

**Columbus Consolidated Government
Council Meeting Agenda Item**

TO:	Mayor and Councilors
AGENDA SUBJECT:	Design and Construction Services for Shirley B. Winston, Rigdon Park, and Psalmound Road Pools – RFP No. 23-0001
INITIATED BY:	Finance Department

It is requested that Council authorize the execution of a contract with Freeman & Associates, Inc. (Columbus, GA) for the design and construction of new inground pools at Shirley B. Winston, Rigdon, and Psalmound Road parks. The City has established a budget of \$15,000,000.00 for the total project budget to include all project costs.

The scope of services includes:

- A. New concrete pools with zero-depth entry to facilitate the Americans with Disability Act (“ADA”) access and use. The pools shall be similar in size to the existing pool.
- B. Additional water features and an outdoor pavilion at each location.
- C. Renovation of existing buildings to improve the interior conditions of the facility as well as to accommodate new pool equipment.
- D. Requisite site improvements such as landscaping, fencing, lighting, and drainage improvements.
- E. Relocation and/or work adjacent to multiple underground utility facilities, including, but not limited to, water and electrical.
- F. The final overall amenities at each location will be the same.
- G. The final appearance of each location will change slightly to create a unique identity for each park.
- H. The City intends to issue a separate contract with a specialty pool equipment supplier. The City will be responsible for providing Freeman & Associates with the pool equipment design and the actual pool equipment. Freeman & Associates shall be responsible for all coordination of the pool equipment design as well as final installation of the pool equipment.
- I. Also included in the 2021 SPLOST is the design and construction of six new splash pad locations throughout the City. The splash pads shall be in the following areas: Cooper Creek Park, South Commons/Civic Center, Carver Park, Liberty District, City

Service Center, and Lakebottom Park. Following completion of the three pool projects, the City may award the selected Design-Builder the design-build contracts for some, or all, of the splash pad projects as an add-alternate to this contract. The total budget for the six splash pad locations is \$3,000,000.00.

RFP Advertisement and Receipt of Proposals:

RFP specifications were posted on the web pages of the Purchasing Division, the Georgia Procurement Registry and DemandStar on July 8, 2022. This RFP has been advertised, opened, and evaluated. Two proposals were received on August 15, 2022, from the following vendors:

Freeman & Associates, Inc. (Columbus, GA)
Brasfield & Gorrie, LLC (Columbus, GA)

The following events took place after receipt of the proposals:

RFP MEETINGS/EVENTS		
Description	Date	Agenda/Action
Pre-Evaluation Meeting	08/23/22	The Purchasing Manager advised evaluation committee members of the RFP rules and process, and the using department representative provided an overview. Proposals were then forwarded to each committee member to review.
1 st Evaluation Meeting	09/09/22	The Evaluation Committee discussed each proposal and determined clarifications and presentations were required from both vendors.
Clarification & Presentations Requested	09/14/22	Both vendors were requested to provide clarifications and to respond to the request for presentations.
Responses to Clarification and Presentation Requests	09/16/22	Both vendors provided clarification responses and agreed to provide presentations.
Presentations	09/30/22	Both vendors provided presentations of their proposal. The committee meet immediately after the last presentation and determined additional clarifications were not required.
Evaluation Forms Sent	09/30/22	Evaluation forms were forwarded to the voting committee members.
Evaluation Forms Returned	10/07/22	The last set of evaluation forms were returned to the Purchasing Division and the evaluation results were forwarded to the committee.
Award Recommendation	10/18/22	The voting committee members unanimously recommended award to the highest-scoring vendor of Freeman & Associates, Inc.

Evaluation Committee:

The proposals were reviewed by members of the Evaluation Committee, which consisted of two voting members from the Parks & Recreation Department, one voting member from the Engineering Department, one voting member from the Public Works Department, and one voting member from the Inspections & Code Department.

An additional representative from the Parks & Recreation Department and an additional representative from the Public Works Department served as non-voting advisors.

An additional representative from the Inspections & Code Department, an additional representative from the Engineering Department, and two representatives from the City Manager's Office served as non-voting advisors.

Award Recommendation:

Based on the evaluation results, the Committee unanimously recommends award to the highest-scoring firm of Freeman & Associates, Inc.

Vendor Qualifications/Experience:

- Freeman & Associates has over 60 years of experience and has completed numerous design-build projects, not specific to pools or aquatic centers, but the contract will be working with Lyman Davidson Dooley, Inc., which has experience on similar projects.
- Lyman Davidson Dooley, Inc. was established in 1988 and provides architecture, interiors and planning design services. The firm focuses on highly diversified practice areas such as recreation and interiors and has a staff of 20 fulltime professionals, including registered architects, registered interior designers, production designers, and administrative staff.
- Lyman Davidson Dooley, Inc. has worked on project types that include aquatic centers (including splash pads); collegiate recreation centers (including aquatic centers, weight rooms, aerobic rooms, racquetball courts and basketball courts; community centers; pavilions; restrooms/concession facilities; track, baseball and soccer fields; and maintenance buildings.
- Lyman Davidson Dooley, Inc. has provided master plans and design services for various community projects for clients such as cities of Columbus, Atlanta, Decatur, Douglasville, Marietta, Milton, and Smyrna. County clients include Cherokee, Cobb, DeKalb, Douglas, Fulton, Gwinnett, Paulding, Forsyth, Pike, Spalding, and Rockdale.
- Below are the last three projects for which the Freeman and Associates team has provided same or similar services:

Columbus Consolidated Government

April 2001 – July 2002

Lyman Davidson Dooley, Inc. and Water Technology, Inc. assisted the City in developing detailed programs, budgets and plans for Shirley B. Winston, Rigdon Park, and Psalmound Road pools.

Reverend James Orange Park

2014 – 2015

Lyman Davidson Dooley was part of the team awarded the project for a new swimming pool and bathhouse. An existing pool and bathhouse were demolished to make way for a new pool, bathhouse and playground for the City of Atlanta. Lyman Davidson Dooley was a subconsultant to Freedman Engineering for this project.

Seven springs Water Park

March 2013 – May 2015

This Cobb County project included a 9,000 square foot outdoor activities pool with water slides, lazy river, interactive play structure, and associated pool house. The variety of features in the pool allowed it to serve a wide range of generations from toddlers learning to swim, teens hanging out and socializing, to seniors performing water aerobics. Additional park and site work were included to tie the pool to a nearby existing community center.

The City's Procurement Ordinance, Article 3-110 (Competitive Sealed Proposals (Negotiations) and Article 3-111 (Architectural, Engineering and Land Surveying Services), governs the RFP Process. During the RFP process, there is no formal opening due to the possibility of negotiated components of the proposal. In the event City Council does not approve the recommended offeror, no proposal responses or any negotiated components are made public until after the award of the contract. Therefore, the evaluation results and cost information has been submitted to the City Manager in a separate memo for informational purposes.

Funds are budgeted in the FY23 Budget: 2021 Sales Tax Project Fund – 2021 SPLOST – 21 SPLOST Parks & Recreation – General Construction – Splash Pad Shirley Winston, Psalmound Rd, Rigdon Park; 0567 – 696 – 3110 – STPR – 7661 – 54000-20230, 54001-20230, and 54002-20230.

A RESOLUTION

NO. _____

A RESOLUTION AUTHORIZING THE EXECUTION OF A CONTRACT WITH FREEMAN & ASSOCIATES, INC. (COLUMBUS, GA) FOR THE DESIGN AND CONSTRUCTION OF NEW INGROUND POOLS AT SHIRLEY B. WINSTON, RIGDON, AND PSALMOND ROAD PARKS. THE CITY HAS ESTABLISHED A BUDGET OF \$15,000,000.00 FOR THE TOTAL PROJECT BUDGET, TO INCLUDE ALL PROJECT COSTS.

WHEREAS, an RFP was administered (RFP No. 23-0001) and two proposals were received; and,

WHEREAS, the proposal submitted by Freeman & Associates, Inc. met all proposal requirements and was evaluated most responsive to the RFP.

NOW, THEREFORE, THE COUNCIL OF COLUMBUS, GEORGIA, HEREBY RESOLVES AS FOLLOWS:

That the City Manager is hereby authorized to execute a contract with Freeman & Associates, Inc. (Columbus, GA) for the design and construction of new inground pools at Shirley B. Winston, Rigdon, and Psalmond Road Parks. Funds are budgeted in the FY23 Budget: 2021 Sales Tax Project Fund – 2021 SPLOST – 21 SPLOST Parks & Recreation – General Construction – Splash Pad Shirley Winston, Psalmond Rd, Rigdon Park; 0567 – 696 – 3110 – STPR – 7661 – 54000-20230, 54001-20230, and 54002-20230.

Introduced at a regular meeting of the Council of Columbus, Georgia, held the _____ day of _____, 2022 and adopted at said meeting by the affirmative vote of _____ members of said Council.

- Councilor Allen voting _____.
- Councilor Barnes voting _____.
- Councilor Crabb voting _____.
- Councilor Davis voting _____.
- Councilor Garrett voting _____.
- Councilor House voting _____.
- Councilor Huff voting _____.
- Councilor Thomas voting _____.
- Councilor Tucker voting _____.
- Councilor Woodson voting _____.

Sandra T. Davis, Clerk of Council

B.H. "Skip" Henderson III, Mayor