

Request for Proposals (RFP) for London Tourism & Parks Design-Build Project at the Levi Jackson Wilderness Road Park Campground Store.

Due: Wednesday, March 27, 3:00p.m.

Meeting On Site: Wednesday, March 13, 10a.m.

Project Overview:

London Tourism & Parks invites qualified Contractors/Design-Build teams to submit proposals for the renovation and addition to the Campground Store at Levi Jackson Wilderness Road Park. This project aims to build an addition to the Campground Store Office in order to centralize office staff through a collaborative design-build approach. If this project moves forward, the existing park office would then be utilized as a short-term rental.

Project Scope: (this needs editing I just put in what I thought was said)

The project scope includes construction of a ~1200sq ft addition to the Campground store that will include 2 offices, employee restroom, vending/food prep space, janitor's closet, storage access from the exterior and more. The selected design-build team will be responsible for all aspects of the project, from initial design through construction and project delivery.

Project Objectives:

- The project shall prioritize cost efficiency without compromising the exceptional quality standards inherent in the existing buildings within the park.
- The project must align with the specified requirements and cater to the needs of both the park's staff and visitors, ensuring seamless integration with the existing infrastructure and enhancing overall functionality and user experience.
- The addition should seamlessly integrate with the existing building, ensuring a cohesive and harmonious architectural aesthetic
- **The selected builder must comply with all local and state regulations, including building codes, and fulfill all architectural, engineering, and permitting requirements.**
- As the construction will occur during the campground's operational period, it is imperative that the builder maintains a clean and organized workspace, minimizing disruption and ensuring the comfort and safety of park visitors.
- A rough sketch and proposed outline of the project is attached to this document
- If the project is approved construction should begin May 1, 2024 and be completed within 6 months or agreed upon timeline.

Proposal Requirements:

Proposals should include the following:

Company Profile: Provide an overview of the design-build team, including relevant experience, qualifications, and key personnel.

Project Approach: Outline your proposed approach to the design and construction phases, emphasizing collaboration, innovation, and value engineering.

Project Plan: Detail your plan for project management, scheduling, procurement, subcontractor management, quality assurance, and risk management.

Budget and Cost Proposal: Present a detailed budget and cost estimate for the project, including any value engineering strategies to optimize costs. Please include details of all proposed materials for finishes.

Schedule: Provide a project schedule outlining key milestones and deliverables, demonstrating your ability to meet project timelines.

Past Performance: Include examples of past design-build projects completed by your team, highlighting successful outcomes and stakeholder satisfaction.

References: Provide references from previous clients or partners who can attest to your team's capabilities and performance.

Submission Instructions:

Mandatory Pre-Bid meeting will take place on site at the Campground Store on March 13, 10a.m.

Proposals must be delivered in a sealed envelope no later than Wednesday, March 27, 3:00p.m.

Delivered to The London Community Center at 529 South Main Street, London, KY 40741.

Late submissions will not be considered. For inquiries or clarification, please contact Ben Sizemore, Parks Director at londonkyparks@gmail.com or Call 606-682-1691

Evaluation Criteria:

Proposals will be evaluated based on the following criteria:

- Experience and Qualifications of the Design-Build Team
- Proposed Approach and Project Plan
- Budget and Cost Proposal
- Schedule
- Past Performance and References

Selection Process:

London Tourism and Parks will review all proposals and may conduct interviews or request additional information as needed. The selected design-build team will enter into negotiations with the commission to finalize contract terms and conditions. City of London Tourism & Parks reserves the right to reject any or all proposals received.

London Tourism & Parks looks forward to receiving innovative proposals from qualified Contractors/Design-Build teams to deliver this important project. Together, we aim to enhance our community's infrastructure and quality of life while helping our beautiful Levi Jackson Wilderness Road Park operate more efficiently while welcoming guests from all over.

Thank you for your interest and participation.

London Tourism and Parks

Chris Robinson, Executive Director

529 South Main Street

London, KY 40741

Londonkytourism@gmail.com

2 OFFICES

Janitors Closet

Employee Room

Break Room ?

3 Copperwater Sink + Four Prep Area/Hand Wash Station

Partial Patio Area from Porch to Addition

Storage Areas from Exterior

