

REQUEST FOR DESIGN/BUILD TEAM QUALIFICATIONS

FOR

**WATER TREATMENT FACILITY GREENSAND
IMPROVEMENTS PROJECT
ARKANSAS CITY, KANSAS**

05/20/2025

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FOR THE WATER TREATMENT FACILITY GREENSAND IMPROVEMENTS PROJECT

I. INTRODUCTION

- a. The City of Arkansas City is seeking qualifications from Design/Build Teams for the design and construction of a greensand improvement at our water treatment facility.

II. SCOPE OF REQUEST

- a. The scope of the project includes the design and construction of improvements to the city's existing water treatment plant. The expansion will address the presence of manganese in the raw water supply. Iron and manganese treatment will be accomplished with Greensand pressure filters. The city's well field is classified as alluvial groundwater adjacent to the Arkansas River. The improvements generally consist of the addition of one Greensand pressure filter, piping, and controls. The equipment will be installed within the space allocated in the original design. The City's existing reverse osmosis WTP has a capacity of 5.4 MGD. The addition of Greensand pressure filters will enable the city to treat and remove manganese from its alluvial groundwater supply more effectively. Manganese is under increased scrutiny by the EPA and KDHE due to updated health effects information and additional occurrence data. The prevailing thought is that manganese will become a primary water quality standard; therefore, the treatment technology selected will provide water with manganese levels <0.05mg/L.

III. PROJECT GOALS

- a. The City of Arkansas City intends to procure a design-build team to design and construct the Project with an emphasis on the following goals:
 - i. To provide a safe, reliable, and high-quality water supply while maximizing value for the City's customers.
 - ii. To use sound engineering and construction principles to evaluate innovative approaches and cost-saving measures to optimize the available resources.
 - iii. To use the expertise of the design-build team to achieve schedule efficiencies to complete construction as soon as possible.

IV. PROJECT PARTNERS

- a. This project is a City of Arkansas City project. The City is currently reviewing funding mechanisms for the project. The choice of the funding mechanism may require the involvement of other project partners in the project. The design-build team should have experience working on projects with a variety of project partners. This project is anticipated to be funded by the KDHE SRF Program and if

so, the design-build team will be required to work with Professional Engineering Consultants, PA (PEC) as the Owner's Representative and comply with the "Construction Contract Provisions for Equivalency Loans" for the SRF program found at:

- i. <https://www.kdhe.ks.gov/519/Loan-Fund-Project-Forms>

V. PRELIMINARY ENGINEERING INFORMATION

- a. In support of the project, Arkansas City authorized Burns & McDonnell Engineering to prepare a Preliminary Design Report for our Water Treatment Plant". These documents are preliminary in nature. The selected Design-Build team is expected to perform reasonable due diligence to confirm the accuracy of Page 3 of 8 the information. Any concerns regarding the information should be reported to the City. All teams responding to the Request for Qualifications have access to the study. Electronic copies of the documents may be obtained at:

- i. [Greensand Filter SRF - Prelim Report and Waste Stream Plan](#)

VI. SUBMITTAL OF DESIGN-BUILD PROPOSAL AND QUALIFICATIONS

- a. Qualifications/Project Experience:
 - i. The Design-Build Team shall demonstrate their capabilities and competence in providing design/build services for the water treatment plant. The team shall demonstrate their capabilities both in their respective fields and also as a team. Include a summary of similar projects for the last five (5) years. Each summary shall describe unique contributions by the Design/Build Team, including, but not limited to, design and construction expertise, evaluation of different construction methods or approaches, schedule efficiency, and cost savings. Highlight participation by key staff that will be assigned to this Project. Submittals shall also include experience in the design-build methodology in the context of this project. Each project description shall contain, at a minimum, the following information:
 - Project and Owner's name
 - Contact Information (including phone number)
 - Description of Project
 - Schedule and Completion History
 - Innovative Approach(es)
 - Cost-saving measures Implemented
 - Preliminary and Final Project Costs
 - Change Order History; and
 - Litigation Experience in Project
 - ii. The Design/Build Team shall include a registered Professional Engineer licensed in the State of Kansas that is familiar with both KDHE and City of Arkansas City specifications and regulations. Proposals shall include any experience your firm has with necessary permitting, schedule negotiation, and compliance with industry requirements.
 - iii. The Design/Build Team shall be authorized to work in the State of Kansas and the City of Arkansas City.

- b. Project Approach:
 - i. The Design/Build Team shall demonstrate an understanding of design/build contracting and present a brief summary of the Design/Build Team's approach to accomplishing the work under a Design/Build contract. Include a description of the largest hurdles that you believe the Design/Build team will have to overcome on the project and how you intend to proactively address these challenges.
- c. Key Project Staff:
 - i. Provide a detailed resume for all key project staff members. Include a description of their roles based on your current understanding of the project scope. Explain the role of the firm's ownership in the project organization.
- d. Safety Record:
 - i. Provide the Design/Build Team's OSHA reportable accident rate and current workmen's compensation multiplier (modifier factor) for the last ten years.
- e. Possible Subcontractors:
 - i. Based on your understanding of the work, provide a list of possible subcontractors. Describe projects that the Design/Build Team and subcontractors have performed in concert. Provide references for similar work in which these subcontractors have worked for your company.
- f. Guarantees:
 - i. Explain the nature of, and how your firm will convey the following guarantees to the owner:
 - 1. Price guarantee.
 - 2. Improvements performance guarantee; and
 - 3. Contract performance guarantee.
- g. KDHE Experience:
 - i. Detail any experience that your Design/Build Team has working with KDHE. Include any experience your Team has in permitting, schedule negotiation, and compliance with KDHE requirements.
- h. Financial Statement:
 - i. If requested by the City, provide a recent financial statement (audited, if possible) including a balance sheet and income statement showing the items listed below. This information will be reviewed by the City after the shortlist is determined.
 - 1. Current assets.
 - 2. Other assets.
 - 3. Current liabilities.
 - 4. Other liabilities; and
 - 5. Fixed equipment and assets.
- i. Banking Reference:
 - i. If requested by the City, provide the name, address, and phone number of the Design/Build Team's banking reference.

j. Bonding Reference:

- i. Provide the name, address, and phone number of the Design/Build Team's bonding agent. Provide a letter from the bonding agent indicating the Design/Build Team's bonding capacity is adequate to undertake this work. Customary bonds will be required for the Design/Build Team for this Project. The Design/Build Team shall furnish all required bonds in a form acceptable to the City.

k. Insurance Reference:

- i. Provide the name, address, and phone number of the Design/Build Team's insurance agent(s). Provide a certificate of insurance outlining coverage and policy limits. The City and Owner's Representative must be listed as an additional insured. Can this coverage be extended for work on this Project? Can coverage be increased? Are there any current claims that will affect the coverage limits available to the City for this Project?

l. Special Conditions:

- i. All responses to this Request for Qualifications submitted by the Design/Build Team shall be deemed public documents at the time opened by the City of Arkansas City with the exception of the Financial Statement as described above. The Request for Qualifications is intended to be worded in a manner so as not to elicit proprietary information. If proprietary information is submitted as part of the response, such information shall be labeled proprietary and be accompanied by a request that the information is to be returned by the City of Arkansas City to the respondent. Any proposal that is submitted with a blanket statement or limitation that would prohibit or limit Page 6 of 8 such public inspection shall be considered non-responsive and shall be rejected.

VII. METHOD OF SOLICITATION

- a. A notice will be published once in The Courier Traveler.
- b. A notice will be posted on the City's website for the duration of the solicitation period.

VIII. SUBMISSION REQUIREMENTS

- a. Submit **EITHER** three paper copies and/or one (1) electronic copy (tparsons@arkansascityks.gov) of the response to the City of Arkansas City Hall (118 W Central Ave.) prior to **3:01 pm on June 23rd, 2025**. Completed Statement of Qualifications shall be sealed and clearly marked "Design/Build of Water Plant Project Statement of Qualifications."
- b. Responses should be limited to 12 double-sided pages excluding the cover letter, bonding, and insurance references.
- c. Responses received after the above date and time will be considered late and will not be accepted. Any late proposals will be returned unopened to the Design/Build Team.
- d. Any and all costs associated with the preparation of the Statement of Qualifications shall be borne by the Design/Build Team.

- e. Questions during the RFQ period should be directed to:

Kyle Blubaugh

Environmental Services Superintendent

City of Arkansas City

118 W Central Ave, Arkansas City, KS 67005

Phone: (620) 441-4484 kBlubaugh@arkansascityks.gov

IX. DESIRED SCHEDULE

- i. The desired schedule to determine a Design/Build Team for this project is listed below.
- May 20th - Issue Request for Qualifications (RFQ)
 - June 23rd - Deadline to Submit Statement of Qualifications
 - June 23rd - Selection Committee reviews Statements
 - June 25th - Negotiate Preliminary Design-Build Agreement
 - July 1st - City Council approves Preliminary Design-Build Agreement and issues Notice to Proceed for Preliminary Design-Build

X. SELECTION PROCESS

- a. Evaluation Process:

- i. A Selection Committee, comprised of City staff and other appropriate personnel, will evaluate the responses. The Selection Committee will review the Statements of Qualifications and shortlist those teams selected for an interview, if needed. The City will also check references and may visit facilities constructed by short-listed Design/Build Teams prior to making a selection if needed.
- ii. Evaluation of Design-Build teams will be based on a combination of Qualification Statements, references, site visits, and potential interviews to select the most qualified Design/Build Team.
- iii. The City reserves the right to reject any and all Statements of Qualifications, to waive minor defects or technicalities, or to solicit new Statements of Qualifications for the same project or a modified project that may include portions of the originally proposed project as the City may deem necessary and/or in the City's best interest.
- iv. It is of utmost importance that the requested information be submitted with the Statement of Qualifications. Failure to submit any of the required information may result in being disqualified from the Selection Process.
- v. The contract between the City and the selected Design/Build Team shall not be considered accepted, approved, or otherwise effective until the legally required approvals and certifications have been given.
- vi. The City shall not be liable for any costs associated with design- or construction-related activities on this Project that have occurred before the issuance by the City of a Notice to Proceed. The Design/Build Team shall proceed at their own risk and expense should any design- or construction-related activities commence prior to the issuance of the Project Notice to Proceed by the City.