

CITY OF Weimar, Texas
REQUEST FOR QUALIFICATIONS

Request for Qualifications (RFQ) Design/Build Services for the
City of Weimar

1.0 General

- 1.1 The City of Weimar, herein referred to as “City”, requests qualification statements (RFQ) for Design/Build Services necessary to design, manage the construction and construction of a Class B Public Swimming Pool. The Design/Build firm, herein referred to as “Firm”, shall serve in the capacity as a General Contractor and Architect or Engineer in the state of Texas (or subcontract with a licensed Architect or Engineer in the state of Texas).
- 1.2 Firms should carefully read the information contained herein and submit a complete response to all requirements and questions as directed.
- 1.3 Submittals and any other information submitted by Firms in response to this RFQ shall become the property of the City.
- 1.4 City will not provide compensation to Firms for any expenses incurred by the Firms for submittal preparation or for any demonstrations that may be made. Firms submit qualifications at their own risk.
- 1.5 Each submittal should be prepared simply and economically, providing a straightforward, concise description of your firm’s ability to meet the requirements of this RFQ. Emphasis should be on completeness, clarity of content, responsiveness to the requirements, ease for the City to verify Firm’s past experience and projects, and an understanding of the City’s needs.
- 1.6 City makes no guarantee that an award will be made as a result of this RFQ. City reserves the right to accept or reject any or all submittals, with or without cause, waive any formalities or minor technical inconsistencies, or delete any item/requirement from this RFQ or contract when deemed to be in the City’s best interest. Representations made within the qualifications submittal and any subsequent proposal will be binding on responding firms. City will not be bound to act by any previous communication or submittal submitted by the firms other than this RFQ.
- 1.7 Failure to comply with the requirements contained in this RFQ may result in the rejection of your proposal.
- 1.8 Only individual filing or formal joint ventures may apply. Two firms may not apply jointly unless they have formed a legal joint venture. (This does not preclude an applicant from having consultants).
- 1.9 The City also reserves the right to visit similar projects prior to awarding of the design/build contract.

2.0 Project Description

The project scope includes the construction of a Class B Swimming Pool in the City of Weimar, Texas. The project is being funded by the City of Weimar and a grant from the Texas Parks and Wildlife. Geotechnical sampling and reports were performed by Geoscience Engineering & Testing, Inc of Houston Texas in 2018 and available to the Design/Build Firm. The total project scope is comprised of site preparation, swimming pool and all related parts to an operational pool in compliance with Texas Department of Health Standards for Swimming Pools and Spas Section 265 and the Americans with Disabilities Act:

2.1 The Swimming Pool will be constructed on approx. 0.7 acres of city park property located in the 100 Block of W Market St, Weimar, TX 78962. The following information is an understanding of the project identification and scope.

- a. Type & Size: Construction of a Class B Swimming Pool meeting Texas Department of Health Standards for Swimming Pools and Spas section 265 and the Americans with Disabilities Act (ADA) with approximately 4,800 sq. ft. of water surface and all related fencing, gates, ladders, rails, concrete deck, beach entry, spray features, pumps, piping, valves, filters, drains, grates, chemical feed systems, (hereinafter referred to as Swimming Pool),
- b. Budget: The maximum allowable design and construction cost for the project, which cost is inclusive of the design and all other services to be performed under the design/build contract, is \$800,000.
- c. Schedule: Substantial Completion of the Project is to be achieved by October 4, 2019.
- d. Performance: The Project design and construction will comply with Texas Department of Health Standards for Swimming Pools and Spas section 265 and the Americans with Disabilities Act (ADA).

3.0 Project Milestone Schedule

This schedule is subject to revision and the City reserves the right to modify this schedule as the City finds necessary, in its sole discretion.

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| • Advertise RFQ | April 11 & 18, 2019 |
| • Last Day/Time for Question to the City on the project | 9:00 a.m. April 25, 2019 |
| • RFQs are Due and will not accept any RFQs later than | 2:00 p.m. April 26, 2019 |
| • Interviews and Evaluation of Qualifying Firms | Between April 26 & May 6, 2019 |
| • Selection of Firm & Execute Contract with Guaranteed Maximum Price | May 10, 2019 |
| • Ranking of Qualifying Firms as required | May 17, 2019 |
| • Firm delivers Payment Bond to City | May 20 (10 days aft contract) |
| • City and Firm Work on Preliminary Design | before May 31, 2019 |
| • City reviews & approves design meets scope | June 7, 2019 |
| • Texas Parks and Wildlife gives a "Notice to Proceed" (NTP) | June 21, 2019 |
| • Construction (* can begin after TPW NTP) | June 21, 2019 - November 15, 2019 |
| • Final Construction Documents (Engineer Designs) | December 31, 2019 |

Explanation of Milestones:

- RFQs will be submitted by Firms, reviewed by City, and after 2:00 p.m. April 26, the City may or may not inquire or interview Firms further leading up to the selection of a Firm and May 17 Rankings of Firms.
- Once a Firm has been selected by the City, the City and Firm will attempt to negotiate and agree on a Contract to take before the City Council for City Approval. If the City and Firm cannot agree to a Contract, the City has the option to choose the next Firm that the City deems in its sole discretion to be Most Qualified Firm.
- May 17 Ranking of Firms will be made available to any Firm requesting the rankings.
- Payment Bond must be in the amount of the contract.
- Preliminary Design:
 - a. City Manager and Firm's key staff meet to review basic assumptions of design, ascertain basic functional requirements and review any previously developed documents which detail spatial requirements, site layout, and geotechnical reports.
 - b. Then refine the project based on preliminary input and submit preliminary report to owner and City Council review.
 - c. Then Preliminary Design approval by Texas Parks and Wildlife with TPW Notice to Proceed.
- Firm should have Swimming Pool substantially complete by November 15. Rain out days may be requested by the Firm to extend Completion Date. Final Construction Documents shall contain, equipment manuals, final design stamped as-built drawings, and all bills paid affidavit insuring that all subcontractors have been paid before City pays final 10% retainage.

4. Qualification Statement Requirements

The information that a Firm needs to provide to the City is below. Please be as complete as you can. The more information that a Firm can provide that can be understood and easily verified by the City the better. The City places emphasis on the Firm demonstrating the ability to complete past swimming pool projects to the satisfaction of the owners and that the swimming pool projects were constructed meeting the requirements of design standards relative to the project, as well as, verifications that the past swimming pool projects completed are continuing with good success.

The Firm must:

1. Provide a narrative describing similar municipal swimming pool projects the Firm has constructed. Include dates constructed, whether the Firm was primary contractor or subcontractor, the approximate square footage of the swimming pools, a good color picture showing the completed swimming pools, the owner of the swimming pools, contact person's name and good phone number. (Limit 3 Swimming Pool Projects)
2. Provide a narrative describing similar commercial swimming pools that the Firm has constructed. Include dates constructed, whether the Firm was primary contractor or subcontractor, the approximate square footage of the swimming pools, a good picture showing the completed swimming pool(s), the owner of the swimming pool, contact person's name and good phone number. (Limit 3 Swimming Pool Projects)
3. Explain your Firm's experience and why you believe that your Firm should be considered to handle the City of Weimar Swimming Pool Project.
4. Provide a list of names, titles, and experience of Firm employees, owners, partners, etc. that would be assigned the City of Weimar Swimming Pool Project.
5. Provide the name of the Firm employee who will act as Project Manager.

6. Provide the name(s) and phone number(s) of the architects and/or engineers and the companies they represent that will be most involved in design of this project. Briefly describe their experience and the Firm's past experience with the architect and/or engineer.
7. Provide any relevant information on the where the Firm has the experience or subcontractor experience and ability to comprehend and apply laws and rules governing public swimming pools in the state of Texas and Americans with Disabilities Act.
8. Submit proof of financial credibility, state business license and certificate of incorporation.
9. State whether or not the Firm has any current/outstanding professional liability claims or current/pending lawsuits related to a pool project of any type.
10. State whether the Firm has current general and professional liability insurance and, if so, for each policy provide the name of the insurance carrier and policy number, coverage types and amounts, and any exclusions.
11. Insurance: The City requires the Firm to carry the following insurance coverage, name the City as an additional insured, and to keep the coverage's in force until the Firm's obligations have been fully performed and accepted by the City. Certificates of insurance evidencing the existence of all such coverage(s) must be delivered to the City at the time of contract execution.
 - a. Workers' Compensation: Statutory Employer's Liability \$1,000,000 each occurrence
 - b. Comprehensive General Liability \$1,000,000 in the aggregate
 - c. Professional Liability \$1,000,000 minimum with terms and conditions acceptable to owner
 - d. Errors & Omissions \$1,000,000 in the aggregate
 - e. Comprehensive Automobile Liability (Any auto) \$1,000,000 each occurrence
 - f. Bodily Injury \$1,000,000 each person
 - g. Property Damage \$1,000,000 each occurrence
 - h. Owner's and Contractor's Protective \$1,000,000
 - i. Builder's Risk: Full value of construction portion of contract Company and/or Contractors shall provide the City a full and complete copy of any insurance policy promptly upon request by the City, and without charge to the City. For any Contract, which requires the Contractor to provide on-site services, the Contractor shall, prior to commencement of work, provide the City with Certificates of Insurances and shall maintain such coverages in effect for the full duration of the Contract.

5.0 Signature

- Governing Law. This RFQ and any subsequent RFP, and resulting agreement or purchase order, shall be construed and governed by the laws of the State of Texas.
- Proposer Certification. I (We) certify that I (we) are authorized by the Company or Companies proposed to offer this (these) qualifications proposals: _____
Company Submitting
- _____ Authorized Signature Title _____ Date _____