



ISSUE DATE: February 8, 2012

TO: Landscape Architecture and Engineering Firms

FROM: Brandon Wade, City Manager
City of Pflugerville, Texas

SUBJECT: Request for Statement of Qualifications
Athletic Complex Study and Randig Tract Feasibility Study

The City of Pflugerville (City) is requesting a Statement of Qualifications (SOQ's) from qualified landscape architecture and engineering firms **to complete an Athletic Complex Study, and potentially an additional phase to include a Feasibility Study to determine the possible parks and/or recreational uses for the Randig Tract.** Enclosed for your consideration is a Request for Statement of Qualifications (RFQ).

To be considered for this project, your firm must meet the qualifications and satisfy the requirements set forth in the RFQ. If you are interested in being considered, please **submit your SOQ by 5:00 p.m., Monday, March 12, 2012** to the person listed below. The submission deadline for **questions, clarifications, or requests for general information will be 2:00 pm: Wednesday, March 7, 2012.** Any requests received after this date will be returned and not addressed. Note that all questions, clarifications, or request for general information are to be in writing via email or other mail carrier to the City's Project Manager.

A committee consisting of City of Pflugerville staff will rate the SOQ's relative to the evaluation criteria developed for this project. Said evaluation criteria are attached to this RFQ. The firm with the highest rated SOQ will be recommended to City Council for consultant selection.

Any questions and correspondence should be directed to:

James Bowlin
Project Manager
City of Pflugerville
P.O. Box 589
Pflugerville, Texas 78691-0589
(512) 990-6342
Fax: (512) 990-4374
@pflugervilletx.gov

Contact regarding this project with any City of Pflugerville personnel or officials other than James Bowlin or his designated representative after the issue date of this RFQ will be grounds for removal of the firm from consideration.

REQUEST FOR STATEMENT OF QUALIFICATIONS
City of Pflugerville
Athletic Complex Study and Randig Tract Feasibility Study

I. INTRODUCTION

A. General Information

The City of Pflugerville is requesting SOQ's from qualified consulting landscape architecture and engineering firms to complete **an Athletic Complex Study. If the Athletic Complex Study determines that a need exists for the City to develop an athletic complex, then the Randig Tract should be evaluated as one of several potential sites. If the Randig Tract is not selected as the site for an Athletic Complex, then a Feasibility Study to determine the possible parks and/or recreational uses for the Randig Tract will be performed by the consultant as a second phase of this contract.**

The Randig Tract is 115 acres of vacant land on the east side of the City, off of Weiss Lane near Lake Pflugerville.

There is no expressed or implied obligation for the City of Pflugerville to reimburse responding firms for any expenses incurred in the preparation of a SOQ in response to this request. The City reserves the right to issue alternate RFQ's for any phases of project development beyond the scope included in this RFQ.

B. Submittal Requirements

To be considered, **6 (six) hardcopies** of the SOQ must be received, as outlined in section III of this RFQ, by **March 12, 2012**. The City of Pflugerville reserves the right to reject any or all SOQ' submitted.

C. Evaluation and Selection

SOQ's submitted will be evaluated by a committee consisting of City of Pflugerville staff. During the evaluation process, the City of Pflugerville reserves the right, where it may serve the City of Pflugerville's best interest, to request additional information or clarifications from responders, or to allow corrections of errors or omissions.

Review of Proposals:

- 1) The committee will review the SOQ's at its earliest convenience after the submittal deadline date.
- 2) The SOQ's will be reviewed and rated relative to the evaluation criteria established for this project. Said evaluation criteria are attached to this RFQ.
- 3) If necessary, the committee will invite one or more responsive firms to make a presentation before the committee.
- 4) The committee will recommend the firm with the highest rated SOQ to City Council for consultant selection.
- 5) City Council will consider the committee recommendation at its earliest convenience.

- 6) Following consultant selection, de-briefing meetings with City staff may only be available if time permits and will be by appointment with the City's Project Manager.

II. NATURE OF SERVICES REQUIRED

A. General

The City of Pflugerville is soliciting the services of qualified consulting landscape architecture and engineering firms to accomplish the project outlined in this RFQ. This project is to be performed in accordance with the provisions contained in this Request for Statement of Qualifications.

B. Scope of Work to be performed: Technical Expertise

The selected firm must demonstrate in their Statement of Qualifications the technical expertise required to accomplish the following scope of work:

- 1) Phase 1 – Athletic Complex Justification Study. Determine need for a City of Pflugerville athletic complex.
 - a) The Consultant will inventory existing athletic fields in Pflugerville and determine the extent to which they meet the current and future needs of the City. The Consultant will consider the existence of Northeast Metro County Park in this evaluation.
 - b) The Consultant will evaluate the challenges of operating spatially distributed athletic fields vs. an Athletic Field Complex.
 - c) Identify sports which lack local facilities, but have a strong potential for local demand and participation, e.g., girls softball, lacrosse, etc.
 - d) Prepare a report discussing the justification determination for an athletic complex. Present findings to Parks and Recreation Commission and City Council for policy determination and preliminary project development authorization.
- 2) Phase 2 - If preliminary project development is authorized by the City Council,
 - a) Determine the sports field types to be included in the Athletic Complex.
 - b) Determine the number of fields and facilities to be included in the Athletic Complex
 - c) Determine the parking and access requirements for the Athletic Complex
 - d) Evaluate sites for Athletic Complex – one to be considered is Randig Tract
 - e) Develop a schematic layout for the Athletic Complex
 - f) Develop Cost Estimates for the Athletic Complex to include design, property acquisition, utilities, construction, operations, and maintenance.
- 3) Phase 3 – Randig Tract Feasibility Study (If Randig Tract is not a suitable site for the Athletic Complex)
 - a) Asses the physical characteristics including but not limited to elevation, slope, orientation, rock exposure, drainage, flood plain and soil type of the Randig tract.
 - b) Based on the physical characteristics, location and the Parks Open Space Master Plan; recommend the most feasible parks and/or recreational use for the Randig tract to support the City of Pflugerville Parkland System.
 - c) Estimate costs involved in developing the Randig tract to include the recommended parks and/or recreational use.
 - d) Provide an implementation plan for attaining the recommended and/or recreational use for the Randig tract.

- C. Public Participation will be extremely important in performing this study. Please provide details

of how you intend to include public participation in performing this study.

List of Exhibits

The following exhibits and reports have been completed which are related to the proposed project. These are being made available to interested consulting engineering firms as part of the project background. These may be downloaded from the City's website at www.pflugervilletx.gov at no cost.

1. Exhibit No. 1 – Randig Tract Map

III. SUBMISSION OF STATEMENTS OF QUALIFICATIONS

Interested and qualified firms or teams are invited to submit one original and five copies of materials that demonstrate their experience in performing a project of this scale and complexity.

Documentation should be limited to 15 single sided pages and include the below. Statement of Interest Letter and Resumes do not count in the 15 page limit.

- A. Identification of the firm/team responding to the RFQ. If a team of firms is proposed, the lead firm should be identified. Location of the headquarters office for the lead firm should be indicated, as well as the location of each lead firm/team member's office where work on this City of Pflugerville project will be performed (no more than 1 page).
- B. A brief description of each firm/team member should be provided along with a list of major services offered by each firm/team member (no more than 2 pages).
- C. A detailed work plan demonstrating the firm's/team's qualifications to satisfy all the technical areas identified in the section "Technical Expertise" above (no more than 6 pages).
- D. A representative list of clients with contact names (no more than 1 page).
- E. A representative list of projects of a scale and complexity similar to the project which is being considered by the City. The list should include the project location, description, project construction cost and dates (if applicable), services provided by your firm for the project, and an owner contact name (no more than 2 pages).
- F. The firm's proposed organizational flow chart detailing its interface with the City's project manager, reporting responsibilities, and team structure (no more than 1 page).
- G. List of key firm/team members proposed to work on the City project with a brief summary of their experience and their responsibilities for this project (no more than 2 pages)

H. Submittals shall EITHER be mailed to:

Mr. Brandon Wade, City Manager
C/O James Bowlin, Project Manager
City of Pflugerville
P.O. Box 589
Pflugerville, TX 78691

OR submittals shall be delivered to:

Mr. Brandon Wade, City Manager
C/O James Bowlin, Project Manager

City of Pflugerville, Engineering Department
400 Immanuel Road
Pflugerville, TX 78691

All submittals must be received no later than 5:00 p.m., Monday, March 12, 2012.

IV. ADDITIONAL MATERIALS

Any information or material provided beyond that requested in this RFQ may not be considered by the City.

**PROFESSIONAL SERVICES CONSULTANT SELECTION
 EVALUATION CRITERIA**

The following is a description of items to receive consideration in the evaluation of responses for providing professional engineering/architectural services to the City of Pflugerville. Following each description are the evaluation points associated with the item. TOTAL POSSIBLE POINTS EQUALS 100 (plus 25 points for interviews, if conducted). Wherever used, "prime firm" denotes a single firm or a joint venture responding as the prime consultant. Wherever used, "page" refers to single-sided, single spaced, 10-point minimum font printed 8-1/2 x 11-inch pages. The prime firm shall perform the largest share of the assignment (on an estimated percentage of total agreement basis). Responses failing to show the prime firm performing the plurality of the services shall be rejected as non-responsive. **Limitations on volume of requested information apply equally to single firms and joint ventures regardless of the number of firms partnering in the joint venture. Responses with excess volume or which do not include information for the evaluation of all consideration items may not be thoroughly reviewed or may be rejected as non-responsive.**

**Consideration Item 1: Experience of Project Manager and Project Principal (Past 10 Years)
*(Project Manager – 20 points; Project Principal – 10 points)***

City is interested in the experience of the Project Manager and Project Principal, on projects similar to the project described in this solicitation. Points will be awarded as indicated above. Only one individual per job responsibility should be designated. Project Manager and Project Principal must be employed by the prime firm and may be the same individual. Project Manager must be licensed as a professional engineer (registered as an architect) in the State of Texas at the time of submittal. List no more than five (5) projects meeting these criteria which have been completed in the past ten (10) years for each individual.

30 Points Maximum

Consideration Item 2: Experience and Availability of Proposed Staff

Prime firm and subconsultants must have adequate and experienced current staff (including professionals registered in applicable fields, other professionals, and technicians) to competently and efficiently perform the work. Prime firm and subconsultants must commit that staff proposed in this submittal would be available for the proposed work. City may desire to visit team's business addresses on a regular basis to follow progress of the work.

15 Points

Consideration Item 3: Prime Firm's Comparable Project Experience (past 5 years)

City is interested in the prime firm's history and success with projects of similar programs, budgets, and/or clients as the project described in this solicitation. List no more than five projects meeting these criteria which have been completed in the past five years. In addition, City may consider history of firm in complying with project programs, schedules, and budgets on previous City projects.

15 points maximum if subconsultants are used, otherwise, 30 points

Consideration Item 4: Subconsultant Firms' Comparable Project Experience (past 5 years)

Areas of subconsulting which will be evaluated are identified in the project description. The City is

interested in the proposed subconsultants' history and success with projects of similar programs, budgets, and/or clients as the project described in this solicitation. List no more than three (3) projects per subconsultant meeting these criteria which have been completed in the past five years. In addition, City may consider history of firms in complying with project programs, schedules, and budgets based on previous City projects.

15 points maximum if subconsultants are used, otherwise, 0 points

Consideration Item 5: Team's Structure and Project Approach

City is interested in team's organizational structure, their understanding of the project issues and their approach to the project. Identify project leadership, reporting responsibilities, how prime firm will interface with City's project manager and the sponsoring department, and how subconsultants will work within the management structure. Describe any significant project issues and the team's approach in addressing those issues.

25 Points Maximum

Consideration Item 6: Interview (Optional)

The City may determine that it is necessary to interview short-listed firms prior to making a recommendation to the City Council. Generally, staff may interview the top firms based on the results of the Evaluation Committee.

25 Points Maximum