



**City of Dublin  
Purchasing Department  
RFP #18-03-001**

**Issue Date: March 9, 2018**

**Design/Build of the  
Southern Pines Waterpark**

**Proposals due April 9, 2018, at 3:00 p.m. EST**

**CITY OF DUBLIN – PURCHASING DEPARTMENT**

*P. O. Box 690*

*215 Truxton Street*

*Dublin, Georgia 31021*

*(478) 277-5047*

*March 9, 2018*

***Request for Proposals for the  
Design/Build of the Southern Pines Waterpark  
RFP #18-03-001***

*Dear Proposer:*

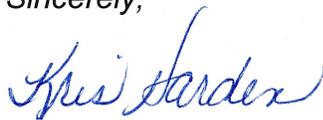
*The City of Dublin is now accepting proposals for the design/build of the Southern Pines Waterpark.*

*Instructions for preparation and submission of a proposal are contained in this package.*

*All proposals are due in the Office of the Purchasing Director, 215 Truxton Street, Dublin, Georgia 31021 (P. O. Box 690, 31040) no later than 3:00 p.m., local time prevailing, on Monday, April 9, 2019. The names of the respondents will be read at that time.*

*Thank you for your interest in doing business with the City of Dublin. I look forward to receiving your proposal.*

*Sincerely,*



*Kris Harden, CPPB*

*Purchasing Director*

DESIGN BUILD SPECIFICATION:  
"Southern Pines Waterpark"

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**Design/Build Proposal Specification**

**Design-Build Project Delivery Method  
Managed by a Pool Builder General Contractor**

**Dublin Laurens County Recreation Authority**

**"Southern Pines Waterpark"**

The City of Dublin is accepting proposals for design-build

**GENERAL TERMS AND CONDITIONS**

Contractor: Wherever the term "contractor" is used herein, it shall mean the approved Pool Contractor and any subcontractors under his direction.

Contracting Authority: The "Contracting Authority" is the City of Dublin acting with the Dublin-Laurens County Recreation Authority (DLCRA). The DLCRA is a duly organized public body in compliance with Georgia HB's 489 and 378, with a Board that is comprised of elected officials from both the City of Dublin and Laurens County. The City of Dublin will act as the official agency of record for the Contract. In cooperation with the City of Dublin, the single point-of-contact will be Mr. Danny Jones, Executive Director of the DLCRA.

Project Summary & Schedule: The DLCRA currently operates an existing splashpad, complete with support facilities, at Southern Pines Regional Park. The proposed project will substantially expand the facility into a waterpark consisting of a lazy river, a set of waterslides with plunge pool, and a 6-lane lap pool. Site work for the immediate components, as described later, and a small expansion of bathhouse capacity are included in the project. The project is not expected to be operational until spring of 2019, and earlier completion will not benefit the DLCRA. On the other hand, the DLCRA will not object to the contractor's earlier completion as long as they provide winterizing as needed and startup services in the spring.

Disqualification: Proposals may be disqualified for: a) receipt of the proposal past the stated deadline; b) any irregularities; c) unbalanced unit price or extensions; d) unbalanced value of any items; or, e) failure to complete proposal information correctly. If, in the opinion of the City, the offeror is not a responsible offeror in a position to perform the contract, the proposal may be disqualified. The City reserves the right to waive any informalities or technicalities.

Lawsuits/Bribery: Prospective offerors shall disclose any record of pending lawsuits, criminal violations and/or convictions, conflicts of interest, or contract defaults.

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Liability: The City is not liable for any cost incurred in the preparation of the proposal. Nor is the City bound by any information provided to prospective offerors unless reduced to writing and distributed as a written addendum.

Reservations: The City reserves the right to reject any or all proposals, to award in whole or in part, and to waive any informalities or technicalities. Negotiations may be necessary to complete the contract.

Clarification of submittals: The City reserves the right to seek clarification of any point in an offeror's proposal, or to obtain additional information.

Exceptions: Conditional proposals or those that take exception to the specifications will be considered only at the discretion of the City.

Indemnification: The City shall not be held responsible for claims for bodily injury, death, or property damage that may arise from the performance of contractual services with the City.

Correction or withdrawal of proposals: Correction or withdrawal of proposals after opening may be permitted only to the extent that the offeror can show by clear and convincing evidence that a mistake of non-judgmental character was made.

Supplementary Information: The City reserves the right to issue supplementary information or guidelines relating to the RFP and to modify the scope of services during the final negotiation of the contract in the City's best interest.

Proposal Ownership: All proposals and information obtained will become the property of the Contractor and City.

Option to Accept Proposal: It is understood and agreed that in consideration of the sum of One Dollar and No/100 (\$1.00) cash in hand paid, receipt whereof is hereby acknowledged, the offeror agrees that its proposal shall be an option, which is hereby given to the City to accept or reject the proposal at any time within sixty (60) calendar days from the date on which proposals are opened. It is expressly covenanted and agreed that the proposal is not subject to withdrawal by the offeror during the term of said option.

Form of Contract: For this project the City anticipates utilizing an AGC or EJCDC "Standard Form of Agreement Between Owner and Design-Builder," subject to modification at the Contractor's and City's mutual discretion.

Proposal Forms: The proposal form in Attachment A shall be used for submitting a firm, not-to-exceed price based on the documents contained herein and other declarations. The final negotiated price will be based on a simple lump sum contract amount with no alternative payment or financing schemes, leases, commissions or any other alternative payments. Monthly progress payments will be based on the percentage of work complete based on an approved schedule of values submitted by the contractor prior to the first application for payment, with 10% retainage being held from each payment. Alternative methods and non-conforming proposals shall not be considered. An extended "memo of understanding" may be included if the offeror wishes to clarify assumptions concerning the ultimate design details. However, such a memo may be

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used by the City as the basis to reject the bid if the assumptions are deemed to be significant, unwarranted, and at variance from the stated criteria.

Liquidated Damages: The project must be substantially complete no later than April 1, 2019. "Substantial Completion" is defined as the stage at which the project is sufficiently complete in accordance with the contract documents so that the owner can occupy or utilize the project for its intended use by the public. Any delay caused by the Contractor shall be covered by the Contractor's contract requirements. The contractor shall pay to the owner as liquidated damages the amount of \$500 per calendar day for each day that the date of substantial completion exceeds the above dates. Final completion of the entire project, including all punch list items, shall be no later than May 1, 2019.

**DESCRIPTION OF THE PROPOSED PROJECT:**

Due to the desire to proceed with the project quickly and other factors, the City is requesting proposals for a complete design-build approach for this expansion. The Contractor's design-build team must include qualified pool engineers with a proven expertise in this type of facility, as well as appropriate sub-consultants with qualifications on this type of project. The design step will be a very important part of the process in order to re-confirm the technical requirements of the program. The proposals shall be based on the scope described herein, at a minimum, including the two 8-1/2" x 11" drawing sheets attached hereto (Electronic files may be requested in writing). Given the specialized nature of the work, there is no specific requirement for the use of local tradesmen, laborers, and subcontractors. However, the bidder should show good faith efforts in reaching out to local suppliers, contractors, and labor in the performance of some of the more conventional construction needs on the project.

**SUPPORT WORK TO BE COMPLETED BY THE CITY**

The DLCRA or its member agencies (City of Dublin, Laurens County, or separate contractors under their direction) will be providing certain aspects of the required work. These will include: Existing topographic survey (hard-copy and electronic format), relocation of existing water and sewer mains from under the proposed pools (as shown on the scope drawings, including a casing pipe under the proposed lazy river) and new water and sewer service for the new restroom building (to within 5-ft of the foundation), rough grading to within 12" of finished grade under the areas of new concrete deck and pools and to within 4" of proposed finished grade elsewhere. Pools will be excavated by the Contractor, not the Owner. Fill will be compacted to 95% Standard Proctor Density. Soil erosion control, stormwater detention and/or treatment, and temporary and final grassing and plantings (including irrigation, if any) will be provided by the Owner. Overhead pool and site lighting will be designed and furnished by the Owner. Any fees or charges levied by the Power Company will be paid by the Owner. All shade elements shown shall be furnished and installed by the Owner. Audio and PA systems, if any, shall be furnished and installed by the Owner. See the provisions, later presented, for the Owner's separate procurement of the waterslide package.

**CONTRACTOR'S SCOPE OF SERVICE / DELIVERABLES**

As envisioned, the scope of service for this proposal will include the following components. Please note that once the proposals are evaluated, those found acceptable

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may have the scope of service modified and the fee negotiated. Where quantities are given, those quantities shall take precedence over the appearance on the scope drawings. Where the proposal includes a unit price to be quoted, the final contract unit quantities may vary up or down from the quantities listed, as mutually agreed upon between the City and the Contractor and confirmed by Change Order.

Bidders shall refer to the 2 attached 8-1/2"x11" drawings for additional details of the intent and scope. The Contractor's work shall include:

1. Provide complete sealed engineering design drawings for the project components to be constructed by the Contractor. Required disciplines will include an Engineer specializing in pools, an Architect with MEP for the buildings, and civil engineering for the limited site work. An electrical engineer experienced with medium voltage motor control and provisions of NEC680 will be required. Engineering under the Contractor will not include the water and sewer relocation by the City's utility department or the sedimentation and erosion control plans which will be provided by the Owner. Submit the design documents to the Health Department and the appropriate Building Department for plan approvals. The design and construction are to comply with all reasonably-applicable codes and standards.
2. Establish site controls: Accept the site and verify as-built topography. Provide temporary fencing. Protect the existing splashpad from damage, and establish physical barriers to allow operation of the splashpad while construction proceeds. Arrange for temporary power, water, telephone, and sanitation.
3. Pools: The pools are described as including three parts, but there is one combined body of water intended. The primary reason for not splitting up the pools into at least 2 bodies of water, comprised of the lazy river and a lap pool, with the waterslides-plunge-pool and swim-lesson areas (hereafter called "Lesson/Plunge") being attached to one or the other bigger bodies of water, is the limited area available for the filtration facilities in the existing building space. As conceived, the filter plant will be sized to apportion the flows for an appropriate turn-over rate for the various pool activities in accordance with Georgia Environmental Health Pool Regulations (Chapter 511-3-5 O.C.G.A., 2017). All aspects of the project are to comply with the State pool rules as well as NEC 680. The general design configuration of the pool follows:
  - A. Lazy River: 1) 12-ft wide x 3-ft water depth x 461-lf length along centerline; 2) 2 ingress-egress step areas at 292-sf each; 2 additional ladder exits with imbedded steps and figure-4 railings; 3) 1 dedicated drive jet station and pump plus 1 filter-return drive jet station; 4) 1 pair of oversized main drains for both the drive pump and filter pump suction; 5) Simmers instead of a single gutter.
  - B. Lesson/Plunge Area: 1) 1,298-sf including 2 sets of steps each with pairs of 3-bend rails; 2) plunge area is 3-1/2-ft deep for 15-ft; the middle Lesson area and lazy river connection is 3-ft deep; and the connection to lap area is 4-ft after a 12:1 slope; 3) Adjustable wall returns, skimmers, and 1 pair of oversized main drains for slide feed and filter feed pump(s) suction.
  - C. Lap Area: 1) 75'-1" long x 42-ft wide (3,150-sf) with 6-lanes marked in paint per USA-Swimming rules; 2) depths are 4-ft to 7-ft in the last 20-ft of the deep-end; 3) adjustable wall returns, skimmers, and 2 VGB-sized main drains for the filter pump suction; 4) 3 sets of imbedded-step ladders with figure-4 railings, 4 backstroke flag stanchion sockets with 8-ft

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- stanchions, sliding color eye-bolt, and 2 sets of backstroke flags; 5) starting platform sockets at one end only and no platforms unless by Owner; 6) 10 lane-line anchors plus 2 safety rope anchors (Owner to furnish lane ropes, Contractor to supply safety-float-line.)
- D. Install 500-watt-equivalent, 110v, LED underwater lights in all areas of the pool per the Pool Code and NEC 680.
  - E. Provide Code-minimum safety and rescue equipment, test kits, and first-aid supplies. Provide 10 adirondack-style portable lifeguard stands (Guard umbrellas shall be by Owner). Rules and operations signs shall be by Owner.
  - F. ADA access: Furnish 2 each ADA-compliant, battery powered HC lifts. Also, One of the River steps and one of the Lesson area steps shall be fitted with an extra 3-bend rail to assure their ADA compliance as a second means of egress.
  - G. Furnish 1 deck-mount, portable 20-amp pool vacuum with accessories.
4. Pool Finishes: The pools are to be painted with 3 coats of Tnemec series 66 epoxy. The wall-tops are to be standard Stegmeir formed-in-place coping. Markings inside the pool are to be painted with numerals and letters neatly stenciled. Depth marking tiles and "No Diving" tiles per Pool Code shall be used on the deck.
5. Pool Structural: Walls up to 4-ft depth of water shall be 8" thick with #4's at 12" o.c.e.w. Walls deeper than 4-ft shall be 8" thick with #4's at 12" horizontal and #4's at 6" vertical. Floors shall be a minimum 6" thick with #4's at 12" o.c.e.w. Expansion joints with waterstops shall be located in the river at not greater than 40-ft o.c., along the junction between the river and Plunge/Lesson, along the junction between the Plunge/Lesson and Lap areas, and at the 5-ft break in the Lap area.
6. Pool Mechanical Systems: The filter and chemical feed systems are to use the existing garage area that makes up approximately 1/3 of the existing building. To help to create enough space, the Contractor shall re-install the exiting above-slab equipment serving the Splashpad (conceptually, by mirroring the current footprint along the centerline of the existing valve manifold).
- A. Pipe: Pipe runs between the Pools and Pumps and Filter Room shall be Schedule 40 PVC. Pipe beneath the Pool structures shall be Schedule 80 PVC. Exposed pipe in the Filter Room shall be Schedule 80 PVC. Air-relief valves are required at any high-point, and high-points are to be avoided.
  - B. Pumps: Equal to PACO brand vertically-mounted general service end-suction pumps at 1760 rpm nominal with high efficiency motors, TEFC, epoxy finished. Power is to be determined, but is assumed to be 208v, 3-phase. Filter Feed Pumps shall be controlled by variable frequency drives (VFDs) that are paced by the filtered water flow meters. All of the below-listed pumps are to be housed in a new tool-shed style structure that is sunk into the ground 3.5-ft below pool water level. Each pump shall be fitted with suction and discharge valves, basket strainers with extra baskets, a pressure gauge on the discharge and a vacuum gauge on the suction side.
    - 1. Filter-Feed Pumps: 2 each model 60125VL, 905-gpm @ 65-ft TD, 25-hp, with VFDs.
    - 2. Slide Feed: 1 each model 80951VL, 1500-gpm @ 45-ft TDH. 25-hp.

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3. River Drive: 1 each model 80951VL, 1500-gpm @ 45-ft TDH. 25-hp.
- C. Filters shall be stacked horizontal fiberglass high-rate sand filters with a maximum loading rate of 15-gpm/sf conforming to nsf-50 (127-sf total bed area). Each tank shall have face piping and valves to allow for backwashing 1 tank at a time with the flow from the other tank. An air-gapped backwash discharge shall be piped to sanitary with a line oversized to provide hydraulic equalization. System shall be complete with gauge panels, manual air-reliefs, and digital-output flow-meters (to pace the VFDs). The system shall supply at least 2 filter-feed pumps, each feeding at least one filter tank, with each system operable independently.
  - D. Chemical feeds: The controller shall be a BECS 2 or higher. The intent is that the signals controlling the VFDs not go through the chemical controller. The Owner intends to utilize systems based on 12% bleach and muriatic acid. Coordinate the supply and storage of bleach and acid to be supplied by the Owner. Contractor to provide all initial stabilization and balance of the pools for start-up. The output of the chemical controller(s) (the feeds to the chemical metering pumps) shall be routed through normally-open contracts in each of the filter-feed-pumps starters.
  - E. In accordance with recent revisions to the state pool codes, provide a properly sized low-pressure UV disinfection system for the existing Splashpad equal to Chlor-King model 120APVC.
  - F. Provide Pool-Make-Up water sensor and supply system utilizing a Cla-Val 124A float-actuated valve. Connect downstream of the existing double-check backflow preventer.
  - G. Provide a squeeze-bottle eye-wash station at the chemical feed area.
7. Pool Hydraulic Data (to be verified based on final design):
- | A. <u>Pool Area</u>  | <u>Volume</u> | <u>Turnover Rate</u> | <u>Flow</u> |
|----------------------|---------------|----------------------|-------------|
| B. River             | 152,000-gals  | 120-min.             | 1,267-gpm   |
| C. Plunge/Lesson/Lap | 155,000-gals  | 240-min.             | 643-gpm     |
| D. Averages & Totals | 307,000-gals  | 2hr-40min.           | 1,910-gpm   |
8. Buildings Work: The work on conventional building construction is limited to a new restroom building that is shown on the site plan and the building floor plan. An alternative design may be proposed that extends the entire length of the back-side of the existing service building by approximately 12-ft or as needed to provide the room for the additional fixtures required by the pool codes. This alternative has advantages for the Owner and could make the installation of the new filter systems easier. The buildings work shall be complete and functional and match the existing building detailing. The new pump shed shall have walls and roof matching the existing building details. Extend water and sewer services to 5-ft outside of the foundations where the Owner's forces will pick them up. The pump shed shall have a sump pump discharging to grade adjacent to the shed.
9. Site Work: The Contractor shall provide all of the following systems:
- A. Concrete Decks and walks shall be 4" thick. 3,500 psi concrete, with welded wire fabric reinforcing. All new concrete decks shall be medium broom-finished. The new pool top-of-coping and deck high-points shall be 6" higher than the existing Splashpad edge or the existing building finished-floor, whichever is higher Deck slopes shall be a minimum of 1-1/2% and a maximum of 3% and allowing for ADA requirements for cross-slopes of "accessible routes". Place control joints in concrete paving at 5-ft o.c. and expansion joints at 20-ft o.c. The plan as included in the RFP

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- includes 11,058-sf of new decks and walks (does not include existing Splashpad apron), and the Contractor shall be paid for this amount of deck at the unit price bid. Substantial increases or decreases in the quantity will be acknowledged by change order with a contract adjustment at the unit price bid.
- B. Drainage: most of the drainage can sheet flow in all directions. However, the Contractor shall include an allowance in his Contract amount to cover up to 250-lf of 6" & 8" PVC-DWV pipe and 15 NDS area drains that will serve the area between the river, lap pool, and Splashpad.
  - C. Hose-Bibs: Install a loop of 3/4" to 1-1/2" Schedule 80 PVC pipe around the entire pool and deck perimeter and install hose-bibs in irrigation-style boxes at 100-ft o.c.
  - D. Perimeter Fence: Install 8-ft high, vinyl-coated chain-link fence around the entire pool and deck perimeter at a minimum of 10-ft outside of the river and pool deck, tying back into the southwest corner of the existing building. Include at least one vehicle gate and two 36" man-gates.
  - E. Shade Structures are by Owner.
  - F. Provide electrical bonding loop per NEC680 and a minimum of 5 duplex GFI-protected 20-amp duplex receptacles.
10. Electrical Work: The existing Power Transformer on site is assumed to be adequate for both existing and new systems. Replacing the secondary feed and building entrance is probably assumed to be required. Thus a new distribution panel and breaker panel for the new systems (which shall be sized to include the existing Splashpad systems). A panel and disconnect shall be provided at the new remote restroom addition. The circuits and VFDs for the new pumps will be located within the existing building, with remote start-stops and disconnects at the new pump-shed. All building work will include normal lighting and receptacle components. Assure proper bonding and other provisions of NEC680 are installed. Verify that the existing Splashpad complies with NEC680 (If it does not, submit a proposal for required remediation). Panels shall be NEMA 3R and conduit shall be non-metallic rigid. Install an additional 1" conduit loop and 5 plastic jct. boxes around the perimeter for the owners use.
11. Waterslides: The general design of the desired waterslides package is shown on the site plan. An allowance for the package is included in the overall project budget. To maximize control and flexibility for the budget, the Owner has elected to procure the slide package as a separate Contract and/or Change Order approximately 90-days after the execution of this contract. The separate waterslide package allowance shall include the two fiberglass slides (one an open flume, the other an enclosed tube style), a galvanized and painted steel tower and stair structure, a top platform shade canopy, and the structure foundations, all installed, and all as designed and approved by the selected manufacturer. Acceptable manufacturers shall include Proslide, Whitewater, Splashtacular, and Avalanche. Others may be considered as alternates during the waterslide selection process. During the design phase of the overall project, after award of this Contract, the City will select the most desirable (in the final opinion of the City) waterslide package that falls within the allowance. Note that the feed pump systems and piping are not part of the waterslide package allowance except for the final connections at the start tubs. Any built-in provisions for connecting the end slide pieces to the plunge pool are part of the main contract, as well. There is no need for the Bidders on the overall project to seek

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proposals or documents from any waterslide manufacturer until after a contract has been awarded. However, a brief narrative about the requirements of this paragraph should be included in the bidder's discussion of his project approach. The Contractor will be expected to be an active participant in the Waterslide Package selection and procurement.

**MINIMUM QUALIFICATIONS**

The design and construction must include all disciplines, material supply, and subcontractors that are common to pools. The bidder's experience and understanding of these interrelationships, their functions, and their interactions is a prerequisite for award of this Contract.

1. Offerors will be required to provide evidence of having adequate experience in designing and constructing public leisure and recreation pools.
2. The offeror must be a qualified and experienced commercial pool builder. The offeror must have completed at least (3) design/build public pools with a water surface in excess of 3,000 square feet and (3) Leisure-pool type projects within the last eight years. These pools must have been completed and in operation by 2017.
3. The design subcontractor shall be a firm certified to offer professional design services in the State of Georgia, the assigned design project manager must be a registered engineer in the State of Georgia and all of the pool aspects shall be designed by an experienced registered engineer.
4. The Contractor shall carry the insurance coverages required by the City. (Note: builder's risk insurance will be provided by the owner or by the contractor at the owner's request. Therefore, the offeror should not include the cost of builder's risk insurance in its initial proposal.)
5. The successful offeror must provide a Performance Bond in the amount of 100% of the contract amount, including any subsequent increases. The City shall approve the form and solvency of the surety. During the course of the project the City may require strengthening of the bond as may become necessary subject to O.C.G.A. 36-91-40, et seq.
6. The successful offeror must provide a Payment Bond in the amount of 100% of the contract amount for the use and protection of all subcontractors, and all persons supplying labor, materials, machinery and equipment in the conduct of the work provided in the contract. The City shall approve the form and solvency of the surety. During the course of the project the City may require strengthening of the bond as may become necessary subject to O.C.G.A. 36-91-40, et seq.

**EVALUATION PROCESS AND SELECTION PROCEDURE**

Process: The first stage in the selection process will be the submission of completed proposals as outlined in the RFP document. The evaluation of the proposals will be conducted by an evaluation team consisting of selected members of DLCRA staff and the City. Proposals will be evaluated on the factors listed below. Following the initial evaluation of proposals, offerors may be afforded an opportunity for discussion, negotiation, and revision of proposals prior to award for the purpose of obtaining best and final offers. All responsible offerors who are reasonably anticipated of possibly being selected for award shall be given an opportunity to participate in such discussions, negotiations, and revisions; provided, however, that whether the award is made based on the initial evaluation without further discussion, negotiation, and revision shall be

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solely within the City 's discretion. If awarded, the City shall make an award to the responsible and responsive offeror whose proposal is determined in writing to be the most advantageous to the DLCRA and City , taking into consideration the evaluation factors listed below. The evaluation factors shall be the basis on which the award is made, and the contract file shall indicate the basis on which the award is made.

Scoring: The following factors shall be applied when evaluating project proposals. Ultimately, proposal submissions should follow this rule: **Presentation is important, but, substance is better!** Essentially, while the evaluation team will appreciate well constructed graphics and other visual aids, they will be focusing value, experience, approach and prior results.

1. Compliance with Specifications (10 points): All information requested shall be submitted as completely and orderly as instructed. Any significant deviations may result in disqualification.
2. Qualifications, Experience and Capacity (25 points): Interested offerors must demonstrate their ability to execute the project, experience with similar projects, and demonstration of knowledge of multi-faceted aquatic facilities. The successful offeror should be able to demonstrate experience in developing similar projects and provide examples of results where their recommendations have been successfully implemented on unique projects. A sample of similar project plans or pictures developed for other organizations should be provided as evidence of past prior experience.
3. Project Approach (20 points): The offeror's unique design capabilities and facility development approach will be evaluated. Previous projects will be reviewed for issues with long term maintenance, operations and warranty performance.
4. Price/Cost (40 points): The offeror's overall cost as it relates to the project scope described in the proposal will be evaluated. Each proposal will be thoroughly evaluated based on the submittals provided by each offeror. The City will rate the proposals on the best value for the work to be done.
5. Scheduling (5 points): The staff will also review project schedules for accuracy and practicability. The offeror's previous history of completing projects similar in size and scope on time, within project cost, and with limited change orders will be evaluated. The offeror's performance in dealing with subcontractors and project vendors will also be evaluated.

**PROPOSAL SUBMISSION FORMAT**

General: Please submit one (1) original and five (5) copies of the sealed proposal (at the assigned date, time and location), all bound with no staples whereby additional copies can be easily made by DLCRA and City staff. Pages should be 8 ½" X 11" in size with larger sheets folded to fit within bindings. All sections should be indexed and cross-referenced in alphabetical order.

TAB A: Transmittal Letter: Each proposal will have a cover letter on the letterhead of the company or organization submitting the proposal. The cover letter shall briefly summarize

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the offeror's request to have its proposal for the proposed project considered and its acceptance of the terms outlined in the RFP. The cover letter must be signed by a representative who has the legal capacity to enter the organization into a formal contract with the City.

TAB B: Qualifications, Experience and Capacity : Include the following information in this section:

- A. Description of the contracting firm, including any joint venture partners.
- B. What type of legal entity is the company (sole proprietorship, partnership, corporation, etc.).
- C. List names, addresses, titles of position (if any), and nature and extent of the interest of the officers and principal members of the contractor and design firm.
- D. Profiles and roles of key individuals in the project team including their experience and training (including other design disciplines, principals, and discipline leaders).
- E. Contractor and design firm's current workload.
- F. Organizational chart or other clear description of the business relationships and the flow of authority.
- G. Evidence that the contractor is active and financially stable, including a copy of the most recent fiscal year's audited financial statement.
- H. Certificates of Insurance in effect for general liability and workers' compensation, including insurance of the types and minimum amounts below: workers' compensation in full compliance with statutory federal and state law; employers' liability - \$500,000; comprehensive general liability - \$1,000,000 each occurrence; and automobile liability - \$1,000,000 each occurrence.
- I. Disclosure and explanation of any pending litigation or arbitration within the last 5 years for contractor or design firm.
- J. Explanation of any payments for insurance on contractor or design firm as a result of default or errors and omissions.
- K. Provide bid security payable to the City in the amount of 5% of offeror's maximum price and in the form of a bid bond or a certified or cashier's check.
- L. Chronologically, list:
  - 1) The contractor's previous projects similar in scope to the proposed project, including any relevant local (including the owner), state, or federal government projects completed within the past 5 years.
  - 2) The design firm's previous projects similar in scope to the proposed project, including any relevant local (including the owner), state or federal government projects completed in the last 5 years.

TAB C: Description of Project Approach and Scope of Work: Provide a narrative along with any associated graphics or illustrations on the specific project approach. Offeror must submit a project schedule with a substantial and final completion dates as stipulated earlier in this document. The contractor will pay to the owner, as liquidated damages, the amount of \$500 per calendar day for each day that the date of substantial completion exceeds the above dates.

TAB D: Response Forms: A key component of the response to the proposal is the supplemental documentation in Attachment A of this document.

**ATTACHMENT A**

**SUPPLEMENTAL DOCUMENTATION**

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**FORM A: PROPOSAL FORM**

The Offeror proposes the following lump-sum, not-to-exceed price (including all fees, licenses, taxes, mark-ups, and direct or indirect costs) for the Design and Construction of the Southern Pines Waterpark:

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Dollars (\$) \_\_\_\_\_ )

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The above lump sum includes the following items that are calculated on a unit price basis, and may be added in quantity or subtracted in quantity, at the unit prices given, as long as the total contract amount does not change (up or down) by more than 10%:

Lazy River, centerline length; 540-lf at \_\_\_\_\_ /lf = \$ \_\_\_\_\_

Concrete Decks & Walks; 11,058-sf at \_\_\_\_\_ /sf = \$ \_\_\_\_\_

The above lump sum amount is composed of the following or attached non-binding breakdown of the costs being proposed (the total of the list should total the lump sum). At a minimum, the breakdown needs to include:

- General Conditions
- Design & Engineering Costs
- Buildings Related Costs
- All Pool structural Costs
- All Pool Mechanical Costs
- All Electrical Subcontractor Costs (including buildings)
- New Concrete Decks
- Area Drains and Other Site Utility Costs
- Fence & Ornamental Rail
- Start-up, training, initial balancing, & Chemicals
- Other items (stipulate)
- Overhead & Profit

**DESIGN BUILD SPECIFICATION:  
"Southern Pines Waterpark"**

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**DOCUMENT EXECUTION:**

Submitted on \_\_\_\_\_, 2008.  
(date)

If Offeror is:

**A Corporation**

By: \_\_\_\_\_(SEAL)  
(Corporation Name)

\_\_\_\_\_  
(State of incorporation)

By: \_\_\_\_\_  
(Name of person authorized to sign)

\_\_\_\_\_  
(Title)

(Corporate Seal)

Attest \_\_\_\_\_(Secretary)

Business address: \_\_\_\_\_

Phone No.: \_\_\_\_\_

**A Joint Venture**

By: \_\_\_\_\_  
(Name)

\_\_\_\_\_  
(Address)

By: \_\_\_\_\_  
(Name)

\_\_\_\_\_  
(Address)

(Each joint venturer must sign. The manner of signing for each individual, partnership and corporation that is a party to the joint venture should be in the manner indicated above).

DESIGN BUILD SPECIFICATION:  
"Southern Pines Waterpark"

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**FORM B: NON-COLLUSION AFFIDAVIT**

**The following affidavit is to accompany the proposal:**

STATE OF:

COUNTY OF:

Owner, Partner or Officer of Firm:

Company Name, Address, County and State:

Being of lawful age and being first duly sworn, the above-named individual on oath says that he/she is the agent authorized by the vendor to submit the attached bid or proposal. Affiant further states that neither the vendor nor any of its employees or agents has prevented or attempted to prevent competition in such bidding by any means whatever; nor has the vendor or any of its employees or agents prevented or endeavored to prevent anyone from making a bid or proposal therefor by any means whatever; nor has the vendor or any of its employees or agents caused or induced another to withdraw a bid or proposal for the work. Affiant further states that neither the vendor nor any of its employees or agents has directly or indirectly violated Section 36-91-21(d) of the Official Code of Georgia Annotated.

FIRM NAME \_\_\_\_\_

SIGNATURE \_\_\_\_\_

TITLE \_\_\_\_\_

Subscribed and sworn to before me this \_\_\_\_ day of \_\_\_\_\_ 20\_\_.

NOTARY PUBLIC \_\_\_\_\_

**DESIGN BUILD SPECIFICATION:  
"Southern Pines Waterpark"**

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**FORM C: VENDOR DECLARATION**

**The vendor understands, agrees and warrants:**

That the vendor has carefully read and fully understands the full scope of work.

That the vendor has the capability to successfully undertake and complete the responsibilities and obligations in said scope of work.

That the City reserves the right to reject any or all proposals and to accept that proposal which will, in its opinion, best serve the public interest. The City reserves the right to waive any technicalities and informalities in the bidding.

That by submission of this proposal the vendor acknowledges that The City has the right to make any inquiry or investigation it deems appropriate to substantiate or supplement information supplied by the vendor.

If a partnership, a general partner must sign.

If a corporation, the authorized corporate officer(s) must sign and the corporate seal must be affixed to this proposal.

VENDOR:

\_\_\_\_\_  
Name Title

\_\_\_\_\_  
Name Title

**AFFIX CORPORATE SEAL (if applicable)**

Subscribed and sworn to before me this \_\_\_ day of \_\_\_\_\_ 20\_\_.

**NOTARY PUBLIC:** \_\_\_\_\_

DESIGN BUILD SPECIFICATION:  
"Southern Pines Waterpark"



City of Dublin, Georgia  
**CONTRACTOR AFFIDAVIT AND AGREEMENT**

By executing this affidavit, the undersigned contractor verifies its compliance with O.C.G.A. 13-10-91, stating affirmatively that the individual, firm, or corporation which is contracting with the City of Dublin has registered with and is participating in a Federal Work Authorization Program\* [any of the electronic verification of work authorization programs operated by the United States Department of Homeland Security to verify information of newly hired employees, pursuant to the Immigration Reform and Control Act of 1986 (IRCA) P.L. 99-603), in accordance with the applicability provisions and deadlines established in O.C.G.A. 13-10-91.

The undersigned further agrees that, should it employ or contract with any subcontractor(s) in connection with the physical performance of services pursuant to this contract the City of Dublin, contractor will secure from such contractor(s) similar verification of compliance with O.C.G.A. 13-10-91 on the Subcontractor Affidavit provided in Rule 300-10-01-.08 or a substantially similar form. Contractor further agrees to maintain records of such compliance and provide a copy of each such verification to the City of Dublin at the time the subcontractor(s) is retained to provide the service.

\_\_\_\_\_  
Business Name

\_\_\_\_\_  
EEV/ Basic Pilot Program\* User Identification Number

\_\_\_\_\_  
BY: Authorized Officer or Agent

\_\_\_\_\_  
Date

\_\_\_\_\_  
Title of Authorized Office or Agent

SUBSCRIBED AND SWORN BEFORE ME ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20 \_\_\_\_\_

**Notary Public:** \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

\*As of the effective date of O.C.G.A. 13-10-91, the applicable federal work authorization program is the "EEV/Basic Rule Pilot Program" operated by the U.S. Citizenship and Immigration Services Bureau of the U.S. Department of Homeland Security, in Conjunction with the Social Security Administration (SSA)

DESIGN BUILD SPECIFICATION:  
"Southern Pines Waterpark"



**City of Dublin, Georgia**  
**SUBCONTRACTOR AFFIDAVIT AND AGREEMENT**

By executing this affidavit, the undersigned subcontractor verifies its compliance with O.C.G.A. 13-10-91, stating affirmatively that the individual, firm, or corporation which is contracting with the City of Dublin has registered with and is participating in a federal work authorization program\* [any of the electronic verification of work authorization programs operated by the United States Department of Homeland Security to verify information of newly hired employees, pursuant to the Immigration Reform and Control Act of 1986 (IRCA) P.L. 99-603], in accordance with the applicability provisions and deadlines established in O.C.G.A. 13-10-91

\_\_\_\_\_  
Business Name

\_\_\_\_\_  
EEV/ Basic Pilot Program\* User Identification Number

\_\_\_\_\_  
Date

\_\_\_\_\_  
BY: Authorized Officer or Agent  
(Subcontractor Name)

\_\_\_\_\_  
Title of Authorized Office or Agent of Subcontractor

SUBSCRIBED AND SWORN BEFORE ME ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

**Notary Public:** \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

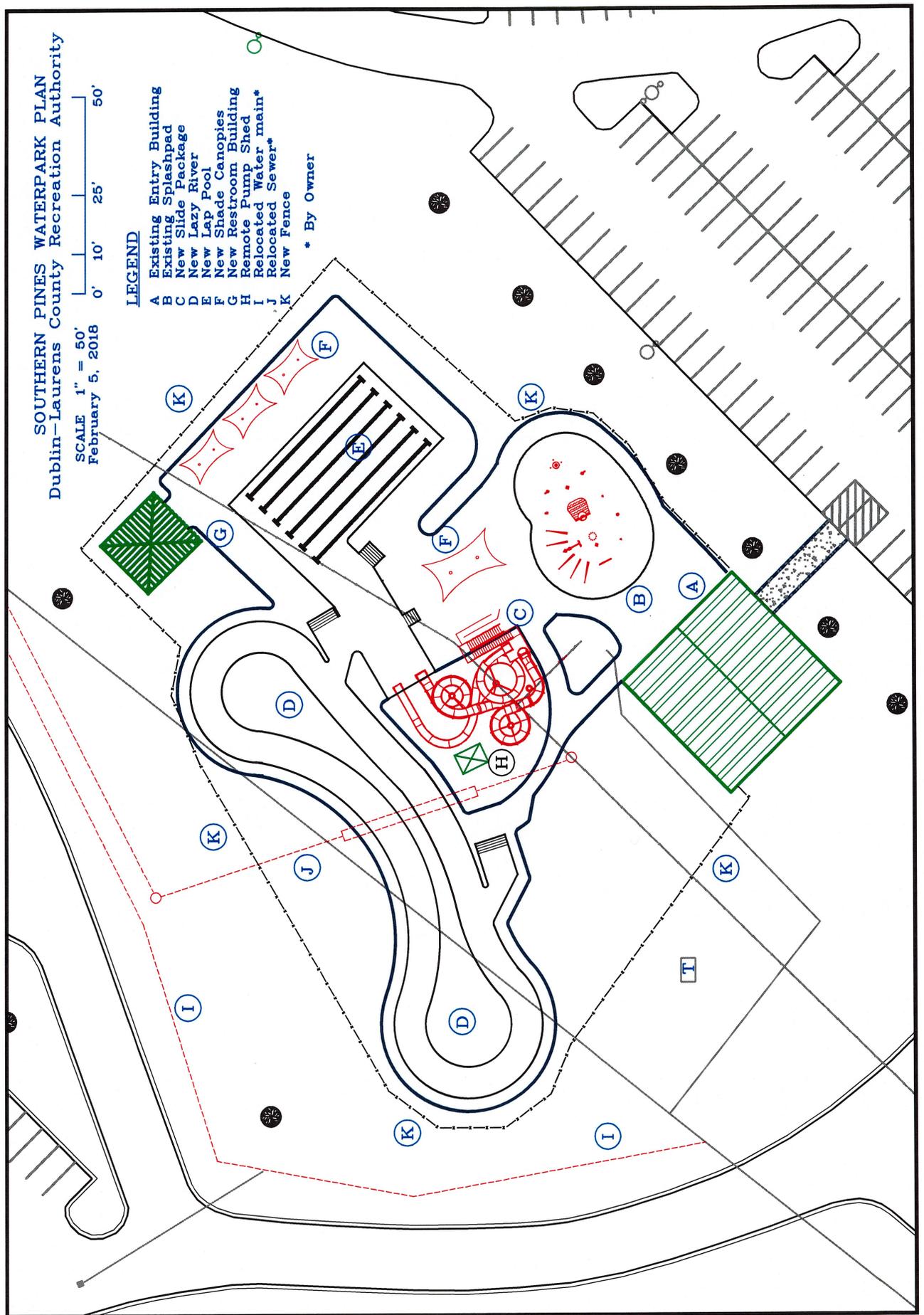
\*As of the effective date of O.C.G.A. 13-10-91, the applicable federal work authorization program is the "EEV/Basic Rule Pilot Program" operated by the U.S. Citizenship and Immigration Services Bureau of the U.S. Department of Homeland Security, in Conjunction with the Social Security Administration (SSA)

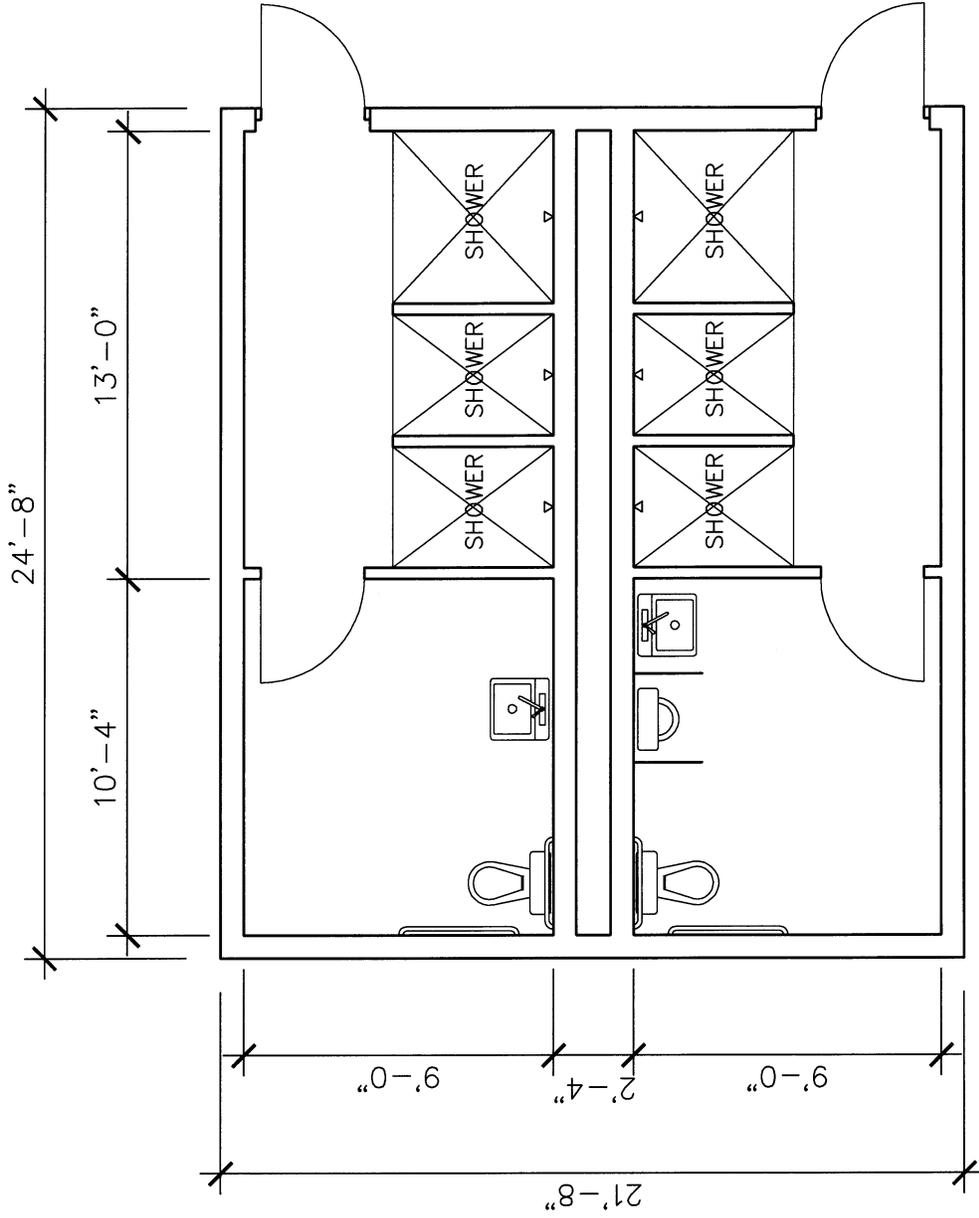
**SOUTHERN PINES WATERPARK PLAN**  
 Dublin-Laurens County Recreation Authority

SCALE 1" = 50'  
 February 5, 2018 0' 10' 25' 50'

**LEGEND**

- A Existing Entry Building
  - B Existing Splashpad
  - C New Slide Package
  - D New Lazy River
  - E New Lap Pool
  - F New Shade Canopies
  - G New Restroom Building
  - H Remote Pump Shed
  - I Relocated Water main\*
  - J Relocated Sewer\*
  - K New Fence
- \* By Owner





**Markey**  
 and Associates, Inc.  
 4956 Ridgewater Court, N.W.  
 Kennesaw, Georgia 30144  
 (770) 424-1806

**New Bath House  
 Dublin-Laurens County Aquatic Center**

AUGUST 15, 2017

SCALE 3/16" = 1'-0"