

REQUEST FOR QUALIFICATIONS

CITY OF GARDEN PLAIN, KANSAS

MUNICIPAL AQUATIC FACILITY

Proposals Due by
April 30, 2025, at 5:00 p.m. CST



General Information

Notice to Construction Managers

The City of Garden Plain (“City”) is seeking proposals for the selection process to enter into a contract with a Construction Manager at Risk (CMAR) firm with a Guaranteed Maximum Price project delivery method to provide pre-construction services such as constructability guidance, cost estimates, and construction schedules; and to perform complete construction services consistent with the CMAR construction delivery process adopted by the City for the construction of a new outdoor municipal aquatic facility located at Garden Plain City Park, 620 Section Line Road, Garden Plain, Kansas, 67050. The construction manager will work in consultation with City’s Engineer Waters Edge Aquatic Design, related to construction cost, construction scheduling, phasing labor, material, supplies, equipment, and construction services for the project.

This document provides information for interested parties to prepare and submit a response to the Request for Qualifications (“RFQ”) for consideration by the City. The City shall select the construction manager in accordance with the procedures and standards stated within.

RFQs will be received 4/8/2025 through 4/30/2025 10:00 a.m. to 5:00 p.m. except holidays, from the date received until 5:00 p.m. CST April, 30 2025. Proposals shall be clearly marked “PROPOSAL - CITY OF GARDEN PLAIN - MUNICIPAL AQUATIC FACILITY PROJECT”.

Submit six (6) copies of the entire RFQ and an electronic version. Facsimile and electronic mail transmittals will not be accepted.

Proposals must be sent to:

Kimberly McCormick, City Clerk
City of Garden Plain
PO Box 336
Garden Plain, KS 67050

RFQs not addressed and delivered to the above person will not be considered. RFQs received after the above stated time and date may not be considered. The City reserves the right to reject any or all RFQs and to waive minor informalities. All RFQs submitted shall be valid for a period of sixty (60) days following the final date for submission.

Requests for information and clarification questions must be received by 4/23/2025 at 12:00 P.M. in order for the City to have time to issue an addendum. Requests for additional information may be submitted to Brian Hill, Waters Edge Aquatic Design, (316) 516-5753; or bhill@wedesignpools.com

Any questions, clarifications, or requests for general information must be in writing and directed to the individual listed above. Answers to any questions shall be in writing and shall be sent to all firms who have responded to this RFQ.

Interviews may be scheduled with responsive applicants on May 07 2025. The location of the interviews will be Garden Plain City Hall, 505 N. Main, Garden Plain KS. 67050. The time frame allotted for each firm will be forty-five (45) minutes with the first interview starting at 5:00

pm. Each firm's time slot will be assigned once all proposals have been received and will be alphabetical to avoid any perception of preference.

The selected construction manager will be given notice of award once the City has approved the contract, the guaranteed maximum price meets budgetary limits, and the conforming contract documents are fully executed. Notice of award can be issued as soon as feasibly possible.

The City will not be liable for costs incurred by construction managers for qualifications preparation, printing, demonstration, or any other costs associated with or incurred in reliance on proposal creation. All such costs shall be the responsibility of the construction manager.

Contact with any other City employee, elected official or other individuals and organizations associated with the proposed project may result in disqualification.

Obligations of Parties

This RFQ does not constitute an offer by the City. By issuing this RFQ and receiving qualifications in response, the City is under no obligation to accept any proposal resulting from this RFQ.

Respondent understands and acknowledges by submitting a Qualification package that the package presented is based on assumed requirements for the proposed project; and, that the City has made no written or oral representations that any such assumed requirements are endorsed or accepted should a contract arise from the presented Qualification package.

Furthermore, Respondent understands and acknowledges by submitting a Qualification package that any and all costs incurred by the Respondent as a result of the Respondent's efforts to participate in this selection process shall be at the sole risk and obligation of the Respondent. The City will not provide compensation to Respondents for any expenses incurred for preparation or for any presentations made.

The City makes no guarantee that an award will be made as a result of this RFQ and reserves the right to accept or reject any or all Qualification packages, waive any formalities or minor technical inconsistencies, or delete any item/requirements from this RFQ or resulting contract when deemed to be in the City's best interest. Representations made within the Qualification package response will be binding on responding firms.

Procedures for Evaluation and Awarding of Contract:

1. Evaluation will be done by the appointed selection committee. After evaluation the selection committee will make a recommendation to the City Council for award. This recommendation and pending award will be made at a City Council meeting, which occurs the first Wednesday of the month, or at any time of the Council's choosing. The City Council will award the bid by majority vote.
2. The City and the selection committee shall evaluate proposals taking into consideration the criteria listed below with the maximum percentage of total points for evaluation which may be assigned to each criterion as indicated immediately following the criterion.

- a. The financial resources of the construction manager to complete the project
- b. The ability of the proposed personnel of the construction manager to perform
- c. The character, integrity, reputation, judgment, experience, and efficiency of the construction manager
- d. The quality of performance on previous projects
- e. The ability of the construction manager to perform within the time specified
- f. The previous and existing compliance of the construction manager with laws relating to the contract
- g. Other information as may be secured having a bearing on the selection

Project Details

Project Objective

The City of Garden Plain, KS is located in Sedgwick County, Kansas and has a population of nearly 1,000. The city does not currently have an outdoor municipal aquatic facility and is looking for ways to add more recreational opportunities for the community.

Delivery Method and Scope of Project

The City intends to implement the project through a CMAR approach. The City has hired Waters Edge Aquatic Design to design the new outdoor municipal aquatic facility. The construction manager will collaborate and work in unison with Waters Edge Aquatic Design to review the design documents and advise on whether they are consistent with the City's budget and schedule for the Project. The project's overall scope of work will be divided into two phases: (i) Preconstruction design phase; and (ii) the Construction Phase.

During the first phase, the construction manager will primarily serve in a support role for design phase services and will develop a Guaranteed Maximum Price ("GMP"). Services during this phase by the construction manager will include, but are not limited to, the following:

1. Provide detailed cost estimating and knowledge of marketplace conditions for municipal pools/aquatic facilities.
2. Provide project planning and scheduling.
2. Provide for construction phasing and scheduling to coordinate with other portions of the project construction.
3. Assist the architectural and engineering firm with plan evaluations and constructability reviews which could have the potential for cost savings to the City.
4. Advise the City of ways to gain efficiencies in project delivery.
5. Assist in the permitting processes.

6. Select subcontractors/suppliers for this project.
7. Protect the City's sensitivity to quality, safety, and cost factors.

Upon formal acceptance of the proposed GMP by the City, the construction phase of the project will commence and the CMAR will assume the risk of delivering the project through a GMP contract. The construction manager will be responsible for providing the following services during this phase of the project:

1. Construct the new municipal aquatic facility. Construction activities include, but are not limited to, construction of a new pool along with installation of features such as waterslide structures, spray features, shade structures, and zero- depth entry; construction of new bathhouses containing changing facilities, admissions, staff space, and concessions area; and installation of new mechanical, electrical, disinfection, and plumbing equipment.
2. Coordinate with various state and local agencies, departments, other agencies, utility companies, etc.
3. Arrange for procurement of materials and equipment.
4. Schedule and manage site operations.
5. Bid, award, and manage all construction related contracts.
6. Provide quality controls.
7. Bond and insure the construction.
8. Address all Federal, State and Local permitting requirements.
9. Address any owner issues.
10. Maintain a safe work site for all project participants.

Project Delivery

It is the goal of the City to have the entire facility completed and available May 2026.

Project Budget and Funding Limitations

Prospective construction managers are to base their proposals on the City's construction costs funding limitation for the project. The City has approved a total budget of no more than \$3,270,000 for the outdoor municipal aquatic facility.

Compensation

The City of Garden Plain will not compensate Construction Management firms for furnishing all labor, materials, equipment, tools and/or services required by this proposal submittal.

Services Required by Construction Managers

Qualification packets will be accepted from all prospective Construction Managers. Construction managers must be able to enter into a contract for and directly manage this project from its own offices and facilities. Failure to submit the requested qualifications information in the manner prescribed will be considered nonresponsive and may result in rejection of the submittal in its entirety.

Prospective construction managers shall furnish all of the following qualification information.

1. Firm Information

- a. Describe the organizational structure of the firm for which the RFQ is being furnished. Include the name and address of the firm, the location of the office of the firm (principal office) from which most work will be directed, the proximity of the firm's corporate headquarters/home office to City of Garden Plain, and the type of business (e.g. corporation, partnership, individual, joint venture, or other).
- b. Provide a brief summary of the history and capability of the firm. Include the number of years the firm has been providing construction services as a construction manager at the principal office location indicated above.
- c. Describe and document the financial strength/stability of the firm. Include both a current financial statement and a letter from the firm's surety confirming the firm's ability to provide bonding for this project.
- d. Has the firm ever failed to complete work for which a contract was issued, or ever defaulted on a protective bond? If yes, explain.
- e. What is the firm's philosophy regarding self-performed work verses that work being competitively bid and performed by others?
- f. Include a summary of the firm's key personnel employed in the office of the firm for which this information is being furnished.

2. Relevant Project Experience

- a. Provide a list and description of at least three (3) pool or aquatic projects of a similar size, scope, value, and complexity for which the firm has provided or is providing construction services under similar type contracts which are most related to the services required for this project. All projects must be CM at Risk.
- b. For each project listed, also provide the current phase of the project development, the original Guaranteed Maximum Price, the final construction cost (for completed projects), the scheduled date for completion of the project, and the actual completion date (for completed projects).

- c. Include contact references (Owner contact and Designer contact) for each of the projects described.

3. Project Organization and Personnel Resources

- a. Describe the firm's proposed organizational structure for management, operations and supervision of this project. Identify experience and qualifications, and planned duration of involvement, for key personnel that will be a part of the Project Team during both the Preconstruction Phase and the Construction Phase of this project.
- b. Identify the firm's key personnel to be assigned (indicate full-time or part-time) to the project job site for this project during construction (include a current resume for each).
- c. Describe the current workload of firm. Does the firm have the ability to assign needed resources to this project?

4. Project Management and Methods

- a. Describe the differences of a Construction Management at Risk Project vs. Traditional Design/Bid/Build. Where do you believe the single most value is to the City in a CMR Project and why?
- b. Describe the firm's philosophy and methods in establishing and managing project budget and contingency, at all phases, for a project of this scope and complexity. Are you willing to set a GMP for the project? Why or why not.
- c. Describe the way in which project budgets and schedules are developed, monitored, and maintained through completion of construction for a minimum of two of the projects first described above. Select projects that will present significant examples of budget and scheduling changes/challenges and describe how the firm resolved them.
- d. Submit an example of the project budget (s) and schedule(s) customarily prepared by the firm. (Bring an example to the interview for review).
- e. Describe the estimating and cost control methods and documents used by the firm during both the Preconstruction Phase and the Construction Phase of a project.

Include examples, from the projects first described above, of successful constructability analysis and value engineering efforts to maintain project budgets without sacrificing overall project quality.
- f. Provide a description of the way in which the firm identifies prices and manages changes to the work, related to project contingency and related to scope changes under a GMP.

- g. Include a compilation of the firm's history/experience related to changes to the work/Change Orders for the projects first described above.
- h. Provide a complete breakdown of your proposed fees for the project, including a fee for overhead and profit for Preconstruction Phase Services, Construction Phase Services, and fees for changes in work including adjustments of general conditions. Express fees as a percentage or lump-sum.
- i. Provide a General Conditions Matrix to identify how potential GC costs will be categorized. This GC Matrix will be attached to the contract as an exhibit and will be adhered to in establishing the GMP; therefore, any items not identified will be excluded from the cost of the work.

Contract Terms and Conditions

Below are the proposed terms and conditions for the contract, which are subject to further negotiation. All general terms and conditions approved in the final contract shall be consistent with nationally recognized models of general terms and conditions which are standard in the design and construction industry in Kansas.

1. Contract

The anticipated CMAR agreement for the project is AIA Document A133-2019, Standard Form of Agreement Between Owner and Construction Manager as Constructor where the basis of payment is the Cost of the Work Plus a Fee with a Guaranteed Maximum Price

2. Performance and Payment Bond:

The successful Construction Manager shall be required to furnish performance and payment bonds and said bonds shall be in the amount of 100% of the total amount of the contract, written by a surety licensed to do business in the State of Kansas. Said performance and payment bonds shall be provided to the City Clerk within ten (10) days after execution of the contract documents and bid award. Bond may be secured through the Construction Manager's usual sources.

2. Information, Discussion, and Disclosures:

- a. Any information provided by the City to any Construction Manager prior to the release of this RFQ, verbally or in writing, is considered preliminary and is not binding on the City.
- b. The Construction Manager must not make available nor discuss any cost information contained in the sealed copy of the proposal to or with any employee of the City from the date of issuance of this RFQ until the contract award has been announced, unless allowed by Kimberly McCormick, City Clerk of the City of Garden Plain, in writing for the purpose of clarification or evaluation.

- c. No interpretation of the meaning of the specifications or other bidding documents, nor correction of any ambiguity, inconsistency, or error therein will be made orally to any Construction Manager.
- d. Every request for such interpretation or correction should be addressed to City's Engineer – Waters Edge Aquatic Design.
- e. Requests for information and clarification questions must be received by April 23, 2025 at 12:00 P.M. in order for the City to have time to issue an addendum. Requests received after the deadline may not be considered. In case the City finds it expedient to supplement, modify, or interpret any portion of the bidding documents prior to the proposed bid date, such procedure will be accomplished by the issuance of written addenda to the RFQ which will be mailed or delivered to all prospective Construction Managers at the respective addresses furnished for such purpose.

3. Addenda:

- a. All addenda will become part of this RFQ and must be responded to by each Construction Manager.
- b. All addenda must be acknowledged in writing in the RFQ submitted by the Construction Manager.
- c. This RFQ, any subsequent addenda, and any written responses to questions take precedence over any information previously provided.

10. Insurance Requirements:

The Construction Manager shall not begin work under this Agreement until all insurance certificates have been filed with the City Clerk.

Construction Manager shall not commence work on this Contract until he/she has obtained all insurance required under this Section and such insurance has been approved by the City, nor shall Contract Manager allow any subcontractors to commence work on his/her subcontract until similar insurance required of the subcontractor has been so obtained and approved.

The following insurance coverages shall be kept in force during the life of the Contract and shall be primary with respect to any insurance or self-insurance programs covering the City, its councilmembers/supervisors, officials, agents, representatives and employees.

11. State and Federal Regulations:

Construction Manager must comply with all State and Federal laws and regulations, as applicable.

12. Assignment:

The Construction Manager may not assign this contract without the prior written consent of the City.

13. Subcontracting:

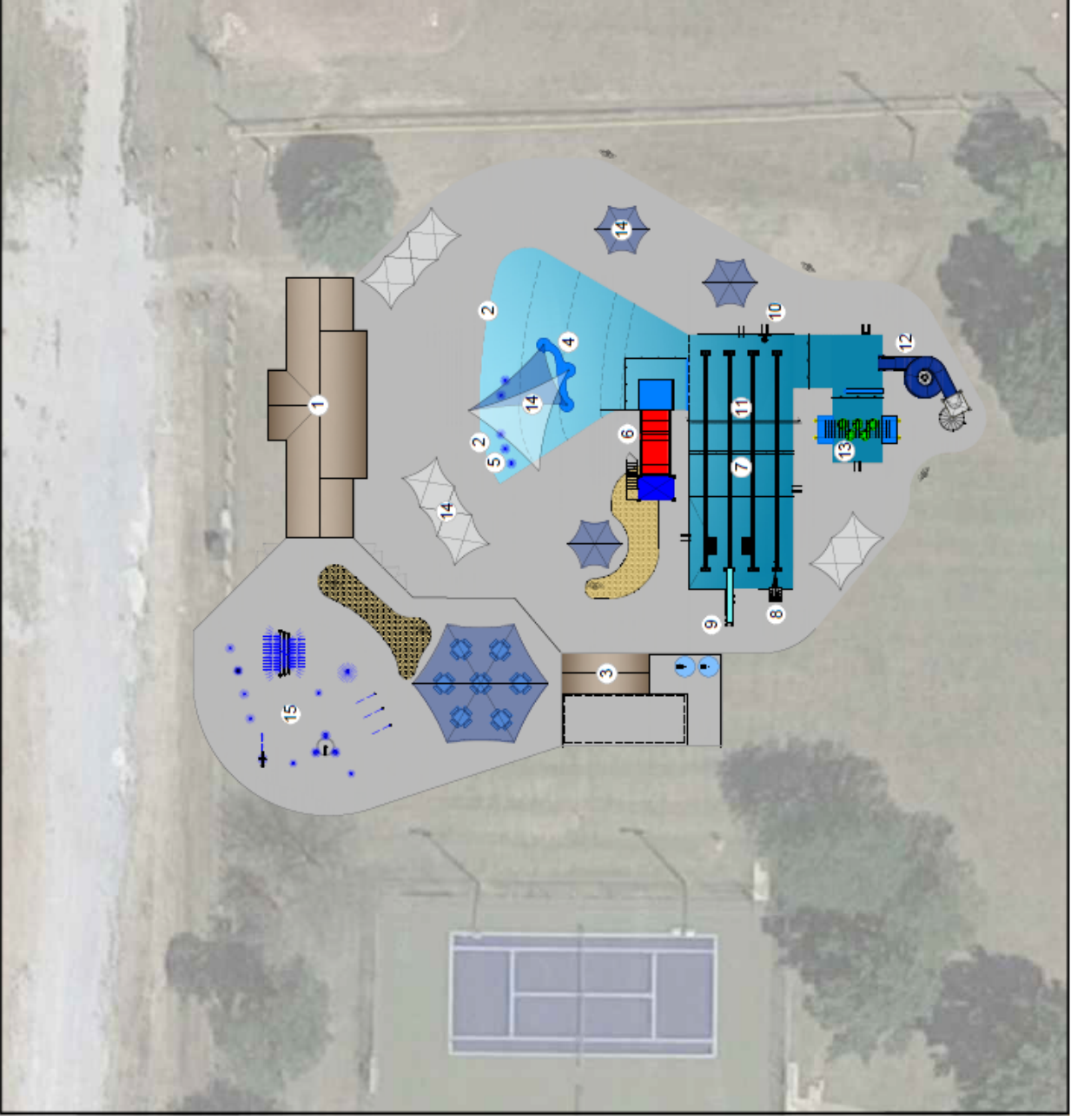
Construction Manager may not subcontract any work to be performed, without prior written consent of the City. If such consent is granted, Construction Manager will retain responsibility for all work associated with the Contract. The Construction Manager must identify in writing any trades and the types of work you intend to subcontract in the execution of this Contract.

14. Independent Contractor:

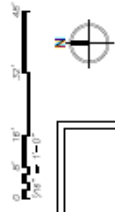
The construction manager shall in the performance of the contract at all times be an independent contractor and not an employee or agent of the City. The construction manager, its officers, employees and agents shall at no time represent the construction manager to be other than an independent contractor or represent themselves to be other than employees of the construction manager.

Exhibit A – Conceptual Plan
For Reference Only





Shallow Play Area	2,700	S.F.
Lap Area	3,100	S.F.
Total Water Surface Area	5,800	S.F.
Concrete Deck Area	17,200	S.F.
Rockscape Deck Area	820	S.F.
Splashpad	2,500	S.F.



- 1 Bathroom
- 2 Zero Depth Entry
- 3 Filler Building
- 4 Water Bench
- 5 Pool Bubblers
- 6 Family Slide
- 7 25 Yard Lap Lanes
- 8 Zip Line Feature
- 9 1 Meter Diving
- 10 Basketball Goal
- 11 Volleyball Net
- 12 Water Slide
- 13 Water Walk
- 14 Shade Structure
- 15 Splash Pad

Concept 1
 Aquatic Center
 Garden Plain, KS
 10/10/2024

11205 W. 79th St.
 Lenexa, KS 66214
 T. 913.438.4338
 www.WedesignPools.com

