



**REQUEST FOR QUALIFICATIONS (RFQ)
FOR MASTER PLANNING, DESIGN AND CONSTRUCTION DOCUMENT DEVELOPMENT
FOR PROPOSED NEW SPORTS/RECREATIONAL COMPLEX**

The City of Lebanon, Tennessee (City), invites interested and qualified consulting firms to submit a qualifications-based proposal responsive to the issues and requirements outlined in this Request for Qualifications (RFQ) to provide master planning (including community public meetings) and architectural and engineering design and construction document development services, bid/award and construction administration and closeout and transition services for the Proposed New 150-Acre Sports/Recreational Complex, located approximately 1.5 miles south of Interstate 40 on US 231 South in Lebanon, Tennessee.

Preliminary conceptual drawing is available at

<https://www.lebanontn.org/DocumentCenter/View/2477/Sports-Recreational-Complex-Conceptual-Plan>.

The City seeks to retain a consultant team comprised of a firm with demonstrated prior experience and qualifications in the successful planning (including conducting community public meetings to receive and determine specific elements and features) and design, and construction and completion/closeout of new active sports/recreational facilities similar in scope, size and scale to the new complex planned by the City.

Mayor Bernie Ash has also formed a Sports Complex Committee to guide and coordinate with the consultant team.

Qualifications packages shall include the following:

- Brief history of the firm, including areas of team expertise and technical capabilities.
- Descriptions of relevant previous projects that key project staff have played a central role in developing.
- General project approach.
- Names and qualifications of specific project staff that will play the primary role(s) in this project. Name of project manager must be included.
- No more than five (5) references for similar projects. References must include current contact name and phone number.
- No more than three (3) sample products from similar previous projects.

- Additional information that will assist the City in considering the evaluation criteria outlined below.
- Six (6) copies and one (1) digital of the qualifications package must be submitted to the following address:

RFQ – Sports/Recreational Complex
Jeff Baines, Commissioner of Public Services
City of Lebanon
200 North Castle Heights Ave.
Lebanon, TN 37087

by Thursday, May 16, 2019, at 2:00 p.m. Central Standard Time (CST).

Respondents are directed to draft their proposals in such a manner as to purposely present prior similar project information and descriptions as the lead discussion and presentation in their proposals, and to provide current contact information for both the governmental agency responsible for the project’s administration and management, and the operators and user groups of the park facilities. **Of particular interest for the City is prior experience of new sports/recreational facilities, planned and constructed in phases.** Respondents are advised that such project references may be contacted, and that such contacts may be broadened beyond those named, based upon information provided from these contacted references or other listed example projects.

In describing each project reference, each respondent shall clearly, completely and accurately describe their specific roles and responsibilities for that project. Respondents are further encouraged to add or address information as to what or how their role or involvement in the referenced example projects benefited the success of the project, in terms of planning, design, operations, etc. As indicated by the selection criteria contained in this RFQ, great weight will be given by the City for experience and benefits provided by the respondents for similar projects.

Selection and award of the Professional Services Agreement (PSA) by the City will be made on the basis of the criteria as outlined below:

1. Qualifications and previous related work of key project personnel, particularly with regard to working with municipalities of similar size, government structure, complexity and issues (20 points).
2. Qualifications and previous related work of firm, particularly with regard to working with municipalities of similar size, government structure, complexity and issues, and including firm’s experience in technical areas required to successfully complete all comprehensive plan elements (20 points).
3. Understanding of project goals, and local issues and needs, particularly as expressed in their approach to the project (20 points).
4. The demonstrated ability of key project personnel to organize and lead effective, productive public meetings and in-house project meetings (15 points).
5. Quality of sample materials and qualifications package submitted (15 points).

6. Responsiveness to submission requirements (10 points).

The City may take any of the following actions after reviewing the submitted materials:

1. Contact respondents and request additional materials or supporting information.
2. Contact respondents for an in-person interview.
3. Prepare a Request for Proposals (RFP) to be sent to one (1) or more of the respondents.
4. Enter into direct negotiation with a respondent.
5. Re-advertise and/or reissue the original RFQ or an amended RFQ.
6. Determine that responses received are inadequate and/or that the services sought are no longer necessary or desired.

This RFQ does not commit the City to enter into a contract, nor does it obligate the City to pay for any costs incurred in the preparation and submission of proposals or in anticipation of a contract. The City reserves the right to reject any and/or all qualifications packages submitted, to waive technical or legal deficiencies, and to accept any qualifications packages that it may deem to be in the best interest of the City. By submitted a qualifications package, the consultant hereby authorizes the City to contact references and make such further investigations as may be in the best interest of the City.

Additional information regarding the RFQ should be emailed to Jeff Baines, Commissioner of Public Services, at jeff.baines@lebanontn.org.

A pre-proposal conference is scheduled for 9:00 a.m. on Thursday, May 2, 2019, at the City of Lebanon Town Meeting Hall, 200 North Castle Heights Avenue. All interested consultants are urged to attend.

The City of Lebanon is an equal opportunity entity and does not discriminate on the basis of age, race, sex, national origin, religion or disability in admission to, access to, or operations of its programs, services, activities, or in its awarding of such bids in pursuant to Title VI of the Civil Rights Act of 1964.