

Lake Shawnee Sports Complex Rehabilitation Project
Shawnee County Parks and Recreation
Shawnee County Kansas
PEC Project No. 08A60-2085
Invitation to Bid and Request for Priced Proposal (RFPP)

The Shawnee County Department of Parks and Recreation and PEC have completed the design for the rehabilitation of the Lake Shawnee Sports Complex located at 29th Street and Croco Road. This Request for Priced Proposals (RFPP) for the general construction contract for this facility has been released for consideration to interested General Contractors. It is the intent that the General Contractor shall be selected, by the Owner and members of the Design Team, following an evaluation, of the information provided in the submittal returned in response to the RFPP. Due to the complex nature and associated schedule for the project, selection shall consider and evaluate multiple factors and will not be based solely on lowest cost. It is anticipated that a decision for the selection of the General Contractor for the project will be completed no later than June 4, 2009 with anticipated construction beginning on the site by July 14, 2009. The project shall be subject to all applicable Shawnee County contract provisions and requirements including Bid Security, Performance, and Payment Bonds. Submittal shall be accompanied by Bid Security, made payable to the Owner (certified check, cashier's check, or Bid Bond) in the amount of five percent (5%) of the Base Price plus any Add Alternates and any other costs indicated by the proposer. Please refer to Specification Documents 100 to 880.

This Request for Priced Proposals (RFPP), which includes a Lump Sum Price plus Add Alternate prices and other supporting information shall be submitted for evaluation by the Design Team consisting of Shawnee County Parks and Recreation, Shawnee County Public Works, and PEC staff. Proposals shall be evaluated and a selection made on a combination of a firm's background, capabilities, experiences, specific experiences, ability to mobilize resources, ability to coordinate large projects, project history, proposed approach, schedule, proposed cost to complete the work, and any other considerations deemed in the best interest of the Owner and the Project. **Selection may not be based solely on the basis of lowest cost.** This RFPP also has been provided to other contractors for consideration and submittal.

Construction shall generally consist of New Baseball (5) and Multi-Use (1) Fields (with synthetic turf), Public Parking, Concession and Scoring Tower Buildings, Utilities, Fencing, Field Lighting, and all associated appurtenances

As part of the continuing design process, the Design Team consisting of the Owner's staff and the engineer have selected to design around certain types of and/or characteristics of materials, equipment, and/or services for the synthetic turf and field lighting systems. This effort has been made to ensure the quality of the entire project, provide for compatibility throughout the design process, and ensure the thorough evaluation of materials, system characteristics, and compatibility with other project components, operational controls, product life, warranty provisions, costs, and more. The Owner desires to have single source responsibility for these elements. Therefore,

separate Request for Priced Proposals have been issued and received for these two systems. This information will be made available prior to the RFPP Submittal date. These systems will be Owner Purchase Contracts and will become part of the project as Owner furnished materials and equipment assigned to the General Contractor for installation and responsibility during the Contractor correction period.

It is the intent of the current project to provide for the reconstruction of the current site except for the existing Pony Express Field constructed in 2007-2008. Additionally, it is a requirement to provide for the completion of project work sufficiently, if not totally, to allow for the conduct of regular season play, beginning April 1, 2010 for the Pee Wee 1 & 2, and the Gopher 1 & 2 Fields, (Quad Fields). This also includes completion of the public parking at least to the point of base course asphalt placement sufficient for access to the aforementioned fields.

If you are interested, we would like to have your firm submit a Priced Proposal to act as the General Contractor to provide all necessary coordination services and construction activities to complete the project. Detailed plans and specifications are available in PDF format only from the PEC Topeka office only. Hard copies are available at the PEC office for in office review if desired prior to purchase of copies in PDF format. The cost of the plans and specifications in PDF format will be \$300.00. No refunds will be provided for.

Questions and/or requests for additional information, shall be directed to PEC by e-mail only to James L. Martin @ Jim.Martin@pec1.com. Individual reviews may be scheduled via e mail, at the PEC office, if so desired.

Individual questions for specific areas can also be made **by e mail only** to the following PEC staff:

- Parking and Storm Water: Mike Berry Mike.Berry@pec1.com
- Croco Road Entrance: Brad Johnson Brad.Johnson@pec1.com
- Project Geologist: John Zey jzey.geosystems@gmail.com
- Site Structural (walls, dugouts, slabs, net pole systems, other than support buildings): Earl Tast Earl.Tast@pec1.com
- Support Buildings Architectural:
 - Dan Rowe drowe@TreanorArchitects.com
 - Bryan Falk bfalk@TreanorArchitects.com
- Support Buildings Structural: Mike Schmidt Mike.Schmidt@pec1.com
- Support Buildings HVAC: Gary Mohr Gary.Mohr@pec1.com
- Support Buildings Electrical: Jarrod Mann Jarrod.Mann@pec1.com
- Site Electrical and Field Lighting: Jarrod Mann Jarrod.Mann@pec1.com

If you are interested in providing a submittal for the project, please provide the following information, contained in a three ring binder, for review by the Owner's Design Team:

1. General a summary of information about your firm including background, history, office location(s), staff size, predominant project work areas,

abilities to schedule large projects, bonding capacity, current use of Auto Cad, GPS and/or other electronic construction aids, etc.

2. Have you previously completed work for Shawnee County and/or Shawnee County Parks and Recreation? If so, please indicate the projects.
3. Current and projected work load between July 2009 and September 2010. Does your firm have the capacity to complete this project within the time frame? Can your firm complete the necessary earthwork, field grading, placement of field irrigation systems, and placement of outfield sod on a schedule for April 1, 2010 play for the Quad fields? In the event of bad weather impacts, can your firm respond to accelerated work demands to meet the April 1, 2010 deadline for the Quad fields?
4. Information outlining previous construction experience(s) with sports facilities, in particular ones where you have completed the project utilizing synthetic turf field coverings.
5. Proposed degree of self performance of the work.
6. Areas where you anticipate utilizing subcontractors. Provide a listing of subcontractors that you definitely plan on using. If currently undecided at submittal date indicate "to be determined".
7. Proposed staff assignments to the project with resumes and/or background information on experience.
8. Your firms detailed project approach/schedule, from demolition to final completion to meet the challenges of the site and schedule.
9. Can your firm complete contract documents no later than June 18, 2009 based on a notice of selection of no later than June 4, 2009?
10. Can your firm be mobilized and initiate construction efforts by July 14, 2009 assuming contract approval by July 2, 2009?
11. Is your firm familiar with and capable of implementing and maintaining the KDHE SWPP during the construction of the project?
12. Provide numbered comments and/or questions relating to the layout, configuration, design, and/or the plan drawings provided for your review.
13. Provide numbered, written exceptions to the drawings/specifications.
14. Indicate specific areas where you believe that your firm could provide a value oriented solution as an alternative to indicated design(s), configurations, materials, locations, etc.

15. Indicate specific areas where you believe Allowances could be used or should be used to facilitate the work and address any unknown aspects of the project. How would you propose to use any Allowances during this project?
16. Are there any special additional features or services you **will provide** as part of your proposal price?
17. What add alternates or features/services **could you provide** for an indicated additional cost?
18. Outline procedures whereby you will maintain access to the Pony Express Field through August 5, 2009 for Topeka Golden Giants games.
19. Tentative schedule for shop drawing submittals, fabrication, and materials on site, assuming issuance of a contract by the Owner no later than July 6, 2009.
20. Confirmation that all materials suppliers will provide shop drawing submittals for review directly to the Contractor for submittal to the Engineer, and that dimension drawings, material specifications, controls diagrams, electrical drawings/requirements, and required installation details/procedures shall be provided for each component as appropriate.
21. Provide written commitment that your firm will be the single point source of contact and responsibility for all of the materials and services provided for the project.
22. Based on funding issues, the Owner will consider the following Add Alternatives:
 - Add Alternate No. 1: Scoring Tower Building complete including; structure, HVAC, plumbing, electrical, finishes, drains, railings, etc.
 - Add Alternate No. 2: Multi Use field complete, including: all final grading, excavation, placement of non expansive soils, placement of fill, compaction, adjustment of existing air release structure, sub surface drain systems-rock, filter fabric, drain piping, composite drains, collector piping, synthetic turf, concrete walk, fencing, field lighting towers, electrical conduit wiring, and control panels. Note: Electrical conduit would only be run to the NE corner of the Multi Use pad site for future connection.
23. **Pricing including Base Price, Allowances, and Add Alternates.**

Provide a maximum not to exceed **Base Price** (lump sum) for all materials, labor, installation, construction, traffic control, erosion control, oversight and coordination services, all necessary appurtenances, materials, materials testing, miscellaneous services, training on building HVAC and electrical

systems, materials delivery to the project site, warranties, one year correction period, and administration, etc. for the entire project (Base Price does not include the Add Alternates). Staking will be provided by the Owner.

Outline any proposed Allowances and clearly indicate and define how they would function separately either within and/or added to the Base Price.

Add Alternates shall be shown separately from the Base Price.

The Owner reserves the right to select any or all of the Add Alternates in any order or to select none at all...

Prices shall be confirmed to be applicable for up to 30 days following RFPP submittal. Upon RFPP selection, proposed pricing shall be the basis for the contract.

24. A list of reference names, phone numbers, fax numbers, and e-mail addresses of previous projects. Reference contact to be someone directly knowledgeable and/or responsible for the indicated project.
25. A direct contact person with your firm that we can contact and that has an ability to make binding decisions. Provide phone, fax, and e-mail address.
26. Confirmation that you will be available to provide a 12 hour response to emailed questions during the selection process by the Design Team.
27. Confirmation that you will meet the conditions of the specification documents as they apply to this project.

The Owner and Engineer shall review the submitted information for completeness and thoroughness. **Please address each numbered item in order. Items not addressed shall be deemed as non responsive and may cause the entire submittal to be considered non responsive.** References may be contacted and asked for specific information concerning quality, response, costs, etc. **If there are questions by the Design Team, an e-mail inquiry shall be forwarded to your direct contact for immediate response and return.** If, in the judgment of the Design Team, the indicated responses in the RFPP submittal do not fulfill Owner's needs for information to base selection on, and/or project Base Cost and Alternative costs appear excessive, the Owner reserves the right to request additional information. If, after further explanation, the submitter's responses and/or pricing are still considered non responsive or excessive, the Owner reserves the right to pre-select from other RFPP submittals.

Upon successful review and selection, the Owner/Engineer shall respond via letter of commitment. Upon acceptance, the Engineer and the General Contractor shall immediately initiate contract development for presentation to the Shawnee county Commission.

Submittals are due to the PEC office by 5:00 p.m., Thursday, June 2, 2009. It is the Project Design Teams intent to issue a decision on or before June 4, 2009. Please provide six (6) complete copies of your proposal.