



Planning, Property & Development Department • Service de l'urbanisme, des biens et de l'aménagement

Building Services Division • Division des aménagements municipaux

**APPLICATION FOR PRE-QUALIFICATION
DESIGN BUILD TEAMS
FOR THE DESIGN AND CONSTRUCTION OF AN
OUTDOOR LEISURE POOL AND SPRAYPARK DEVELOPMENT
AT KILDONAN PARK**

2021 Main Street, Winnipeg , MB.

RFQ 379-2008

**Part "A" Instructions for Design Build teams applying
for Pre-qualification**

Part "B" Application for Pre-qualification

GENERAL INQUIRIES:

**City of Winnipeg
Planning, Property and Development Department**

**Mr. John D'Ignazio, M.Arch., MAA, Project Coordinator
Phone 479-5455 Fax 986-7311**

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Part "A" Instructions for Design Build teams applying for Pre-qualification

1. INTRODUCTION

The City of Winnipeg will be contracting with a Design-Build Team for the design and construction of a new outdoor leisure pool and spraypark development at the existing outdoor pool location in Kildonan Park, Winnipeg, MB. The project is one of the new initiatives identified under the \$43 million Recreation and Leisure Projects tri-party program

The RFQ process described below will enable the City of Winnipeg to shortlist a maximum of (3) Design-Build teams to participate in the subsequent RFP stage of the project, to design and construct the new outdoor pool/spraypark.

This project is to be carried out under the direction of the Planning, Property and Development Department, with support by the Public Works and Community Services Departments. The total estimated construction budget available for the project and related works is \$2.25 million. This project cost is inclusive of all construction costs, design fees, permits, testing, disbursements, etc. and applicable PST. GST is excluded from the project budget.

2. PROJECT OVERVIEW

Kildonan Park is located in north Winnipeg alongside the Red River and Lord Selkirk creek at 2021 Main Street. The existing pool tank, change building and wading pool are found in the middle of the park in close proximity to the Peguis Pavilion. The pool and building were constructed in 1965 and have served the park and City for well over 40 years.

The intent of this project is to design and construct a new outdoor leisure pool and spray park at the site of the existing pool in the park to provide a new destination aquatic amenity for the park and City for the future years.

The intent is to begin the construction work in September 2008 and have the project operational by July 1, 2009.

The new pool and spraypark will be served by the existing pool change building at the site.

The existing pool change building currently serves as the control point for those entering the pool and accommodates the change facilities and mechanical system for the pool tank and adjacent wading pool.

The current mechanical space in the building can be utilized for the new mechanical system for the new pool and spraypark.

The intent for the overall pool change building is to renovate both the interior and exterior space to coincide with the completion of the pool and spraypark project. This work will be done under a separate contract.

Existing Outdoor Pool Training Tank

The intent of the project is to either 1) modify/convert the existing outdoor pool or 2) demolish and replace the pool to create, in either option, a new leisure pool maximizing size, number of features/attractions and activity zones for its patrons.

Outdoor Spray Park

The spray park is to be integrated into the overall waterplay experience with the new outdoor leisure pool. The spraypark will be a minimum of 3000 sq.ft. in size and is to be designed to cater to a wide variety of children's age groups.

Site Development

As part of the outdoor pool and spraypark development, the Design Build team is to develop a landscape plan for the area within the boundary of the project. This is to include a fenced area around the site, pool and spraypark deck areas for connection to the pool building and between spraypark and pool. The site within the proposed boundary should also include areas of soft landscaping to accommodate areas for patrons to sit, lounge etc.

The RFP may expand the scope of the site development to include development of paths to the adjoining street, new playground area and other adjacent park pathways.

3. ELIGIBILITY

This invitation to apply for pre-qualification is open to Design-Build firms and companies or groups of companies and firms with experience in the construction of large community outdoor pools and spray parks.

To be considered for pre-qualification, each applicant shall be comprised of a Design Build team which shall include, at a minimum:

- o A construction company which is COR Certified or able to provide an audited safety plan, and
- o A design team providing the necessary architectural and engineering services for the project.

4. SCOPE OF SERVICES FOR THE PROJECT

The Design Build team is to provide the full scope of construction and design services to deliver the new pool, spraypark, and site development associated with the proposed project.

The major components of the Work are as follows:

- (a) Design
- (b) Construction
- (c) Commissioning

In addition, the Design Build team is to:

- a. Allow for review and audit of the design by an independent Universal Design Consultant hired by the City.
- b. Allow for review and audit of the design by an Aquatic Safety Inspector as assigned by the City.
- c. Allow for review and audit of the design by the appropriate Health Inspector.
- d. Training of staff and commissioning of the new pool and spraypark.
- e. Produce presentation boards, illustrating the design, concept etc. and participate in a public open house to present project.

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5. SCHEDULE

Phase	Duration
1. RFQ Process	May 21 – 30, 2008
2. Evaluation/Shortlist of Teams	June 2 – June 9, 2008
3. RFP Process	June 9 /08 – June 30/08
4. Evaluation/Selection of Proponent	July 1 – 14, 2008
5. Preparation of Contract Drawings/Permit/Open house	July 21 – August 31, 2008
6. Construction Period/Commissioning	September 2008 – July 1, 2009
7. Open to the Public	July 1, 2009

6. SUBMITTAL REQUIREMENTS

Applicants are invited to submit information on their qualifications, experience and suitability for the project, along with their ability to meet the project goals. Applicants are required to submit the information in a clear and concise manner.

In order to be considered for pre-qualification, the following must be submitted.

1. One unbound original and six complete bound copies of the Statement of Qualifications.
2. A completed PART B - Application for Pre-qualification attached to this document.

Note: The PART B - Application for Pre-qualification form shall be signed by authorized signing officers of the company or all companies involved in a joint venture.

3. EXPERIENCE OF TEAM

- a. Provide general firm profile, information on the company(s) and the other team members, including description of the history of the firms; years in business of the firms; average annual volume of work (in dollars) over the past five years of the firms and other pertinent information.
- b. Provide information of the Design Build team's or its members experience and expertise in the delivery of aquatic outdoor projects or of those similar in nature or scope to the proposed project.
- c. Provide images/illustrations of not more than six specific projects that best demonstrate design ability and/or experience with similar facilities. A narrative giving a brief description of the technical, economic and aesthetic qualities of the projects, including the name of the principal/lead designer and key personnel for each listed project.

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d. References: Provide a list of individuals (maximum of six) who have served in a client capacity for the applicant for those projects listed in (c.)

e. Provide information on companies COR certification or ability to provide an audited safety plan.

4. DESIGN BUILDTEAM ORGANIZATION/EXPERIENCE

f. Provide information on the proposed organization of the Design Build to deliver the project.

g. Provide information on the Design Build experience of team members working together on past projects.

h. Provide information on the experience of the Design Build team on public projects including experience with the City and community.

5. METHODOLOGY

i. Provide a statement of the Design Build team's methodology and philosophy with respect to design and construction of aquatic facilities of similar scope and complexity and indicate how this knowledge would be applied to this project. Describe the methodology proposed for each stage of this project, including information on the quality control and quality assurance methods to be utilized

j. Provide information of your team's ability and process for providing efficient and comprehensive contract administration throughout the project.

7. EVALUATION PROCESS

Applicants will have their submissions evaluated in accordance with the criteria and weight factors indicated in Figure 1.

8. EVALUATION CRITERIA

Pre-qualification of applicants will be based on the content of their submissions. Applicants are advised to present their information clearly and concisely. Scoring shall be confidential and will not be disclosed to the applicant.

Note: Design Build Teams selected from the RFQ process will not be ranked going into the next stage for selection.

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FIGURE 1**EVALUATION CRITERIA**

A.	EXPERIENCE OF TEAM	MAXIMUM SCORE
	a. Experience of Team, members, and history.	
	b. Aquatic project delivery experience. Past experience on aquatic projects of similar scope and complexity. Relevancy of projects and references.	
	c. Design excellence, accomplishments and recognition	
	d. COR certified or safety plan information of team/company	
	Subtotal	35
B.	DESIGN BUILD TEAM ORGANIZATION/EXPERIENCE	
	a. Organization of Design Build team to deliver the project.	
	b. Design Build experience of team members working together on past projects.	
	c. Design Build experience on public projects, the City and community.	
	Subtotal	35
C.	METHODOLOGY	
	a. Design methodology and philosophy	
	b. Quality Control/Quality Assurance Coordination and Supervision and Contract Administration	
	Subtotal	30
	Grand Total	100

9. SUBMISSION OF APPLICATION FOR PRE-QUALIFICATION

The submission of an application does not necessarily mean that the applicant will be invited to participate in the Request For Proposal (RFP) for Design Build (next stage). The City of Winnipeg retains the right to decide, in its sole discretion, which applicants, if any, shall be invited to submit a Proposal for Design Build services for the next stage.

- a. Pre-qualification applications will be accepted at the offices of the City of Winnipeg at:

City of Winnipeg
Corporate Finance Department
Materials Management Division
185 King Street, Main Floor
Winnipeg, Manitoba R3B 1J1

until 4:00 P.M. WINNIPEG TIME on May 30, 2008.

Telefax submissions will not be accepted.

Late submissions will not be accepted.

Submissions should be labelled as follows:

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PART "B"

APPLICATION FOR PRE-QUALIFICATION

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2021 Main Street, Winnipeg , MB.

TO

**CITY OF WINNIPEG
WINNIPEG, MANITOBA**

RFQ 379-2008

We hereby submit our Application for Pre-qualification as detailed in the Pre-qualification Instructions for your consideration in the selection of applicants who may be invited to submit proposals for the Design and Construction of an Outdoor Leisure Pool and Spraypark Development at Kildonan Park in Winnipeg, Manitoba. We recognize that the purpose of pre-qualification is to ensure that the firms selected to submit proposals for this project have the necessary technical, financial and managerial competence to deliver this project.

We understand that the information submitted herewith shall be treated as confidential, used only for the purpose of determining our team's qualifications, and will not be disclosed to competitors.

We further understand that the information submitted herewith is subject to verification and that additional pertinent information may be obtained, if required from references named herein. We hereby consent to these sources providing this information.

We clearly understand that the information accompanying this application is to be presented clearly and concisely and that it should be pertinent and in the context of this particular project.

Signed: _____
Name of Applicant

Authorized Signing Officer(s)

Authorized Signing Officer(s)

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