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Better Tomorrow. Today.*

**REQUEST FOR QUALIFICATIONS  
FOR  
CONSULTING SERVICES  
FOR  
COMPREHENSIVE FACILITY EVALUATION AND MASTER PLAN  
FOR  
ISLAND OASIS WATER PARK  
CITY OF GRAND ISLAND**

**To:** Swimming Pool Consulting Services

**From:** Todd McCoy, Parks & Recreation Director  
City of Grand Island, Nebraska

**Subject:** Consulting Services for a Comprehensive Facility Evaluation and Master Plan for Island Oasis Water Park

**Date:** February 1, 2022

The City of Grand Island Parks & Recreation Department is soliciting proposals for Consulting Services for a Comprehensive Facility Evaluation and Master Plan for Island Oasis Water Park.

The Request for Qualifications is due **February 23, 2022 by 4:15 p.m. (Local Time)**. Four (4) copies of the Request for Qualifications shall be submitted to:

City Clerk  
Attn: RaNae Edwards  
P.O. Box 1968  
Grand Island, NE 68802

Any questions in responding to this RFQ should be directed to **Todd McCoy (308) 389-0290**. We look forward to receiving your response to this request.

**ADVERTISEMENT  
REQUEST FOR QUALIFICATIONS  
FOR  
CONSULTING SERVICES  
FOR  
COMPREHENSIVE FACILITY EVALUATION AND MASTER PLAN  
FOR  
ISLAND OASIS WATER PARK**

**CITY OF GRAND ISLAND, NEBRASKA  
PARKS & RECREATION DEPARTMENT**

Sealed Request for Qualifications will be **received at the City Clerk's office**, 100 East First Street, Grand Island, NE 68801 or P.O. Box 1968, Grand Island, NE 68802, **until 4:15 pm (Local Time), February 23, 2022 for Consulting Services for a Comprehensive Facility Evaluation and Master Plan for Island Oasis Water Park.** Request for Qualifications received after the specified time will be returned unopened to sender.

Proposal documents for use in preparing proposal may be downloaded from the Quest CDN website, [www.QuestCDN.com](http://www.QuestCDN.com) for a thirty dollar (\$30) fee. Proposals must be uploaded to the Quest CDN website and received before the specified time to be considered.

The award winning offeror will be required to comply with the City's Insurance requirements.

The Purchaser reserves the right to reject any or all Request for Qualifications, to waive technicalities, and to accept whichever proposal that may be in the best interest of the City, at its sole discretion.

No bidder may withdraw its Request for Qualifications for a period of sixty days (60) after proposal due date.

RaNae Edwards, City Clerk

**REQUEST FOR QUALIFICATIONS  
FOR  
CONSULTING SERVICES  
FOR  
COMPREHENSIVE FACILITY EVALUATION AND MASTER PLAN  
FOR  
ISLAND OASIS WATER PARK, GRAND ISLAND, NEBRASKA**

**PROPOSED WORK**

The City of Grand Island Parks & Recreation Department is soliciting proposals for Consulting Services for a Comprehensive Facility Evaluation and Master Plan for Island Oasis Water Park.

*Island Oasis Facility Background:* Island Oasis Waterpark opened to the public in the summer of 1993. In the early years the facility included a 360,000 gallon wave pool, two flume slides, two enclosed slides, children's otter slide, volleyball court, bathhouse, three pavilions, and concessions stand. In 1997 a 750 foot (210,000 gallon) lazy river was added. In 2002 Island Oasis added two approximately 60 foot high (300 foot long) speed slides. Island Oasis is located in southeast Grand Island in close proximity to Fonner Park horse racing track, Heartland Event Center, and the Nebraska State Fair Grounds. Construction of a new casino is scheduled on the Fonner Park property soon. Grand Island's population is 52,000 and is located in Central Nebraska.

*Objective:* The primary goal is to develop a plan to update Island Oasis Water Park so that it meets the community's future needs while improving operational and financial sustainability.

- Evaluate existing facility with a condition assessment and useful life projection for each feature. (Facility features include but not limited to water slides, towers, decks, pool basin, recirculation systems, filtration systems, heaters, wave generation equipment, lazy river, effects, shade structures, ADA compliance, bathhouse, and concessions.)
- Evaluate contributing factors (not limited to) local demographics, competition, industry trends, staffing limitations, future opportunities, and more that may affect the success of operating Island Oasis into the future.
- Provide recommendation that consider factors above, public input, and the City's goals for updating the facility to meet the community's future needs and improving operational and financial sustainability. Recommendations should include:
  - Needed repairs, renovations, or updates
  - Possibility of eliminating or replacement of features for operational efficiency while maintaining attendance
  - Programming opportunities
  - Marketing analysis and promotional planning
- Provide a comprehensive facility development plan including budget estimates and recommended timelines.

## PROJECT SCHEDULE

The proposal shall include a schedule of the anticipated study start date, consultant progress reviews and firm completion date for the Comprehensive Facility Evaluation and Master Plan.

## EVALUATION CRITERIA

The proposals shall be evaluated with the following considerations:

- qualifications of personnel to be assigned to the project;
- previous experience with projects of similar scope;
- proposed schedule;
- proposed approach.

## PROPOSAL SHOULD INCLUDE

In order to be carefully evaluated, the proposal should include:

- brief company history including resumes of applicable personnel to be assigned to this study;
- list of similar projects including client company, client project manager with address and phone number;
- description of services to be provided;
- schedule;
- listing of any exceptions to the requirements herein.

## PROPOSAL PROTOCOL

Todd McCoy, Director of Parks & Recreation, will be the City's contact for additional information on this project (308-389-0290). Site visits can be arranged by contacting Mr. McCoy. Interested firms shall send four (4) copies of their proposal to the City Clerk, City Hall, 100 E. 1<sup>st</sup> St., Grand Island, NE 68801 or P.O. Box 1968, Grand Island, NE 68802. Proposal must be received by **4:15 pm (Local Time), February 23, 2022**. Proposals must remain firm for sixty (60) days from proposal due date. City reserves the right to reject any or all proposals and to select the proposal which is deemed to be in the City's best interest, at its sole discretion.

## CONTRACT NEGOTIATIONS

The evaluation committee will rank the firms. The Parks & Recreation Director, in conjunction with the City Purchasing Agent will then negotiate a contract with the highest ranked firm. If a satisfactory contract cannot be negotiated with the highest ranked firm, then an attempt will be made to negotiate a contract with the next highest ranked firm. The firm selected for the study may also be hired for subsequent phases of the project including design of improvements.

## **GRATUITIES AND KICKBACKS**

City Code states that it is unethical for any person to offer, give or agree to give any City employee or former City employee, or for any City employee or former City employee to solicit, demand, accept, or agree to accept from another person, a gratuity or an offer of employment in connection with any decision, approval, disapproval, recommendation, or preparation of any part of a program requirement or a purchase request, influencing the content of any specification or procurement standard, rendering of advice, investigation, auditing, or in any other advisory capacity in any proceeding or application, request for ruling, determination, claim or controversy, or other particular matter, pertaining to any program requirement or a contract or subcontract, or to any solicitation or qualification therefore. It shall be unethical for any payment, gratuity, or offer of employment to be made by or on behalf of a consultant under a contract to the prime consultant or higher tier consultant or any person associated therewith, as an inducement for the award of an agreement or order.

## **INSURANCE**

Provide a summary of the firms (and sub-consultant's) insurance coverage. Minimum limits and types of insurance that are required to be maintained throughout the term of the project are identified in this section.

### **WORKERS' COMPENSATION AND EMPLOYER'S LIABILITY**

1. "Worker's Compensation and Employer's Liability." This insurance shall protect the Contractor against all claims under applicable State worker's compensation laws. This insurance shall provide coverage in every state in which work for this project might be conducted. The Contractor shall also be protected against claims for injury, disease, or death of employees which, for any reason, may not fall within the provisions of a worker's compensation law. This policy shall include an "all states" endorsement. The liability limits shall be not less than the following:

Worker's Compensation	Statutory Limits
Employer's Liability	\$100,000 each accident
	\$100,000 each employee
	\$500,000 policy limit

2. "Business Automobile Liability." This insurance shall be written in comprehensive form and shall protect the Contractor, Contractor's employees, or subcontractors from claims due to the ownership, maintenance, or use of a motor vehicle. The liability limits shall be not less than the following:

Bodily Injury & Property Damage \$500,000 Combined Single Limit

3. "Comprehensive General Liability." The comprehensive general liability coverage shall contain no exclusion relative to explosion, collapse, or underground property. The liability limits shall be not less than the following:

Bodily Injury & Property Damage \$ 500,000 each occurrence  
\$1,000,000 aggregate

4. "Umbrella Liability Insurance." This insurance shall protect the Contractor against claims in excess of the limits provided under employer's liability, comprehensive automobile liability, and commercial general liability policies. The umbrella policy shall follow the form of the primary insurance, including the application of the primary limits. The liability limits shall not be less than the following:

Bodily Injury & Property Damage \$1,000,000 each occurrence  
\$1,000,000 general aggregate

5. Additional Requirements. The City may require insurance covering a Contractor or Subcontractor more or less than the standard requirements set forth herein depending upon the character and extent of the work to be performed by such Contractor or Subcontractor.

Insurance as herein required shall be maintained in force until the City releases the Contractor of all obligations under the contract.

The Contractor shall provide and carry any additional insurance as may be required by special provisions of these specifications.

6. Certificate of Insurance. Satisfactory certificates of insurance shall be filed with the City prior to starting any work on this contract. The certificates shall show the City as an additional insured on all coverage except Workers Compensation. The certificate shall state that thirty (30) days written notice shall be given to the City before any policy is cancelled (strike the "endeavor to" wording often shown on certificate forms). If the Contractor cannot have the "endeavor to" language stricken, the Contractor may elect to provide a new certificate of insurance every thirty (30) days during the contract. The Contractor shall immediately notify the City if there is any reduction of coverage because of revised limits or claims paid which affect the aggregate of any policy.

### **FAIR EMPLOYMENT PRACTICES**

Each proposer agrees that they will not discriminate against any employee or applicant for employment because of age, race, color, religious creed, ancestry, handicap, sex or political affiliation.

### **LB 403**

Every public contractor and his, her or its subcontractors who are awarded a contract by the City for the physical performance of services within the State of Nebraska shall register with and use a federal immigration verification system to determine the work eligibility status of new employees physically performing services within the State of Nebraska.

### **FISCAL YEARS**

The City of Grand Island, Nebraska operates on a fiscal year beginning October 1st and ending on the following September 30th. It is understood and agreed that any portion of this agreement which will be performed in a future fiscal year is contingent upon the City Council adopting budget statements and appropriations sufficient to fund such performance.

## **QUALIFICATION TERMS AND CONDITIONS**

The City will not pay any costs incurred by the firm in preparing or submitting the proposal. The City reserves the right to modify or cancel, in part or in its entirety, this RFP. The City reserves the right to reject any or all proposals, to waive defects or informalities, and to offer to contract with any firm in response to any RFP. This RFP does not constitute any form of offer to contract.

## **TITLE VI**

The City of Grand Island, in accordance with Title VI of the Civil Rights Act of 1964, 78 Stat. 252, 42 U.S.C 2000d to 2000d-4 and Title 49, Code of Federal Regulations, Department of Transportation, Subtitle A, Office the Secretary, Part 21, Nondiscrimination in Federally assisted programs of the Department of Transportation issued pursuant to such Act, hereby notified all bidden that it will affirmatively insure that in any contact entered into pursuant to this advertisement, minority business enterprises will be afforded full opportunity to submit bids in response to this invitation and will not be discriminated against on the grounds of race, color, or national origin, sex, age and disability/handicap in consideration for an award.

## **SECTION 504/ADA NOTICE TO THE PUBLIC**

The City of Grand Island does not discriminate on the basis of disability in admission of its programs, services, or activities, in access to them, in treatment of individuals with disabilities, or in any aspect of their operations. The City of Grand Island also does not discriminate on the basis of disability in its hiring or employment practices.

This notice is provided as required by Title II of the Americans with Disabilities Act of 1990 and Section 504 of the Rehabilitation Act of 1973. Questions, complaints, or requests for additional information or accommodation regarding the ADA and Section 504 may be forwarded to the designated ADA and Section 504 compliance coordinator.

Jerry Janulewicz  
308-385-5444, extension 140  
100 East First Street, Grand Island, NE 68801  
Monday through Friday; 8:00 a.m. to 5:00 p.m.