



# MEXICO BEACH PIER

## REQUEST FOR QUALIFICATIONS

### ENGINEERING, DESIGN, PERMITTING AND CONSTRUCTION



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## Introduction

The City of Mexico Beach is requesting Statement of Qualifications (SOQ) from interested firms or multi-disciplinary design teams to assist the City in constructing a new concrete pier.

The scope of this project includes engineering, design, permitting and construction for a new concrete pier. Submissions by Teams experienced with over water construction are envisioned and local participation or collaboration with area firms is not required, but encouraged.

The first step is to solicit a SOQ from interested Teams and evaluate their qualifications along with their proposed approach. The City will rank the Teams based on the evaluation criteria set forth in this RFQ. The successful team will assist the City with an initial conceptual design along with cost estimates that will aid in the application for grant funds and aid. Once the most qualified Team is selected, the City shall commence entering into an agreement for said services.

## Description of the Existing Pier

The pier is basically comprised of three separate sections:

- The first section was constructed in 1965. It begins at the south end of South 37<sup>th</sup> Street and extends a distance of about 400 feet over existing dunes to the waterline. It once extended out into the Gulf but that part was destroyed by Hurricane Eloise in 1975.
- The second section was completed 2006 and extends from the end of the first section another 150 feet out over the water.
- The third section was added in 2008 and stretches from the end of the second section another 260 feet out into the Gulf of Mexico, it includes a 60 foot 'T' section at its terminus.
- The entire pier is 810 feet long, 14 feet wide and constructed of timber beams and timber pilings except that a small number of pilings (the ones for the 'T' section) are fiberglass and some of the 'T' section bracing is steel. The deck is approximately 16 feet above the standing water level and the water depth varies from 0 feet at the shore to 9 feet at the 'T' section.

## Project Goals

The Pier and the City have been connected throughout their history, with a strong sense of image, identity and civic pride. To accomplish the vision for the new pier, the Team will be tasked with creating initial design concepts that address the following goals:

- Create a new landmark for Mexico Beach as a destination for both City residents and visitors by replacing the existing pier.
- Honor the history and relevance of the pier to Mexico Beach.
- Provide spaces and uses for viewing the Gulf of Mexico.
- Provide for cost effective operational sustainability.
- Integrate the pier into the fabric of the city's beaches.
- Create a landmark that is as symbolically inviting viewed from the water as it is from the land.
- Insure the pier is handicap accessible.

## Statement of Qualifications

Interested Teams are invited to submit a detailed SOQ including portfolios of accomplishments that demonstrate organization, experience, capabilities, key staff and the Team's vision, theme and design approach, as well as the capability and experience of the Team.

This RFQ seeks Teams capable of providing the services required to design a new concrete pier. The City will not limit nor dictate the composition of the Teams. Where an entry is made by a joint venture, consortium or Team of design professionals, the Team must be led by a Lead Designer. If the Lead Designer is an individual, a studio or close collaboration of individuals then the Lead Designer must be a legal entity. The Lead Designer shall be the responsible party that contracts with the City.

The SOQ submission must be completed and delivered to the City of Mexico Beach, 201 Paradise Path, PO Box 13425, Mexico Beach, Florida, 32410, Attention: Mell Smigielski, by 4:00 PM CT on Friday, September 15, 2017.

## Statement of Qualifications Submission

Detailed SOQ must include the following deliverables:

Proposed Design Team Organization:

- Identify all major team members and sub-consultants and outline their respective responsibilities.

- Demonstrate the Team's ability to work cooperatively with multiple clients and sub-consultants, as well as the Team's ability to engage in public outreach.
- Identify key individuals who would be assigned to the project and their roles and responsibilities.
- Teams must provide evidence of complying with the State of Florida licensing requirements for Professional Architects and Engineers.
- Proposed Team organization chart.

#### Design Approach:

The Teams approach to developing a solution for the replacement of the existing Pier shall be considered in evaluating the SOQ. The approach shall include a narrative of the design intent as well as a written or diagrammatic description of the Teams core vision and theme for the project. The narrative shall include a description of the architectural and urban design opportunities proposed in the Teams core vision and theme for the project. The Teams intended approach, design philosophy and process methods envisioned for this project shall be described in order to demonstrate an understanding of the design issues inherent in a pier experience.

#### Relevant Project Examples:

The Team shall identify comparable and relevant project examples of waterfront or landmark structures in rural settings similar to the vision for this project. Examples must be limited to projects completed within the past ten (10) years. The experience of the Team relative to similar projects shall include a description of the project objectives, the resulting solution and the significant or key attributes that made the project a successful landmark. The SOQ must indicate how previous project examples are relevant to this project. Project examples may be from the Lead Designer or from individual Team members. In addition, the project descriptions should include the following:

- Client Name and description of the project.
- Specific contribution by individuals named in the SOQ.
- Comparison of project budget and actual project costs.
- Comparison of the original and actual project schedule.
- The client's contact person and telephone number.

#### Team Background and Experience:

This section shall include the background and history of each of the members of the Team along with their experience and credentials. The methods by which each of the individual Team members will participate in the process shall be stated. A detailed resume of the Team's Lead Designer shall be provided. The qualifications,

experience, awards and design recognition, competitions entered and won, the education of the lead designer and any other pertinent Team members shall be submitted. In addition the following information must be provided:

- Professional Licenses. Copy of each member of the Team's current applicable professional license. Identify Florida specific licenses as requested.
- References. A list of client contact persons for whom the Lead Designer has recently provided services similar in nature to this project.

Format and number of copies required:

- Ten (10) bound hard copy sets of the SOQ must be submitted. In addition, one electronic file in PDF format must also be submitted.
- Submission/compliance check: City staff will receive the SOQ packages, perform an initial review of completeness and forward to the City Council for their review.

Evaluation of all the SOQ received:

The City Council will evaluate each SOQ and develop a shortlist of up to three (3) qualified Teams to be invited to participate in interviews. The evaluation criteria listed below will be used for short listing up to three (3) Teams for interview:

- a. Design Approach
- b. Relevant Project Examples
- c. Team Background and Experience

## Design Parameters

The following programmatic elements are noted:

- Observation and viewing areas are critical to the success of any program at the pier.
- Fishing.
- The new pier should have an environmental education element.
- Handicap accessible.

## Additional Design Parameters

In addition to the required programmatic elements, the following additional design parameters must be considered:

- The physical and area limitation analysis including established land development regulations, length and width considerations, the dimensional description of the physical areas to be analyzed, the Tyndall Air Force Base Airport glide-path and pedestrian opportunities.
- Environmental and permitting implications based on pre-submission meetings held with the regulatory agencies governing the land and water development, as

well as the geotechnical and waterside engineering parameters that form the basis of design.

- The capital and operating cost implications including allowances for demolition cost, a cost template for development of all estimates, and City life cycle costs.

## Post Selection

Once authorized by City Council, contract negotiation with the highest ranked Team to finalize terms of an agreement and negotiate scope and services. The City reserves all rights to request modifications in the project. The City has the right to not proceed with the project at any time. If for any reason the City cannot reach an agreement with the highest ranked Team, it reserves the right to negotiate with the second ranked Team, subject to City Council approval.

## Evaluation Criteria

### Design Approach

The written or diagrammatic description of the approach and design philosophy should highlight the Team's attitude toward design and demonstrate an understanding of the pier project. The response to this criterion should include recognition of the unique design constraints presented by this project and how the proposed Team is exceptionally suited to solve these issues. The degree to which the Team's initial vision allows for flexibility, creativity and fiscal reliability will be evaluated.

### Relevant Project Examples

Team members should have experience working with multi-disciplinary teams and on projects similar in size and complexity to the pier project. While the relevance of the project examples similar in scope to the pier project would be an asset in terms of experience, of equal importance is the Team's overall record of accomplishment. The project examples should demonstrate specialized design expertise, technical competence and familiarity with sustainability principles. Specific experience with complex marine or environmental projects and/or rural waterfront redevelopment projects will be an asset.

### Team Background and Experience

The Team's Lead Designer shall have the qualification and experience required in the RFQ. The response to this criterion should identify the key roles of each Team member, how they will be integrated into the design, the method for assurance of design quality and cost control and how the Team will coordinate the major design and production work. The Team shall demonstrate its expertise, strengths and ability based on proven performance. Both the Design Team's capabilities and the abilities and accomplishments of the individual Team members will be assessed.