



**Maricopa County**

**REQUEST FOR QUALIFICATIONS**

***DESIGN-BUILD***

***for***

***WHITE TANK MOUNTAIN REGIONAL PARK'S  
NATURE POND, PROJECT WT09-001***

**Maricopa County  
Parks & Recreation Department  
234 N Central Ave, Suite 6400  
Phoenix, Arizona 85004  
(602) 506-2930**

**January 12, 2009**

# REQUEST FOR QUALIFICATIONS

## *DESIGN-BUILD*

*for*

## *WHITE TANK MOUNTAIN REGIONAL PARK'S NATURE POND*

### **Section I -Project Description**

Maricopa County, Arizona is seeking a qualified company or team to provide Design-Build (D-B) design and construction services to the County for construction of the windmill, tower, and windmill driven manual pump, pipe, and shut off mechanism for the White Tank Mountain Regional Park's Nature Pond. The project site is located at White Tank Mountain Regional Park 13025 N White Tank Mountain Road Waddell, AZ 85355. The estimated Design-Build total project cost is between \$25,000 and \$50,000.

The D-B project scope of work will include the design and construction, including but not limited to design and construction of a windmill, tower, and manual pump, and apparatuses. The existing well has a top water level of approximately 296 feet deep, the well itself is approximately 645 feet deep, the well casing is 2 3/8 inches inside diameter, and the edge of nature pond is 100' north on level ground at elevation 1,434'. The windmill diameter & strokes, tower height & corner posts dimensions, and manual pump will need to be engineered. The successful D-B team shall be required to achieve Substantial Completion by September 4, 2009 if the Notice to Proceed is given by April 6, 2009, and Final Completion by October 5, 2009.

### **Section II - Scope of Work**

The D/B Team must be composed of experienced and highly regarded professionals who have demonstrated their ability to produce superior facilities on a cost-effective basis. All Architects, Engineers, and other disciplines shall be registered in the State of Arizona for each task or area of expertise as required by law. The County seeks a D-B Team, under a single, responsible lead entity, which includes both design and construction services. The D-B Team as submitted must include, as a minimum:

1. General Contractor
2. Structural Engineer
3. All Consultants and Sub-consultants

Any changes to these key Team members for the duration of the project shall require County approval. All team members shall be considered subcontractors to the D-B Team. The County will help prepare a program of the functional requirements for the facility. The design and construction may occur sequentially, and may be fast-tracked where design and construction phases occur concurrently. A team concept will be utilized between the designer and the constructor. The D-B Team will deliver the project through a guaranteed maximum price contract.

#### **A. Design phase services by the D-B Team shall:**

1. Provide detailed independent cost estimating
2. Provide project planning and scheduling
3. Provide alternate systems evaluation and constructability studies
4. Advise the County of ways to gain efficiencies in project delivery
5. Initiate procurement of long-lead items
6. **Obtain building permit from Maricopa County Planning**

7. Protect the owner's sensitivity to quality, safety, and environmental factors
8. Engineer windmill's diameter & strokes appropriately
9. Structurally engineer tower's height & corner post dimensions appropriately
10. Provide & install a manual pump that supplies a maximum of 5 GPM and that will fit inside a two and three eights inch inside diameter (2 3/8") well casing and be able to supply water 100 horizontal feet away
11. Provide a mechanism to disengage the windmill when water is not needed and/or a mechanism to stop the flow of water when the pond is full
12. Provide pipe of appropriate size for the pump to be set at a level of 600 feet deep
13. Provide a design for review and approval by the Parks' project manager, and allow for one round of comments and revisions
14. Provide a final design that is sealed by an AZ Engineer
15. Comply with the new Arizona Employers Sanctions Law, ARS 41-4401

**B. Construction phase services by the D-B Team shall:**

1. Supply to the site the windmill, tower, manual pump, pipe, and shut off mechanism; assembly & fully operational system is required. **Fully operational is defined by water being discharged into the nature pond.**
2. Provide a minimum of 5 years warranty for parts and labor
3. Provide an owner's operation and maintenance manual
4. Deal with the casing inside the well as-is, which is two and three eights inches (2 3/8")
5. Coordinate with various County departments and other agencies, utility companies, etc.
6. Coordinate & schedule Maricopa County Building Inspections
7. Arrange for procurement of materials and equipment
8. Schedule and managing site operations
9. Bid, award, and manage all construction related contracts and subcontracts while meeting the County bid requirements
10. Provide quality controls
11. Bond and insure the construction
12. Address all federal, state and county permitting requirements
13. Deal with owner issues
14. Maintain a safe work site for all project participants
15. Comply with the new Arizona Employers Sanctions Law, ARS 41-4401

**SECTION III - PRE-SUBMITTAL CONFERENCE**

An optional pre-submittal conference will be held on **Thursday, February 5, 2009 at 9:30 AM** at White Tank Mountain Regional Park's Visitor Center. At this meeting, County staff will discuss the project site scope of work, general contract issues, procurement procedures, and respond to questions from the attendees. County staff will not be available to respond to individual inquiries regarding the project scope prior to this pre-submittal conference, therefore, it is strongly recommended that interested D-B Teams send a representative to the pre-submittal conference. **Project & contract questions may be submitted in writing prior to the conference to: Roxana Rojo, Project Manager & Article 5 Procurement Officer Maricopa County Parks & Recreation Department 234 N Central Avenue, Suite 6400 Phoenix, AZ 85004 602-506-8675 roxanarojo@mail.maricopa.gov**

**SECTION IV - STATEMENT OF QUALIFICATIONS SELECTION CRITERIA**

The D-B Team will be selected through a qualifications-based selection process. **No technical proposals or interviews will be required.** Teams interested in providing D-B services must submit a Statement of Qualifications (SOQ) that addresses the following issues:

**A.D-B Team's Capabilities (33 Points)**

The capabilities of the D-B Team to take on this workload will be assessed by the Evaluation Committee.

1. Provide a general description of the Team that is proposing to provide D-B services. Explain the legal organization of the proposed Team. Provide an organization chart showing key personnel.

Explain the Team's personnel, resources, financial capabilities, and proven track record to undertake this work.

2. Provide the following information:

- a. List the Arizona professional and contractor licenses held by the Team and the key personnel who will be assigned to this project. Provide the license number and explain if held by an individual or the Team. Explain the Team's internal methods that will insure schedule maintenance and work quality.
- b. If selected for this project, you will be required to provide a statement to the Company's bonding capacity from a surety company or companies holding a Certificate of Authority to transact business in Arizona, issued by the Director of the State of Arizona Department of Insurance. You will also be required to provide Contract Performance and Payment bonds, for 100% of the contract amount.
- c. If selected for this project, you will be required to provide a statement to the Company's insurability from a company or companies lawfully authorized to transact insurance business in the State of Arizona and rated at least B++6 in the company's current A.M. Best Company rating. The finalist will be required to furnish a certificate(s) of insurance meeting the County's insurance requirements.

**B. Experience on Similar Projects (34 Points)**

The qualifications and experience of a D-B Team not previously having County experience will be reviewed equally with those having prior County experience.

1. Identify at least three comparable projects that the D-B Team or their consultant(s) has successfully completed. For each comparable project identified, provide:
  - Description of the project
  - Role of the Team, as well as services provided during design phase, i.e. cost estimating, scheduling, value engineering, etc.
  - Project's original contracted construction cost and time, and final construction cost and time
  - Team's partnering efforts and successes
  - Project owner
  - Reference information (at least two names per project, with telephone numbers)
2. Identify any projects that the D-B Team or their consultant(s) has successfully completed that demonstrates experience in dealing with project-applicable governmental regulations, policies, and procedures
3. Identify the location of the Team's principal office, and percent of the work expected to be done locally. Explain how the Team has personnel with necessary qualifications to complete the project.

**C. Staff Qualifications/Resumes (33 Points)**

Only permanent, full time personnel currently employed by the D-B Team can be indicated as "employees;" on-call, part-time or anticipated staff must be clearly identified as such.

1. Identify personnel with the D-B Team that have the necessary qualifications to complete the project. For each key person identified, list at least two comparable projects in which they have played a primary role. If a project selected for a key person is the same as one selected for the Team, provide just the project name and the role of the key person. For other projects provide:
  - Description of the project
  - Role of the person

- Project's original contracted construction cost and time, and final construction cost and time
  - Construction dates
  - Project owner
  - Reference information (at least two names per project, with telephone numbers)
2. List any proposed subconsultants, including key staff names and the experience and qualifications of these individuals. Explain how key staff personnel for this proposed contract have sufficient experience.
  3. Identify personnel with project specific experience with windmills, towers, and pumps.

**SECTION V - SUBMITTAL REQUIREMENTS**

Teams interested in the above project should submit a Statement of Qualifications **which includes a one-page cover letter plus a maximum length of 5 pages, printed on two sides (excluding cover, index, dividers, and back) to address the SOQ criteria. Please do not laminate or use spiral binding; staple is preferred.**

- Letter of Introduction/Interest (1 page maximum)

Resumes for each key Team member shall be limited to a maximum length of two pages and should be attached as an appendix to the SOQ. Please provide **four (4) copies of the Statement of Qualifications by 2:00 PM on Thursday, February 12, 2009, and deliver to Maricopa County Parks & Recreation, Attn: Roxana Rojo 234 N Central Av, Suite 6400, Phoenix, AZ 85004. On the submittal package, please display: Team name, project number, and/or project title.**

Please be advised that failure to comply with the following criteria may be grounds for disqualification:

- Receipt of submittal by the specified cut-off date and time.
- The number of copies of the submittal specified.
- Adherence to maximum page requirement.

Adherence to the maximum page criterion is critical; each page side (maximum 8 1/2" x 11") with criteria information will be counted. Pages that have project photos, charts, and graphs will be counted towards the maximum number of pages.

**SECTION VI - SELECTION PROCESS AND SCHEDULE**

An Evaluation Committee will evaluate each Statement of Qualifications (SOQ) according to the above criteria and select the team for the project based on qualifications and competence. The following tentative schedule has been prepared for this project and described in the following.

Pre-Submittal Conference	February 5, 2009 – 9:30 AM
SOQs due	February 12, 2009 – 2:00 PM
Contractor notification	February 26, 2009
Estimated Notice to Proceed	April 6, 2009
Substantial Completion	September 4, 2009
Final Completion	October 5, 2009

The County will enter into negotiations with the selected D-B Team and execute a contract upon completion of negotiation of fees and contract terms for Board of Supervisors' approval. If the County is unsuccessful in negotiating a contract with the best-qualified Team, the County may then negotiate with the second or third most qualified Team until a contract is executed, or may decide to terminate the selection process.