

Key Pen Parks

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The key to your next adventure!

Key Peninsula Metropolitan Park District (DBA Key Pen Parks) Request for Qualifications for Architectural/Engineering Services (RFQ)

Gateway Park Splash Pad (Phase 3) Revised 12/13/17

Key Peninsula Metropolitan Park District (Key Pen Parks) will receive design service qualifications for Gateway Park Splashpad (phase 3) at Key Pen Parks' office, 5514 Key Peninsula HWY N, Lakebay 98349, until 2:00 p.m. on December 28, 2017.

Project Site/History:

Key Pen Parks purchased a 39-acre property (Anderson property) in June 2012 as a strategic acquisition. The property abutted 360 acres of property that Washington State Department of Natural Resources leased to Key Pen Parks in 2009 for 50 years. The Anderson property was procured with Key Pen Parks capital and a matching grant from the State of Washington Recreation and Conservation Office (RCO).

In 2014 & 2015, public workshops were held to discuss the community's desired features in the development of this property. Robert W. Droll, a landscape architect specializing in park design, worked with the community to create three conceptual designs which were presented to the public in late 2014. Public feedback on those concepts was then analyzed and a final design concept was unveiled to the public in March 2015.

In August of 2015, Key Pen Parks received news that it was the recipient of a \$500,000 matching grant for Gateway Park Phase 1 development (14-1503) from RCO as part of the State Legislature's 2015-17 capital budget. These funds allowed Key Pen Parks to jumpstart Phase 1 plans of the Gateway Park project, including the design and construction of a new destination playground. Other components to Phase 1 include ingress, egress, parking, restroom facilities, pavilion and trailhead access to 360 Trails.

Two adjoining parcels totaling 33 acres were acquired in the summer of 2016 with funding from Pierce County Conservation Futures. These additional parcels now bring the total combined recreational opportunity to 432 acres.

In the fall of 2016, Key Pen Parks solicited and accepted bids for Phase 1 improvements to Gateway Park. Ten bids were received, and the board of commissioners for Key Pen Parks awarded the contract to Bob Peterson Construction Inc. The project was completed in September of 2017 with Robert W. Droll providing construction management support.

Project Funding:

Key Pen Parks will seek RCO WWRP local grant funds in the 2018 grant cycle. The corresponding local match to be provided through Key Pen Parks capital budget.

Design scope of work will include but is not limited to:

Key Pen Parks is seeking a multi-disciplinary team to develop design plans and construction documents with permitting. Design elements may include: Splash Pad, underground utilities, landscaping, signage, park furniture, and hardscaping.

Consultant work will include but is not limited to:

Process:

- Review of background, history, studies, reports, and drawings
- Physical inspection/inventory of existing park features and facilities
- Facilitate community meetings for input.
- Presentations to the community and the Board of Park Commissioners for approval
- Meet with Key Pen Parks staff for review of timelines, design, and project budgets at each design phase
- Prepare development and construction drawings and specifications
- Prepare and submit all permitting: Conditional Use/SEPA, Building, Health, etc.
- Project and construction administration
- Assist Park staff with submittal of RCO Grant Funding request.

Products/Deliverables:

- Graphic plans, sections, elevations and perspective drawings as necessary to convey complete understanding of design intent
- Preparation and distribution of all meeting minutes
- Provide electronic copies (in a format to be determined) of all drawings and work produced throughout the project, along with 1 set of color presentation documents and bid-ready documents
- Provide 3 copies of drawings and an updated construction budget to Key Pen Parks staff to review.

Project Budget:

The consultant will design to a Maximum Allowable Construction Contract (MACC) of \$750,000 as this is the amount Key Pen Parks has budgeted for the splash pad.

Owner to Provide:

- Master Plan
- Topographical Survey
- As-builts of existing site features

Schedule:

Project start January 2018 design through construction and to be completed by March 2020 (estimated).

Consultants will be selected based on the following criteria:

- Project team experience with similar scope of work 30 points
- Project team members experience 30 points
- Knowledge of Key Pen Parks Park System Comprehensive Plan 2014-2019 and Gateway Park Master Plan 5 points
- Project team availability and responsiveness 15 points
- Project team experience with RCO grant applications 15 points

Submittals:

- No longer than five (5) pages in length (double-sided) and should include a letter of interest (not included in page count)
- Identification of key personnel, list of proposed sub-consultants, and references
- Ability to provide services based on scope of work
- Consultants are requested to submit (1) electronic PDF copy.

Other:

Owner may award based on proposals only and not conduct interviews.

Proposals should be sent to:

Scott Gallacher, Executive Director
Key Pen Parks
PO BOX 70
5514 Key Peninsula HWY N
Lakebay, WA 98349

Questions about this RFQ should be directed to Scott Gallacher at scottg@keypenparks.com or 253-884-9240 ext. 21.