
All inquiries on this Request for Qualifications should be directed to Paul Bloomberg at pbloomberg@joplinmo.org. The last day for questions prior to SOQ submittal deadline is May 6th, 2024 by 5:00 PM central time. Questions received after this deadline will not be answered.

Mandatory Pre-Submittal Conference Call Meeting
The city will conduct a mandatory pre-submittal conference call meeting on April 30th, 2024 at 10:00am Central Time. The meeting will be held via Zoom virtual meeting.
https://us06web.zoom.us/j/88536750700

CMAR process will be in accordance with RSMO 67.5050

Step 2 Submittal - After each SOQ has been scored for Step 1 submittals, the selection committee will select no more than five (5) firms for Step 2 where selected firms will be asked to provide additional information, at that time, such as:

- Project Management Plan/Interview

- Fee Proposal covering CMAR Services
    - Preconstruction Services Fee
    - Construction Phase Services – Construction Manager's Fee
    - General Conditions Fees

Upon evaluation of Step 2 submittals, the selection committee will select no more than three (3) firms to interview.

Project Schedule: (Tentative)

April 22nd, 2024 - Step 1 Issuance of Request for Qualifications (RFQ)

April 30th, 2024 - Mandatory Pre-Submission Conference Call Meeting

May 13th, 2024 - Step 1 Deadline for Receipt of SOQs

May 13th, 2024 - City Open SOQ and Reads Aloud Name of Firms

May 17th, 2024 Step 1 - City Shall notify all responsive Firms of Step 1 Selection Result and Request for Proposals (RFP)

June 4th, 2024 - Step 2 Selected Firms Deadline for Step 2 RFP Submittals.

June 11th to 14th,2024 - Interview Top 3 to 5 Firms and Final Selection

Qualification Evaluation and Selection:

Qualification Evaluation Process: Qualifications, which the City determines in its sole discretion, that are deemed responsive to this RFQ, will be reviewed and evaluated by the City. Qualifications will be evaluated, in part, according to whether the Firm meets the minimum qualifications and submits qualifications complying with all the requirements of this RFQ. Each firm's SOQ will be reviewed by a selection committee comprised of city staff and Landscape Architect/Engineer for the project.

Step 1 Selection Criteria - Evaluation of CMAR Firm qualifications will be based on the following criteria:

- 30 Points - Methodology - that the vendor will use to conduct work outlined in RFQ and evidence of ability to perform the work described herein. Including past performance, meeting budgets and schedule, and safety record.

- 40 Points - Experience – previous firm and personal experience performing related CMAR projects of complex nature, including, but not limited to, similar size and type of organization.
- 15 Points - References – will be based on references submitted as part of RFQ.
- 15 Points – Staff - capability and availability of firm to serve the City of Joplin in a competent and timely manner.
- 100 Points Total

Responsibility for Costs: The Firm shall be fully responsible for all costs associated with the development, preparation, transmittal, and submission of any proposal or material submitted in response to this RFQ. The City assumes no contractual or other obligations as a result of the issuance of this RFQ, the preparation or submission of a SOQ by a Consultant, the evaluation of SOQ, or the selection of any Consultant for further negotiations.

Contract Terms and Conditions:
The City may condition award of the Contract on the Firm's acceptance of the terms and conditions contained in the form of agreement attached hereto and made a part hereof as Exhibit B. Consultants may submit with its SOQ, written objections to the terms and conditions established in this RFQ and/or agreement by identifying the specific section(s) and paragraph(s) objected to, stating the reason(s) for the objection, and proposing alternative terms. Should Firm object to any of the terms and conditions established in this RFQ, including the form of agreement, the City reserves the right, in its sole discretion, to permit Firm to rescind any or all such exceptions at any time prior to award of a contract. The City, in its sole discretion, may evaluate proposals according to whether the Firm objects to terms and conditions and if Firm does object, the number and type of objections. In no event shall the City's selection of a Firm for further negotiations constitute acceptance of any objection or proposed alternative to the terms and conditions established in this RFQ. The City reserves the right, however, to add, delete, revise, or negotiate terms and conditions different than those included in the RFQ, if, in the sole judgment of the City, it is in the best interest of the City to do so.

Format and Content of Proposal

SOQ Terms and Conditions: The following terms and conditions apply to submitting Qualifications in response to this Request for Qualification:

Interviews: The City reserves the right to conduct personal interviews or require presentations of any or all proposers prior to selection. The City will not be liable for any costs incurred by the proposer in connection with such interviews/presentations (i.e. travel, accommodations, etc.)

Request for Additional Information: The proposer shall furnish such additional information as the City of Joplin may reasonably require. The City reserves the right to make investigations of the qualifications of the proposer as it deems appropriate.

Acceptance/Rejection/Modification to Step 1 SOQ and Step 2 Proposals: The City reserves the right to negotiate modifications to RFQ and RFP that it deems acceptable, reject any and all SOQ and Proposals, and to waive minor irregularities in the procedures.

Proposals Binding: All Step 2 proposals submitted shall be binding for one hundred twenty (120) calendar days following the opening.

Proposer's Certification: By submitting a Step 2 proposal, the proposer certifies that the proposal has been fully read and understood. The proposer has full knowledge of the scope and nature and quality of work to be performed. The proposer further certifies that no employee of the City has any direct or indirect financial interest in any resultant contract, and that no gratuities will be offered or provided to the City of Joplin employees or their family members.

Non-exclusive Contract: The agreement resulting from this RFQ shall be a non-exclusive contract, and the City reserves the right to purchase same or like services from other sources the City deems necessary and appropriate.

Late Submittals: SOQ and Proposals received by the City after the time specified for receipt will not be considered. Proposers shall assume full responsibility for timely delivery of the proposals to the location designated for receipt of proposals. The City of Joplin is not responsible for the U.S. Mail or private couriers regarding mail being delivered by the specified time so that a proposal can be considered. All proposals will be received at the time and place specified and made available for public inspection when an award decision is made.

Completeness: All information required by the Step 1 Request for Qualifications and Step 2 Request for Proposal must be supplied to constitute A legitimate SOQ and proposal. The City of Joplin reserves the right to use any and all information presented in any response to the Request for Proposal. Acceptance or rejection of the RFQ does not affect this right.

Execution of Agreement: It is anticipated the City will make their selection of a firm by June 14, 2024. The successful proposer shall enter into a contract with the City for the performance of work awarded to them and shall simultaneously provide any required bonds, indemnities and insurance certificates prior to the commencement of work. A copy of the sample agreement is attached in exhibit B. Failure to comply within the established deadline for submittal of required documents may be grounds for cancellation of the award.

SUBMISSION OF QUALIFICATIONS

In order for the City to adequately compare SOQ and evaluate them uniformly and objectively, all proposals shall be submitted in accordance with this format. The SOQ should be prepared simply and economically, providing straight-forward and concise information as requested.

Amendments

If it becomes necessary to revise or amend any part of this Request for Qualification, the City will furnish the revision by written Amendment to all prospective proposers who received an original Request for Qualification. Any such addenda will be posted on:

https://www.joplinmo.org/Bids.aspx

The last day for posted addenda to the RFQ will be May 8th, 2024 at 5pm central time

Proposal Evaluation Process

The selection of a CMAR is a two-step competitive process.
Step 1 consists of submission of qualifications. After qualification submissions are received, they will be opened publicly by the City, and the names of the respondents will be read aloud. A selection committee will then review the qualification submissions. Following the review of the submissions, the City will select no more than five (5) firms to submit on Step 2

Step 2 consists of a short list of firms asked to submit proposals in direct response to the Request for Proposal (RFP). A selection committee will then review the proposal submissions. Following the review of the submissions, the City will select no more than three (3) firms to invite to interview. The City may begin contract negotiations with the firm submitting the best proposal as determined by the selection criteria where qualification submissions account for 45% and proposal submissions shall account for 55%. In the event a contract agreement cannot be reached, the Owner reserves the right to negotiate with the firm submitting the next best proposal.

Exhibits
The following exhibits are referenced in this RFQ, incorporated into and made a part of this RFQ:

- Exhibit A - Existing Conditions - Aerial
- Exhibit B - Standard Agreement and General Conditions (Draft)
- Exhibit C - Construction Manager at Risk (CMAR) Services Scope of Work (Draft)
- Exhibit D – Preliminary Design Schedule