



renaissance sports group

REQUEST FOR QUALIFICATIONS

**RFQ FOR PROFESSIONAL
ARCHITECTURAL SERVICES**

RFQ #09-01

MAY 29, 2009

2:00 P.M.

REQUEST FOR PROPOSAL

Architectural design services for the development of a tennis training facility containing multiple buildings and totaling 200,000 square feet. Items being considered are a center court facility containing 2,000 seats with an attached clubhouse, a fine arts building, an indoor soccer facility, an indoor tennis research facility, and a dormitory for 100 students and 26 outdoor courts.

Five (5) sealed RFQ's shall be addressed to Francisco Barrientos, Ren Sports Group, and will be received at Crannell, Crannell & Martin Engineering, 810 Office Park Circle, Suite 130, Lewisville, Texas 75068 no later than 2:00p.m. on May 29,2009. All submittals will become property of the Ren Sports Group and will not be returned. Any RFQ received later than the specified time, whether delivered or mailed, shall be disqualified. RFQ shall be limited to twenty five (25) pages in length and character height of number12 font.

Ren Sports Group reserves the right to hold all RFQs for thirty (30) days from the receipt date without action, to reject any/all RFQs and to accept and RFQ or any combination of RFQs deemed most advantageous to the Ren Sports Group and to waive any informalities in proposals. The Ren Sports Group will select finalists to be interviewed based on the submitted RFQs. From those interviewed, the Ren Sports Group will select a firm that it deems to be the most highly qualified to perform the project identified. If the Ren Sports Group is unable to negotiate a satisfactory contract, they will terminate discussions and proceed to the next qualified firm until a contract is reached or all proposals are rejected.

For questions, contact:

Francisco Barrientos
Renaissance Sports Group, Inc
f.barrientos@rensportsgroup.com

SELECTION CRITERIA:

- 10% Respondent's available time
- 20% Respondent's overall qualifications and experience with complex projects
- 20% Respondent's references
- 20% Respondent's methodology and innovative design
- 25% Respondent's Architectural Services
- 5% Respondent's LEED credentials or experience in LEED design and certification.

BACKGROUND

The intent of this RFP is to have the firms under consideration specifically address the services required and provide a well-considered price proposal for those services.

1. A conceptual plan for the building, incorporating the latest thinking in the field concerning office requirements.
2. Specific conceptual drawings and detailed engineering and construction drawings that will serve as the basis for both bidding and construction by a general contractor.
3. Help with selection of construction firms that should be given an opportunity to bid on the project based on their reputation for quality, their experience (previous sports facilities are given specific attention), their reputation for on-time and on-budget performance, and their financial credibility.
4. Preparation of necessary bid documents to be sent to construction firms for the project.
5. Review of the bids received to assess the relative merits of each and assist the owner in awarding the contract, as well as in preparing (from a business perspective) an appropriate contract (owner will have legal representation) if standard AIA Contract Documents are not used.
6. Preparation of certain marketing materials for a pre-leasing and post-completion leasing effort (e.g., renderings, both interior and exterior).
7. Preparation of interactive website to include 3D animation both interior and exterior of the proposed side and buildings. Animation to include music per owner's discretion and owners logo. Logo will be provided at time of development.
8. Regular site observations of the contractor and subcontractors during the construction phase, and sign off on construction drawings to assure that scheduled payments are made, with appropriate holdbacks, when predetermined work has been completed.
9. Creation of a master schedule.
10. Services provided during construction.
11. Final sign-off on the project, assuring that the final project represents what was originally conceptualized and captured in the working drawings.
12. This project is expected to be completed by 2011.
13. We have attached the proposed project team organization for your reference.

Proposal Contents:

The proposal shall contain:

1. Name of Firm
 - a. Complete address
 - b. Contact person
 - c. Telephone number
 - d. Fax number
 - e. Internet address
 - g. E-mail address
2. Provide a General Statement of Qualifications that responds to the project background information given above.
3. Personnel
 - a. List the professional and support positions and number of personnel in each position.
 - b. Provide an organizational chart, including resumes of all personnel who would be committed to this project. Provide specific information as to their experience on projects similar to this one. For the project manager and project architects identified as part of this project team, provide the name and phone number of two or three clients with whom the architect has worked on a similar building project.
 - c. List professional consultants outside your firm whom you propose would provide services not available in your firm. Provide specific information documenting their work on similar projects.
4. Sports Facilities/Recreation Facilities (etc.)
 - a. Submit a list of recent projects your firm currently has in progress and the status of each.
 - b. For your last five recent projects, provide the following.
 1. Name of project
 2. Client contact
 3. Owner's total initial budget
 4. Total project cost
 - a. Number of change orders
 - b. Total cost of change orders
 5. Date of bid
 6. Scheduled completion date
 7. Actual completion date

- c. List your three best projects and the project personnel, including consultants, for those projects.
 - d. Explain your firm's sports facility expertise.
- 5. Methodology for design
 - a. Explain how your firm ensures compliance with the Americans with Disabilities Act (ADA). Provide examples.
 - b. Efficient energy usage is a concern of the corporation. Describe how your firm incorporates this aspect of design into its work. Provide examples.
 - c. LEED certification technical expertise.
- 6. Architectural Service
 - a. Provide information on your current workload and how you would accommodate this project.
 - b. Describe in detail the process you would follow from schematic approval through approval of the final design.
 - c. Outline the design schedule you would implement to meet the expected construction and occupancy dates. Describe the methods you would use to maintain this schedule.
 - d. Describe your method for consensus building, including your role, the methodology employed, the outcome, and a contact person for a recent project where you employed this method.
 - e. Describe the types of problems you have encountered on similar projects, and explain what you did to resolve the problems and what you would do differently to avoid such problems on future projects.
 - f. Describe how your firm can add value to this project and the process and include examples of situations from comparable projects where the owner realized tangible value.
- 7. Construction Costs
 - a. Describe cost control methods you use and how you establish cost estimates. Include information on determining costs associated with construction in existing facilities.
 - b. List the steps in your standard change order procedure.
- 8. Legal Concerns
 - a. Explain the circumstances and outcome of any litigation, arbitration, or claims filed against your company within the past 5 years, and how was it resolved.
 - b. Explain the circumstances and outcome of any litigation, arbitration, or claims filed against any client by your company within the past 5 years.
 - c. Explain your General Liability Insurance coverage.
 - d. Explain your Professional Liability Insurance coverage.

9. Fees

- a. Provide information on your preliminary fee structure based on the scope indicated above including anticipated reimbursable costs.
- b. Submit a schedule of hourly rates by employee classification, including terms and rates of overtime for additional work if requested.

PROJECT ORGANIZATION

