

REQUEST FOR QUALIFICATION #24-006

Date Issued: **February 26, 2024**

The City of Decatur ("City") will accept sealed Requests for Qualifications (RFQ) for the following services:

Description: **Building Envelope Consultant**

Submissions must be received before: March 12, 2024 at 2:00 pm by Email in PDF format to Michael Garber (Construction Manager City of Decatur Parks and Rec) mgarber@fitebuilding.com

All questions or need for clarification shall be sent in writing via email to Michael Garber, Fite Building Company (Construction Manager) on behalf of the City of Decatur, Purchasing Agent.

Standard Terms & Conditions

- The Purchasing Department assumes no responsibility for late responses that occur due to the U.S. Postal Service or private courier service.
- Responses must be received in the office of the Purchasing Department not later than the date and time specified.
- The Purchasing Department will not accept hard copies.
- Changes or modifications of this RFQ are allowed only by written authority of the Purchasing Agent.
- The City of Decatur reserves the right to modify all or any portion of this RFQ when the best interest of the City is involved.
- All respondents shall maintain such insurance as will protect the respondent and the City of Decatur from claims under Workman's Compensation Acts and from claims for damage and or personal injury, including death, which may arise from the operation and/or fulfillment of the resulting contract of this Invitation to RFQ. Insurance shall be written by companies authorized to do business in Decatur, Alabama. Evidence of insurance shall be furnished to the City of Decatur Purchasing Department with submitted RFQs when requested.
- Any individual, consultant, company, or corporation doing business with the City of Decatur must possess and show proof of all proper licenses and/or proper certifications required by Federal, state and local statutes and regulations prior to award.
- The City of Decatur reserves the right to terminate any contract resulting from this RFQ for just and reasonable cause whereby it appears to be in the best interest of the City.

- The successful respondent(s) agrees, by entering into this contract, to defend, indemnify, and hold the City of Decatur harmless from any and all causes of action or claims of damages arising out of or related to respondents performance under this contract.
- The successful respondent shall abide by all Federal, State, and Local Statutes, laws, regulations, and ordinances.
- An electronic version of this RFQ is available on the City's website at **<https://www.cityofdecatur.com>**/or by emailing **mgarber@fitebuilding.com**
- The City shall not be liable for any costs incurred by any firm responding to this request.
- Any information in a submission considered a trade secret or proprietary information will be protected under the Public Records Laws of the State of Alabama.

LETTER OF QUALIFICATION

The undersigned have reviewed our enclosed submittals in response to the Request for Qualifications (RFQ) issued by the City of Decatur, Alabama (City).

We affirm that the contents of our RFQ submittal is accurate, factual, and complete to the best of our knowledge and belief and that RFQ is submitted in good faith upon express understanding that any false statement may result in the disqualification from consideration.

(Respondent shall sign and complete the spaces provided below. If a joint venture, appropriate offices of each company shall sign.)

(Signature of Chief Executive Officer)

(Signature of Chief Financial Officer)

(Typed Name and Title)

(Typed Name and Title)

(Type Name of Firm)*

(Type Name of Firm)*

Dated:

Dated:

*If a joint venture, partnership, or other formal organization is submitting, each participant shall execute this Letter of Qualification.

Request for Qualifications

Project Overview:

The City of Decatur is seeking qualification submissions for construction management services for the Municipal Recreation Center Project. The project involves the construction of a new complex to house the city's current and future recreation needs.

The complex will be built at the southwest corner of Wilson Morgan Park. The address for the facility will be 300 Beltline Road SW, Decatur, AL 35601.

Budget:

The City of Decatur has allocated \$52.0M for the entire program of this project. This includes hard and soft costs.

Scope of Services:

The selected firm will provide Building Envelope Consulting services for the Municipal Recreation Center project. These services will include, but not limited to:

Introduction

- a. The waterproofing consultant shall provide expert consultation and oversight for waterproofing systems throughout the construction project, from schematic design phase to project completion.
- b. The project encompasses basketball courts, food service facilities, and a natatorium, featuring a flat roof, a pitched roof, large storefront and curtain wall elements, canopies, and other intricate constructions requiring specialized waterproofing solutions.

Pre-Design Phase

- a. Review project objectives, architectural drawings, and specifications related to waterproofing requirements.
- c. Conduct site evaluations to identify potential waterproofing challenges and opportunities.
- d. Provide recommendations for waterproofing strategies and systems based on the project's specific needs and site conditions.

Design Phase

- a. Collaborate with the design team to develop waterproofing details and specifications for the various elements of the project, including the flat roof, storefront, curtain walls, and canopies.
- b. Review architectural drawings, specifications and structural plans to ensure proper integration of waterproofing systems.
- c. Advise on material selection, membrane types, drainage systems, and detailing to achieve durable and effective waterproofing solutions.
- d. Participate in design meetings to address waterproofing concerns and coordinate with other disciplines.
- e. Advise on testing requirements to be incorporated into the building envelope specification sections.

Construction Phase

- a. Conduct pre-construction meetings with contractors and subcontractors to discuss waterproofing requirements and best practices.
- b. Review waterproofing submittals and shop drawings for compliance with design intent and industry standards.
- c. Perform on-site inspections during construction to monitor the installation of waterproofing systems and ensure adherence to specifications.
- d. Provide guidance and clarification to construction teams regarding waterproofing details and installation techniques.
- e. Conduct field testing and quality assurance inspections of installed waterproofing components.
- f. Address and resolve waterproofing-related issues and discrepancies encountered during construction.
- g. Document observations, field reports, and any deviations from the design documents.

Post-Construction Phase

- a. Coordinate with the design team and contractors to conduct final inspections of completed waterproofing systems.
- b. Verify the performance and integrity of waterproofing installations through testing and evaluation.
- c. Prepare a comprehensive report documenting the waterproofing process, observations, testing results, and recommendations for maintenance and ongoing care.
- d. Provide training and guidance to building owners and facility managers on proper maintenance procedures and strategies to preserve the integrity of waterproofing systems.
- e. Assist in the resolution of any warranty or performance-related issues that may arise post-construction.

Note: The scope of services may be customized to meet the unique requirements and complexities of the project. The waterproofing consultant shall work closely with the design team, contractors, and stakeholders to ensure that the project's waterproofing systems perform effectively and withstand the challenges of the built environment.

Submission Requirements:

Interested firms should submit following information:

- a. **Company Resume:** A brief history of the firm, including years in business, location, and size. Should also include information on the company's expertise. If company has multiple offices, specify which office will handle the project.
- b. **Project Experience:** Provide a list of relevant project experience in the state of Alabama. This list should include project name, location, scope, and duration. Include any projects within the last 5 years with similar scope and value.
- c. **Proposed Staffing:** Provide a staffing plan for the project including the proposed number of personnel with roles and responsibilities. Include a company organizational chart.
- d. **Personnel Resumes:** Provide resumes for key personnel who will be working on the project. Resumes should include relevant experience, education, and certifications.
- e. **References:** Provide at least three (3) references from past clients who have received similar services.
- f. **Disputes:** List all instances of project disputes within the last five (5) years that reach any level of mediation, arbitration, or litigation. Describe the parties involved, the nature of the dispute(s), and the cost associated with the dispute(s).
- g. **Compensation Structure:** The City of Decatur is requesting the company's RFP to include proposed compensation structure (flat fee, percentage, hourly rates, etc.). No firm shall supply any rates in this submission.

Selection Criteria

- a. Expertise and qualifications of proposed personnel
- b. Company experience and qualifications
- c. Proposed staffing plan
- d. Experience in the State of Alabama
- e. References
- f. Any questions or clarifications should be directed to the City of Decatur Construction Manager listed in this RFQ.

Disclosures

The City shall have no financial interest in the business of and shall not be liable for any debts or obligations incurred by the Consultant nor shall City be deemed or construed to be a partner, joint venture or otherwise interested in the assets of the Consultant, or in

the sums earned or derived by Consultant, nor shall the Consultant at any time or times use the name or credit of City in purchasing or attempting to purchase any car, equipment, supplies or other thing or things whatsoever.

Consultant, in the performance of its operations and obligations hereunder, shall not be deemed to be an agent of City but shall be deemed to be an Independent Contractor in every respect and shall take all steps at its own expense, as City may from time-to-time request, to indicate that it is an independent Contractor. City does not and will not assume any responsibility for the means by which or the manner in which the services by consultant are performed; but on the contrary, Consultant shall be wholly responsible therefore.

Consultant shall acknowledge that its identity and peculiar capacity to provide the services described hereinabove shall constitute a material consideration for the City's execution of a contract with consultant. Therefore, Consultant shall not transfer or assign an awarded contract or any of the rights or privileges granted therein without the prior written consent of City; which such consent shall be granted or denied solely at City's discretion.

If selected, Consultant shall agree to comply strictly with all ordinances of the City of Decatur, Alabama, and the laws of the State of Alabama and of the United States while performing its obligations

Consultant agrees that, if selected, it will comply with Title 6 of the Civil Rights Act of 1964 which provides that no person will be excluded from participation in, or be denied benefits of, or otherwise be subjected to discrimination on the grounds of race, sex, color, national origin or disability.

Reservation of Rights

The City reserves the right to:

- Amend, modify, or withdraw this RFQ
- Revise any requirements under this RFQ
- Accept any proposal deemed to be in the best interests of the City, and to reject any and all proposals.
- Require supplemental or clarifying information from any responding party, without having been deemed to have changed the terms of the RFQ.
- Extend the deadline for submissions of responses.
- Negotiate or hold discussions with any Consultant to supplement responses.

Additionally:

The City may exercise all rights at any time without notice and without liability for expenses incurred in responding to any changes in the RFQ. Responses are prepared at the sole cost and expense of the Consultant.

Nothing stated at any time by any City agent or representative will effect a change or addition to the RFQ, unless confirmed in writing by the City.

All information submitted in response to this RFQ shall become the property of the City, and as such, may be subject to public review as public records.

Consultants acknowledge and agree that the City will not be liable for any costs, expenses, losses, damages (including damages for loss of anticipated profit) or liability incurred by the Consultant as a result of, or arising out of, responding to this RFQ.

The City shall release all public information concerning this RFQ and selection process, including selection announcements and contract awards. Anyone desiring to release information to the public shall receive prior written approval from an authorized agent of the City.

The City shall take all necessary and affirmative steps to assure that minority firms and women owned business enterprises compete.

Consultants shall not collude in any manner or engage in any practices with any other Consultant which may restrict or eliminate competition or otherwise restrain trade. Violation of this instruction will cause the City to reject the Consultant's submittal.