

NOTICE OF INTENT TO ENTER INTO A GUARANTEED MAXIMUM PRICE CONTRACT

The City of Oskaloosa will be publishing a request for statements of qualifications (RFQ) for Construction Manager at Risk (CMR) services to provide Construction services for its Oskaloosa Recreation Center Natatorium Completion Project. The project will include repair and completion of the natatorium of the Oskaloosa Recreation Center, including a recreation pool, competition pool, and related enclosures and finishes. The public improvements are generally described as follows:

The City of Oskaloosa will engage a qualified Construction Management company to complete the construction of the natatorium at the Mahaska County YMCA located at 1521 Green Street, Oskaloosa, IA 52577. The natatorium is approximately 14,000 S.F. and contains a recreation swimming pool, a competition swimming pool and pool storage/mechanical space. The building shell for the natatorium includes precast concrete wall panels, translucent wall panels, steel truss roof framing, long-span acoustical steel deck, and TPO membrane roofing. The building enclosure is complete with the exception of; one 12' wide precast wall panel near the deep end of the competition pool, the band of translucent wall panels and roof edge along the top of the west wall and the exterior door/translucent window opening in the west wall. The two swimming pools are separated by a wall with large glass curtainwall elements. The aluminum curtainwall framing is partially installed, and glazing has yet to be installed. The concrete basin and deck at the recreation pool has been completed but failed a watertightness test. Further investigation is ongoing to determine if and the extent to which this pool can be patched and repaired. Splashpad features, pool accessories, and other natatorium construction materials are stored on site and will need to be evaluated for suitability to install in the final construction. The concrete basin for the shallow half of the competition pool basin has been installed and contains numerous construction deficiencies. The Owner has rejected this work. Careful demolition and removal, including further inspection and documentation of construction defects, will be required as a part of this project. There is a pool storage room with a crow's nest above to support timing of competition events that is partially constructed and needs to be completed. The granular fill around the shallow end walls was removed and deemed to be out of compliance with the Contract Documents. Open excavations are present at the deep end and around the shallow end walls. Concerns have been documented related to desiccated soil conditions and vertical and lateral support of the existing foundations around these excavations. The surge pits for both swimming pools have been constructed and also failed a watertightness test. Specific leaks were observed at pipe penetrations and top-of-wall to concrete lid location. Some minor patching and repairs are anticipated at the surge tanks. The pool mechanical equipment is partially installed and will need to be evaluated for suitability to salvage and incorporate into the final construction. The primary HVAC and dehumidification roof top units for the natatorium have been installed. Mechanical distribution and ductwork have yet to be completed. The project will also include the completion of the electrical and lighting systems. Ceramic tile on the pool decks and interior finishes will also be included in the project scope.

The proposed improvements will be located at 1521 Green Street, Oskaloosa, IA 52577.

The City intends to enter into a Guaranteed Maximum Price Contract with the selected CMR during the preconstruction process.

The CMR will be engaged using a two-step solicitation process. A CMR with sufficient qualifications based on the following selection criteria will be offered the opportunity to submit a proposal to serve as CMR for the project:

1. Firm description, including qualifications on services provided, personnel who would be used on the project, and history of failing to complete projects on schedule, contractor default, and project claims/lawsuits.
2. Demonstrable recent team experience (with an Owner or with an Architect) in the construction of a natatorium or similar swimming pool facilities within the past ten (10) years, or comparable projects which most closely relate to this project (whether public or private).
3. Demonstrable recent team experience (with an Owner or with an Architect) that involve the completion of work related to a contractor default, unresolved performance bond claim, or remediation of deficient/rejected construction.
4. References.
5. Financial Stability and capacity to perform the work.
6. Extent to which services meet the City's needs.
7. Safety Record.

At the proposal stage, qualified respondents will be asked to submit their proposed fees for the project. The City will select the CMR that submits the proposal that offers the best value based on the published selection criteria and on its ranking evaluation at the conclusion of the solicitation process.