



**REQUEST
FOR
QUALIFICATIONS**

**PARKS &
RECREATION
DEPARTMENT**

**ENGINEERING DESIGN
SERVICES
FOR
REHAB/REPLACEMENT
PROJECT**

LINCOLN POOL

City Hall
Box 1968
Grand Island, NE 68802
(308) 385-5444 ext. 290

2011

**ADVERTISEMENT
REQUEST FOR QUALIFICATIONS
FOR
ENGINEERING DESIGN SERVICES**

**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 4:00 pm (Local Time), November 22, 2011 for Engineering Design Services for the Lincoln Park Swimming Pool rehab/replacement project.** Request for Qualifications received after the specified time will be returned unopened to sender.

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 qualification 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 ninety days after date of bid opening.

RaNae Edwards, City Clerk

**REQUEST FOR QUALIFICATIONS
FOR
ENGINEERING DESIGN SERVICES
FOR CITY OF GRAND ISLAND**

PROPOSED WORK

The Parks & Recreation Department of the City of Grand Island is seeking a consultant to provide engineering design services to develop plans and specifications to rehab/replace Lincoln Park Swimming Pool using an estimated budget of 1.4 million dollars.

The City has previously contracted a study with Olsson Associates to provide a Lincoln Pool Facility Evaluation. See enclosed evaluation.

The proposed engineering design services sought shall include:

1. All plans and specifications necessary to rehab/replace Lincoln Pool, approved by the Nebraska State Health Department for construction.
2. Construction observation and testing services necessary for quality control during construction.

EVALUATION CRITERIA

The qualifications shall be evaluated with the following considerations:

- Proposed project schedule and completion date (30%)
- Consultants experience on similar swimming pool projects (30%)
- Technical approach and scope (40%)

**QUALIFICATIONS SHALL INCLUDE
(limit of 25 pages excluding resumes)**

In order to be carefully evaluated, the qualification shall include:

- Approach to the project;
- Brief company history, including references of similar departments/cities serviced by your company;
- Resume of key staff designated for the projects and a clear identification of their roles in the projects;
- Names and addresses of references;
- Copy of proposed contract agreement;
- Any exceptions to the qualification requirements as stated herein; and
- Proposed work schedule.

QUALIFICATION PROTOCOL

Steve Paustian, Parks & Recreation Director, will be the City's contact person for additional information on this RFQ (308-385-5444, ext. 290). Interested firms shall send six (6) copies of their qualifications to RaNae Edwards, City Clerk, PO Box 1968, Grand Island, NE 68802-1968. Qualifications must be received **no later than 4:00 p.m. on November 22, 2011**. Qualifications

must remain firm for ninety (90) days from the due date. The City reserves the right to reject any or all qualifications and to select the qualification which is deemed to be in the best interest of the City, at their sole discretion.

If any proposer shall have any questions or request clarification of the Request for Qualification specifications, the proposer may contact Steve Paustian, City of Grand Island, 100 E 1st Street, Grand Island, NE 68801 or 308-385-5444, ext. 290 of any ambiguity, inconsistency or error which they may discover upon examination of the specifications. Interpretation, corrections and changes made to the specifications will be by written addenda. Oral interpretations or changes to the specifications made in any other manner will not be binding on the City; and any proposer shall not rely upon any such oral interpretation or changes.

CONTRACT NEGOTIATIONS

The evaluation committee will rank the qualifications. Steve Paustian, Parks & Recreation Director, will negotiate a contract with the highest ranked proposer. If a satisfactory contract cannot be negotiated with the highest ranked proposer, then an attempt will be made to negotiate a contract with the next highest ranked proposer.

ANTICIPATED SCHEDULE OF PROJECT

- Receipt of qualifications no later than 4:00 p.m. on November 22, 2011; and
- Award negotiated contract with successful proposer at December 6, 2011 City Council meeting; and
- Bid construction of project June 1, 2012; and
- Begin construction August 13, 2012; and
- Complete pool construction and State Health Department inspection April 19, 2013.

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 firm's (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
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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 qualification. The City reserves the right to modify or cancel, in part or in its entirety, this RFQ. The City reserves the right to reject any or all qualifications, to waive defects or informalities, and to offer to contract with any firm in response to any RFQ. This RFQ 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.

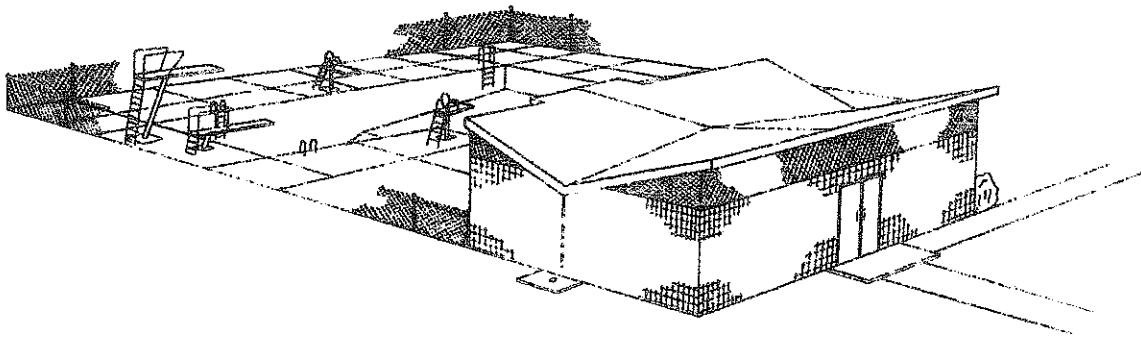
This notice is provided as required by Title II of the Americans with Disabilities Act of 1990 and Section 504 of the Rehabilitation Act of 1973. Questions, complaints, or requests for additional information or accommodation regarding the ADA and Section 504 may be forwarded to the designated ADA and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

Mary Lou Brown
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.



Lincoln Park

Pool Facility Evaluation



Facility Evaluation and Recommendations

for the City of Grand Island

June 2009

PURPOSE AND SCOPE

This report is prepared by Olsson Associates who investigated the existing Lincoln Park Pool constructed in 1975. This report includes:

- An assessment of the existing facilities related to physical condition, current codes and design trends.
- A cost analysis to remodel existing facilities.
- A conceptual design for a replacement pool at Lincoln Park, and a new Pool Facility at Lions Club Park.
- A cost analysis for a replacement pool.

LINCOLN PARK POOL

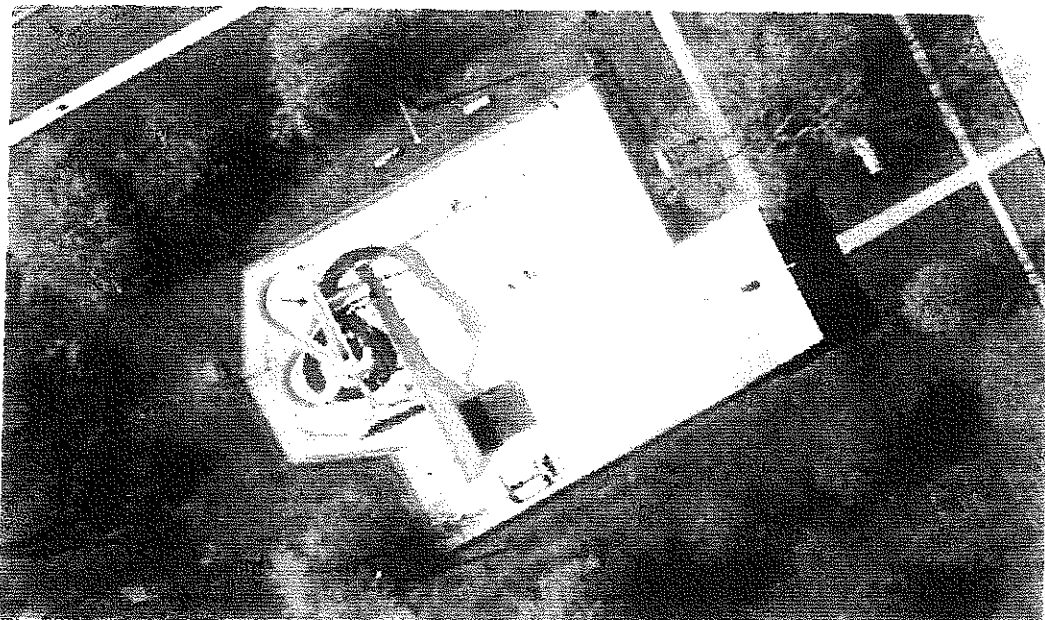
Lincoln Park Pool is located at 716 North Lambert St. within the Lincoln Park. Also located at the Lincoln Park are a playground, a splash pool, restrooms, picnic tables, and tennis courts. Lincoln Park Pool has approximately 11,500 square feet within the fenced-in area, of which 3,625 square feet are the pool. The pool has a capacity of 155,800 gallons with a maximum depth of 12 feet and a minimum depth of 2 feet.

The analysis of the existing pool identifies any deficiencies and design issues with the Filter System, Recirculation System, Chemical Treatment System, Deck Area, Pool, Bathhouse, and Site Improvements. Deficiencies were identified using Nebraska Health and Human Services, Title 178, NAC 4 standards.

A. Analysis of Existing Facilities

1. Filter System – the pool currently has two horizontal high rate sand filters in a stacked configuration. The filters were installed within the last 10 years and appear to be in good condition. Each filter has a capacity of 394 gpm (gallons per minute) for a maximum flow rate of 788 gpm. This meets the current standard for a 6 hour turnover rate of 433 gpm.
2. Recirculation System – the pool currently utilizes one main drain and six surface skimmers for pool circulation. Current regulations do not allow surface skimmers on a pool wider than 30 feet. Lincoln Park Pool is 35 feet wide. Current regulations require a perimeter overflow system. The pool now utilizes a direct suction pumping system. Current design standards require a gravity type main drain with a wet well. The present flow rate of 325 gpm at the existing circulation pump does not meet the current regulation for a 6 hour turnover rate.
3. Chemical Treatment - the existing building does not meet current standards for housing chlorine equipment. Chemical treatment for the pool is automated and meets the current regulations. Water quality is a major problem with the existing pool facility.

4. Deck Area - the existing pool deck appears to be in fair condition with deck widths ranging from 4 to 10 feet around the pool. The deck currently drains directly towards the pool; current regulations require all deck drainage to be directed away from the pool and into a drainage system. Hose bibs are not provided for deck washing in accordance with the current standards.
5. Pool - the concrete of the pool basin is in good condition, concrete tests on the pool basin yielded strengths greater than 5000 psi. The diving well meets the depth criteria for a one meter board. Handicap access consists of a chair lift and requires staff to assist ADA patrons at the existing facility. Current design trends include a zero depth entrance for ADA access.
6. Slide and Water Features -The existing slide is in poor condition due to the existing steel structure and slide deterioration. The current suction outlet device for the slide does not meet current standards. The pool does not have any other interactive water features.
7. Bathhouse - The existing bathhouse does not meet handicap accessible requirements. The bathhouse does not have the required ventilation, and the guard and first aid area does not meet the current standards. The entrance office is not of sufficient size to handle the required personnel and does not have adequate storage or basket storage on site. Current regulations require ventilation (not direct draft as is present) and proper storage of the first aid equipment. There is no storage on site except in the pump room.
8. Site Improvements - Off street parking is in place and sidewalk access is provided from all directions.



B. Proposed Improvements and Opinion of Costs

The following are opinions of cost for the proposed improvements. The proposed improvements presented are such that the costs may be combined into various improvement programs for project comparisons.

1. Filter System and Chemical Treatment (Exhibit 1)

It is proposed to build a new filter house and filtration system which includes a wet well, new pumps, utilize existing filters, new piping and valves, relocated pool heater, new chemical treatment equipment and accessories. Chemical treatment equipment will be located adjacent to the new filter system in a separate secure area for safety.

Opinion of Construction Costs	\$203,000.00
Add For: Legal Bond Issue, Engineering, Construction, Administration and Construction Contingencies (Overhead)	\$51,000.00
Total	\$254,000.00

2. Circulation System, Deck Area, Pool, Slide, & Water Features

a. New Circulation System & Renovate Pool Deck (Exhibit 2)

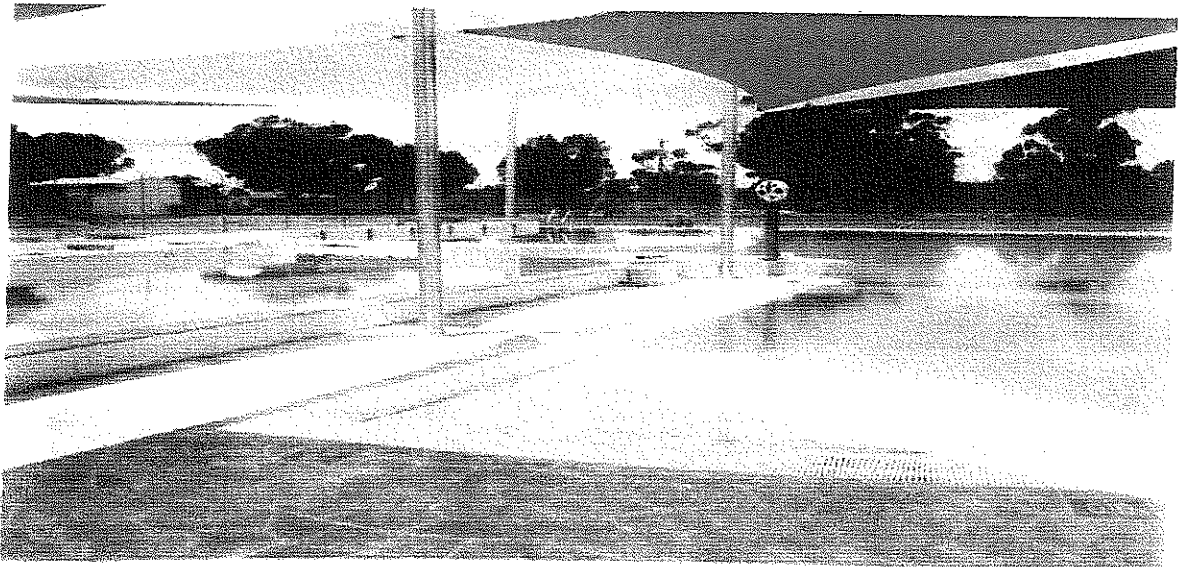
The proposed recirculation system is to be accomplished with a stainless steel perimeter overflow system, thus eliminating all buried perimeter piping. The main drain will be checked and reconstructed, as necessary. A proper hydraulic balance will be designed into the new recirculation system. It is proposed to remove and replace the deck area around the pool and provide adequate deck drains, deck washing system, and new deck equipment. The existing pool basin will need some repair and new paint.

Opinion of Construction Costs	\$388,000.00
Overhead	\$97,000.00
Total	\$485,000.00

a. Zero Depth Swimming Addition (Exhibit 3)

An -extension to the existing pool on the east side could be incorporated to provide a zero depth swimming area, which would provide handicap entrance. This addition would require the relocation of existing utilities and sidewalks.

Opinion of Construction Costs	\$122,000.00
Overhead	\$31,000.00
Total	\$153,000.00



b. New Pool (Exhibit 4)

A proposed layout for a new pool would take into account the current design trends for swimming pools. This pool would incorporate the diving well, a slide area, a play area, and a zero depth entrance. The proposed pool includes a one and three meter diving board, new filtration and circulation system, stainless steel gutters, optimum deck widths with drains, a sunbathing area and deck equipment.

Opinion of Construction Costs	\$1,119,000.00
Overhead	\$280,000.00
Total	\$1,399,000.00

c. Slide & Water Features

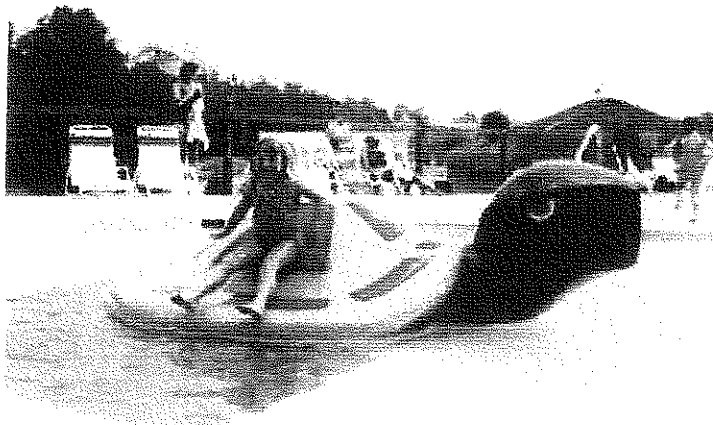
A new slide with regulation suction outlet and additional water features recommended to add recreation value and meet current design trends.

Slide Feature (similar to existing)	
Opinion of Construction Costs	\$210,000.00
Overhead	\$53,000.00
Total	\$263,000.00

Water Feature (water sculptures)	
Opinion of Construction Costs	\$15,000.00
Overhead	\$4,000.00
Total	\$19,000.00

Water Tower w/ Bridges	
Opinion of Construction Costs	\$115,000.00
Overhead	\$29,000.00
Total	\$144,000.00

Water Cannons	
Opinion of Construction Costs	\$36,000.00
Overhead	\$9,000.00
Total	\$45,000.00



3. Bathhouse Options & Site Improvements

a. Remodel Existing Bathhouse (Exhibit 5)

Remodeling the existing bathhouse facility would require the construction of the new filter and chemical treatment facility. Remodeling the bathhouse would provide handicap accessibility, new water efficient fixtures, additional office space and new basket storage for the pool, removing and replacing the roof which would include providing adequate ventilation and heating, and provide additional sitting within the changing rooms.

Opinion of Construction Costs	\$170,000.00
Overhead	\$43,000.00
Total	\$213,000.00

b. New Bathhouse (Exhibit 6)

A new bathhouse facility should be erected to provide a modern and efficient facility which will meet today's standards. The building will provide improved patron circulation, a family changing room, checking control, operation and office space, first aid room, clothing storage and handicap access. Construction will include razing and grading of the existing bathhouses.

Opinion of Construction Costs	\$414,000.00
Overhead	\$104,000.00
Total	\$518,000.00

c. Site Work and Demolition

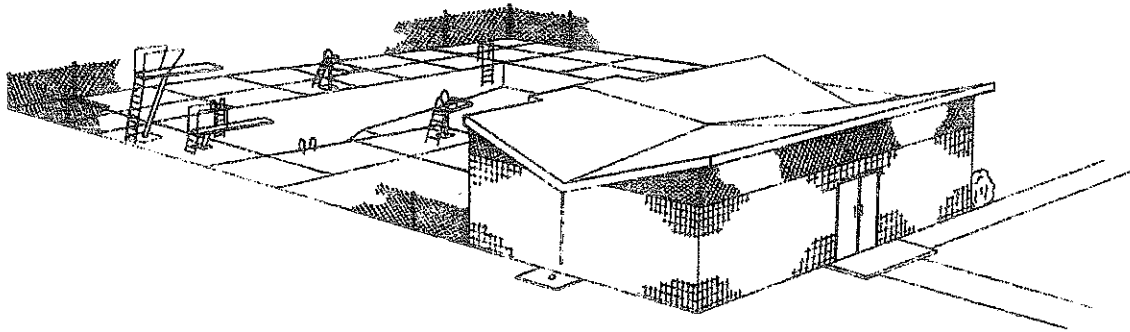
Building a new pool will require the removal of the existing basin and backfill of the site. Building a new bathhouse will require the demolition of the existing bathhouse and the relocation and/or removal of the existing utilities.

Site Work/Demolition of Existing Basin	\$46,000.00
Site Work/Demolition of Existing Bathhouse	\$25,000.00

d. Site Improvements (Lions Club Park)

Patron access will be provided along the north side of the pool to allow access from East 6th Street. Proposed off-street parking will accommodate approximately 18 vehicles.

Opinion of Construction Costs	\$55,000.00
Overhead	\$14,000.00
Total	\$69,000.00



C. Options and Recommendation

a. **Renovate Existing Pool & Bathhouse Option (Exhibit 7)**

The following items would be required to renovate and remodel the existing pool facility to operate properly and meet the current regulations.

<u>Item</u>	<u>Opinion of Cost</u>
New Filter and Chemical Treatment Facility	\$254,000.00
New Circulation System and Renovate Deck Area	\$485,000.00
New Zero Depth Entrance	\$153,000.00
Remodel Bathhouse	\$213,000.00
New Slide	\$263,000.00
Total Opinion of Costs	\$1,368,000.00

b. **Lincoln Park Pool Renovation with New Bathhouse Recommendation (Exhibit 8)**
Should it be decided to rehabilitate the existing facilities, it is recommended that the City of Grand pursue the following construction program.

<u>Item</u>	<u>Opinion of Cost</u>
New Filter and Chemical Treatment Facility	\$254,000.00
New Circulation System and Renovate Deck Area	\$485,000.00
New Zero Depth Entrance	\$153,000.00
New Bathhouse	\$518,000.00
New Slide	\$263,000.00
Site Work	\$25,000.00
Total Opinion of Costs	\$1,698,000.00

c. **New Lincoln Park Pool & Bathhouse Option (Exhibit 9)**

The following items would be required to remove the existing pool and bathhouse and replace with a new pool and bathhouse.

<u>Item</u>	<u>Opinion of Cost</u>
New Pool	\$1,399,000.00
New Bathhouse	\$518,000.00
New Slide	\$263,000.00
Site Work	\$71,000.00
Total Opinion of Costs	\$2,251,000.00

- d. Lincoln Park Wading Pool Integration Option (Exhibit 10)
 The following items would be required to remove the existing pool and bathhouse and build a new pool and bathhouse next to the existing wading pool.

Item	Opinion of Cost
New Pool	\$1,399,000.00
New Bathhouse	\$518,000.00
New Slide	\$263,000.00
Site Work	\$71,000.00
Total Opinion of Costs	\$2,251,000.00

- e. New Lions Club Pool & Bathhouse Option (Exhibit 11)
 The following items would be required to remove the existing pool and bathhouse and replace with a new pool and bathhouse.

Item	Opinion of Cost
New Pool	\$1,399,000.00
New Bathhouse	\$518,000.00
New Slide	\$263,000.00
Lincoln Park Site Work	71,000.00
Lions Club Park Site Work	\$69,000.00
Total Opinion of Costs	\$2,320,000.00

