



# **CITY OF ROCKWALL**

**385 SOUTH GOLIAD  
ROCKWALL, TX 75087  
972-771-7700**

## **REQUEST FOR PROPOSAL**

### **DESIGN-BUILD SERVICES FOR KIDZONE PLAYGROUND**

**SUBMITTALS due 2:00 PM CST, March 7, 2022**

**To**

**Lea Ann Ewing, Purchasing Agent  
City of Rockwall**

**CITY OF ROCKWALL  
REQUEST FOR PROPOSAL  
DESIGN-BUILD SERVICES  
Public Notice**

The City of Rockwall invites the submittal of responses to this RFP from qualified firms interested in providing design-build services in connection with the Kidzone Playground. Responses are solicited for this service in accordance with the terms, conditions and instructions set forth in the RFP guidelines.

The City will receive responses to this RFP at the office of Lea Ann Ewing, Purchasing Agent, 385 S. Goliad, Rockwall, Texas 75087 until **2:00 pm, March 7, 2022**. The Request for Proposal document may be obtained on the City's website at [www.rockwall.com/finance/asp](http://www.rockwall.com/finance/asp). Request for Proposal document will be emailed upon request; however, the City is not responsible to ensure timely delivery of emailed RFP documents. Bid, Performance, Payment bonds, liability and statutory worker's compensation insurances are required for this project. Pre bid meeting begins at 10 AM on February 11, 2022 at City Hall Council Chambers.

Receipt of responses does not bind the City to any contract for said services, nor does it guarantee that a contract for the Project will be awarded. For additional information contact Lea Ann Ewing at [lewing@rockwall.com](mailto:lewing@rockwall.com) and Travis Sales, Director of Parks and Recreation, at [tsales@rockwall.com](mailto:tsales@rockwall.com).

Publish Dates: February 11, 2022 and February 19, 2022

# **REQUEST FOR PROPOSAL (RFP) DESIGN-BUILD SERVICES**

## **I. PURPOSE OF RFP**

The City of Rockwall, Texas (City) invites the submittal of responses to this Request for Proposal (RFP) from qualified firms interested in providing design-build construction services for a new Kidzone Playground.

## **II. OBJECTIVES**

The City proposes to retain a highly qualified, capable firm to act as the Respondent during the design and construction of the Project for a fixed price. The firm who participates in this RFP process may be referred to as “Respondent”. The City will give prime consideration to the Respondent with significant, current experience in the development, design, and construction of similar projects. The City reserves the right to negotiate with one or more parties and is not obligated to enter into any contract with any Respondent on any terms or conditions.

## **III. SCOPE OF WORK**

### **Kidzone Playground: Demolition, Renovation and Complete Replacement**

Harry Myers Park, 815 E. Washington Street, Rockwall, Texas, 75087

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#### **General Project Synopsis**

This project is for the design, build and installation of an all-inclusive, all access, all abilities playground (approximately 20,000 square feet) built to ADA (Americans with Disabilities Act) and IPEMA (International Playground Equipment Manufacturers Association) standards. This process is an all or nothing proposal and a best value to the City of Rockwall. Budget not to exceed \$800,000.

This project also includes the following;

The demolition and removal the existing Leather and Associates playground, while preserving and renovating the current entry feature.

The preservation of the large existing Live Oak (*Quercus virginiana*) in the middle of the playground that will be monitored by the City Arborist during construction.

The removal of approximately 400 cubic yards of (Fibar) engineered wood fiber, to be stored on site for Park Staff to utilize at other City of Rockwall playground locations.

The contractor shall work around an existing irrigation system that will be capped outside the work zone prior to start of construction.

This is an active park that will remain open during construction and the contractor shall be responsible for providing a safe and secure job site at all times.

### **Amenities and features required in the design**

- Abundance of shade structures (blue fabric)
- Base colors of playground shall be blues, greens, browns and tans (earth tones)
- Kids tables and chairs
- Passive exercise features for parents and grandparents
- Minimum (2) Zip Lines
- Mound / Hill (6' tall by 18' wide) with amenities built into slopes
- Climbing Boulder
- Benches shall be a mix of natural earth elements such as artificial logs, stones, boulders etc.
- Dog park overlook tower
- One entrance
- 4' metal fence with concrete border/mow strip and lockable entrance gate
- All fall zone surfaces within the fenced area will be the Artificial Turf System
- Autistic safe space
- Variety of all abilities amenities
- All-inclusive ramped structures throughout for both 2-5 & 5-12 age groups
- Minimum of (5) types of Swing Activities with 3 being ADA Accessible & Usable
- Drainage system throughout
- ADA Accessible Spinning Activity similar to merry-go-round designs with governors

### **Required Specifications**

- Warranty on metals and plastics to be 100% non-prorated warranty
- Warranty shall include delivery and installation of warranty parts
- All warranted items to get a brand new warranty for initial term (15 year on plastic & if replaced gets a new 15 year warranty starting from replacement date)
- Zero cost on all warranted Items (No freight, no labor, no removal, no disposal, zero cost the city)
- Artificial Turf System with pad based on fall height Forever Lawn with Anti-Static and Anti-Bacterial properties built in the carpet fiber (20,000 square feet)
- Artificial Turf System to be infilled with US Green Tech Envirofill Anti-Bacterial infill (20,000 square feet)
- One-year walk thru and maintenance cycle
- (4) Maintenance kits and touch up paints
- Climbing boulder shall be a GFRC that is 6' in diameter
- All drainage shall be NDS systems
- Subgrade is earth with compacted stone 4" to 6" on top
- (RPZ) Root Protection Zone for Live Oak (*Quercus virginiana*) monitored by City Arborist during construction
- Please provide lead time for purchase and delivery of equipment
- Please provide project time from notice to proceed until grand opening

#### IV. SELECTION PROCESS

The City will review and evaluate the statements of qualification and price proposal received, and may invite firms to be interviewed before making a final selection of a firm for this project. If the City desires to interview a firm, that firm will receive notification of the date and time of the interview.

The selected Respondent then may negotiate with the City on fee and contract conditions. If a reasonable fee cannot be achieved with the Respondent of choice, in the opinion of the City, negotiations will proceed with the second choice Respondent until a mutually agreed contract can be negotiated.

#### V. EVALUATION

City Staff will evaluate the submittals and make a recommendation to the City Council for formal selection of the Respondent with which contract negotiations may be initiated.

#### VI. ADDITIONAL INSTRUCTIONS, NOTIFICATIONS AND INFORMATION

- A. No Gratuities** – Respondents will not offer any gratuities, favors, or anything of monetary value to any official or employee of the City for the purpose of influencing this selection. Any attempt by a Respondent to influence the selection process by any means, other than disclosure of Proposal and credentials through the proper channels, will be grounds for exclusion from the selection process. Accordingly, contacts with those involved in the selection process should not be initiated.
- B. All Information True** – By submitting a response, Respondents represent and warrant to the City that all information provided in the response submitted shall be true, correct and complete. Respondents who provide false, misleading or incomplete information, whether intentional or not, in any of the documents presented to the City of Rockwall for consideration in the selection process may be excluded.
- C. Interviews** – After the initial evaluation of the statements of Proposal, Respondents may be interviewed to discuss the Respondent's program approach and design professionals who would be directly involved in the Project.
- D. Inquiries** – Do not contact the City to make inquiries about the progress of this selection process. Respondents will be contacted when it is appropriate to do so. Process inquiries should be directed to Ms. Lea Ann Ewing, Purchasing Agent for the City, 972-772-6418 or [lewing@rockwall.com](mailto:lewing@rockwall.com).
- E. Cost of Responses** – The City will not be responsible for the costs incurred by anyone in the submittal of responses.
- F. Contract Negotiations** – This RFP is not to be construed as a contract or as a commitment of any kind. If this RFP results in a contract offer by the City the specific scope of work,

associated fees, and other contractual matters will be determined during contract negotiations. To ensure that the appropriate staff is assigned to the Project, the City intends to make the inclusion of a “key persons” clause a part of the contract negotiations.

- G. No Obligation** – The City reserves the right to: (1) evaluate the responses submitted; (2) waive any irregularities therein; (3) select candidates for the submittal of more detailed or alternate Proposal; (4) accept any submittal or portion of submittal; (5) reject any or all Respondents submitting responses; or (6) cancel the entire process.
- H. Non Discrimination** – The Respondent shall not deny employment to any person on the basis of race, creed or religion and will insure that all Federal and State laws pertaining to salaries, wages and operating requirements are met or exceeded.
- I. Bonds and Insurance** – The Respondent shall provide bid, performance and payment bonds for this project. Liability and statutory worker’s compensation insurances are required, adding the City of Rockwall as an additional insured on the liability policy.

## **VII. SUBMITTAL INSTRUCTIONS**

Sealed submittals are required. Submittals must be delivered to Ms. Lea Ann Ewing, Purchasing Agent, City of Rockwall, at the address set forth below at or before **2:00 pm on March 7, 2022**. All submittals must be labeled on the outside with the Respondent’s name, the name of the Project “Kidzone Playground RFP”. Late submittals may not be considered.

Provide three (3) copies of the response delivered to:

Ms. Lea Ann Ewing, Purchasing Agent  
City of Rockwall  
385 S. Goliad  
Rockwall, TX 75087

To enable the City to efficiently evaluate the responses, it is important that Respondents follow the required format in preparing their responses. **RESPONSES THAT DO NOT CONFORM TO THE PRESCRIBED FORMAT MAY NOT BE EVALUATED.**

Pre Bid Meeting – 10 AM to 12 PM come and go at the City Hall Council Chambers, 385 S. Goliad St., Rockwall, TX 75087. Staff will be available to answer questions regarding this project.

## **VII. CONTENT OF SUBMITTAL**

Each response shall be submitted as outlined in this section. The first page shall be a letter transmitting the response to the City and stating that the Proposal set forth in it remains effective for a period of 60 calendar days. At least one copy of the transmittal letter shall contain the original signature of a partner, principal, or officer of the Respondent.

**A. General Company Information**

1. General Information

Firm name, address, and telephone number;  
Names of principles in the firm;  
Primary contact

2. History and Experience

How many years has your organization been in business?

Please describe the last five renovation construction projects of a similar scope that your organization has recently completed, giving the name and location of project, name of the entity, and date of completion.

**B. References**

Please provide references for at least three (3) similar projects completed within the last five (5) years.

**C. Design**

Provide Playground design documents with submittal based on Item III Scope of Work.

**D. Cost Proposal**

Provide Playground cost proposal document with submittal based on Item III Scope of Work.