



**Downtown
Fort Worth
Initiatives, Inc.**

in partnership with
the City of Fort Worth

REQUEST FOR QUALIFICATIONS

**For the Landscape Architecture
Design, Engineering and related
Consulting Services for
Schematic Design for Heritage
Park, Paddock Park and
Courthouse Pedestrian and
Traffic Safety Improvements**



RETURN TO:

City of Fort Worth
Purchasing Division
200 Texas Street
Fort Worth, Texas 76102

Release Date: Thursday, May 28, 2020
Submission Date: Thursday, July 16, 2020

1.0 PROJECT DESCRIPTION

Downtown Fort Worth Initiatives, Inc. ("DFWII"), in partnership with the City of Fort Worth ("CFW"), invite well-established firms to submit qualifications for landscape design, engineering and other consulting services as necessary to advance the conceptual design to construction documentation, funding permitted, for the Project that includes:

- A. Heritage Park**, the greater area that also includes Heritage Park Plaza;
- B. Paddock Park**; and
- C. Courthouse Pedestrian and Traffic Safety Improvements.**



TABLE OF CONTENTS:

1.0	Project Description
2.0	Background
3.0	Scope of Work
4.0	Estimated Project Timeline
5.0	Qualifications Submission
6.0	Site File
7.0	Qualifications Content
8.0	Selection Process
9.0	Reservation of Rights

*Embrace the spirit and preserve
the freedom which inspired
those of vision and courage to
shape our heritage.*
- Inscription at Heritage Park
Plaza

Note: DFWII anticipates private and public funding for the initial design phases. It is anticipated that a team will be selected to enter into a contract for schematic design. Should the project be successful at raising additional funds, the contract will likely be amended to include other design phases through to construction documents. It is anticipated that the construction observation phase will be funded independent of the design and construction documentation phase.



2.0 BACKGROUND

Heritage Park and Paddock Park are located in Downtown Fort Worth on the northern edge of the bluff where the city meets the Trinity River. The Project is a key linkage opportunity that will implement a vision 50 years in the making. This vision calls for the connection of Downtown Fort Worth and the Trinity River.

Heritage Park is a CFW public park that covers an area from Belknap Street in Downtown to the Trinity River and includes several key elements: Heritage Park Plaza, Franklin Street, and the bluff. Heritage Park is open to the public; however, due to safety concerns, Heritage Park Plaza was closed in April 2007.

In April 2014, under the leadership of DFWII, the CFW and the Heritage Park Steering Committee, a Request for Proposals for the Restoration of Heritage Park Plaza was issued. The construction plans for Heritage Park Plaza are 95% complete and conceptual plans for other areas advanced. While some updates and design conditions for Heritage Park Plaza may need to be revisited to finalize the design and prior to construction bidding, the conceptual design for all other elements are the main focus of the RFQ. The conceptual design and the plans for Heritage Park Plaza represent a decade of work and progress made on behalf of the CFW with private resources. Sources include the Amon G. Carter Foundation, the Sid Richardson Foundation and Streams and Valleys, Inc.



Paddock Park is an approximately one-acre public park owned both by the CFW and Tarrant County. Currently, the “park” functions as a large traffic median at the foot of the Tarrant County Courthouse. Paddock Park relates strongly to the Tarrant County Courthouse and plays a key role in linking Heritage Park to the rest of the city.

The Project is expected to also address the adjacent streetscape and pedestrian and traffic mitigation improvements to make this area safe for all to access and enjoy.



Bennett Benner Partners

The Project described in this RFQ is asking teams to consider furthering the conceptual plans for the following elements:

A. Heritage Park:

- A new Heritage Park Plaza forecourt
- Franklin Street Improvements
- River Stairs that connect the top of the bluff to the river
- A Canopy Walk that provides ADA access from the top of the bluff to the river and provides educational opportunities along the way
- The Riverfront Edge

Note: Heritage Park Plaza construction plans are 95% complete but will need to be considered to ensure lighting and mechanical systems specified and available options and integration of design at edges.

B. Paddock Park: a reimagined park at the foot of the Tarrant County Courthouse.

C. Courthouse Pedestrian and Traffic Safety Improvements:

- Improved pedestrian safety in the form of "bulb-outs" at the four intersections surrounding the Tarrant County Courthouse
- An easing of the turning radius northbound around Paddock Park
- Traffic calming on Belknap between Paddock Park and the Courthouse

This Project is for all of Fort Worth and is important because it:

- Represents a significant opportunity for all of Fort Worth to enjoy and to celebrate the founding of the City.
- Restores an internationally recognized plaza designed by renowned landscape architect Lawrence Halprin. The Cultural Landscape Foundation called the plaza a "marvel of modernism." Halprin was hired by Streams and Valleys, Inc. to first study the Trinity River and Downtown area in the mid-1970's. This began the design for Heritage Park and Plaza, ultimately knitting it into the City and the river.
- Addresses public safety by providing safer crossings and access from Downtown to the Trinity River in an area where public access is under served.
- Adds new attractions to Downtown and the River experience and activates Paddock Park.



3.0 SCOPE OF WORK

The selected team will be expected to work with DFWII, the CFW, the Heritage Park Steering Committee and other stakeholders to further the design, engineering and construction and maintenance costs of the Project from the conceptual design through schematic design for the Project. The scope may be amended to include additional design services through construction documents and construction observation provided sufficient funding and approvals are secured.

The selected team will be responsible for all design, including, but not limited to, landscape, lighting and exhibit design, and civil and structural engineering, all required surveys (utility or other not provided), cost estimating for construction and maintenance, project schedule, value engineering, constructability review during design. These responsibilities may be amended to include these skills through other design and construction document phases, in addition, to preparation of all construction and bidding documents for the Project. The selected team may also be required to coordinate the new design, update the construction documents for Heritage Park Plaza and also help with bidding the construction plans.

The major scope of work for this Project includes several key areas that require further design services including (A) Heritage Park, (B) Paddock Park, and (C) Courthouse Pedestrian and Traffic Safety Improvements.

A. Heritage Park includes the following areas:

- **Heritage Plaza Forecourt** will further connect Heritage Plaza to Downtown as pedestrians approach from the South.



- **Franklin Street** is a bricked pedestrian path of modest design. Lighting, life safety and other amenities should be considered.



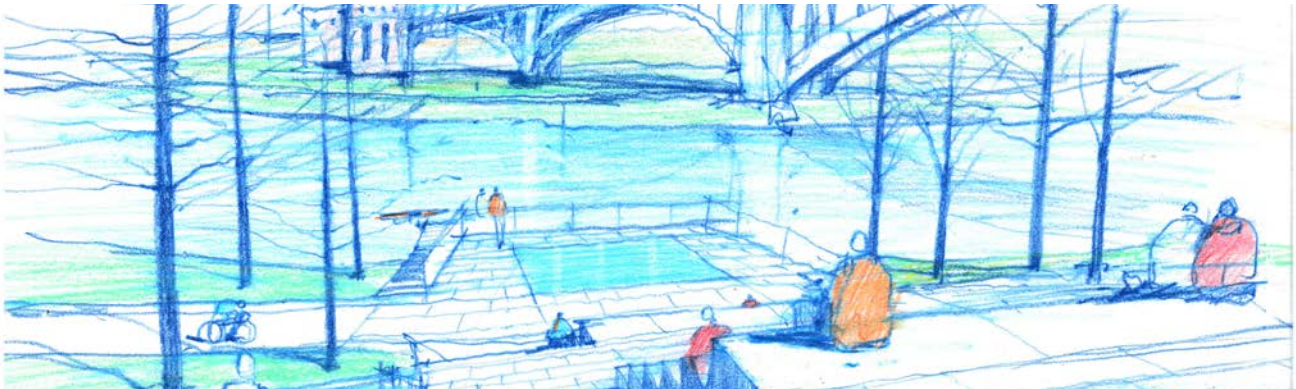
- **The River Stairs** are envisioned as formal access up and down the bluff. They will be both functional and passive, a place to gather, enjoy the view, celebrate and use the bluff. The River Stairs will be a new Fort Worth attraction.



- **The Canopy Walk** is envisioned as both an ADA solution to the bluff and as an attraction itself. It will be an elevated walkway through the bluff's tree canopy, winding its way along the elevation and connecting with the River Stairs. This is also a place where educational exhibits can be used to tell the Fort Worth story.



- **The Riverfront Edge** conditions will be explored during the design process. At a minimum, the base of the River Stairs is an opportunity to serve as a landing for a future pedestrian bridge across the Trinity River.



Michael Vergason Landscape Architects, Ltd.

B. Paddock Park: The conceptual design seeks to elevate this space as a true park, worthy of use and very appealing in its own right and still connect significant green space to Heritage Park.



C. Courthouse Pedestrian and Traffic Safety Improvements: include elements for enhancing safer pedestrian and vehicular movements. The scope may include bulb-outs, enhanced material changes, modification of traffic signals and roadway/lane alignment, removal of bus counter flow lane, and other urban design features.



Bennett Benner Partners

4.0 ESTIMATED PROJECT TIMELINE:

• DFWII issues RFQ	May 28, 2020
• RFQ Questions Submitted	June 11, 2020
• RFQ Response Posted	June 22, 2020
• Qualifications Due	July 16, 2020, 1:30 PM
• Stakeholders Review & Interviews	July - August 2020
• DFWII enters into Design Services Contract	September 2020
• Finalize Conceptual Design & Budget	September 2020 - April 2021
• City Council Conceptual Design Briefing	April 2021
• Complete Schematic Design & Budget	April - October 2021
• Bond Program Public Meetings	January - July 2021
• Design Development/Construction Documents Submittal	October 2021 - April 2022
• DFWII Review/City Review	April 2022
• Fundraising	April - December 2022
• Bond Vote	May 2022
• Construction Bidding	June - August 2022
• Construction	September 2022 - May 2024
• Construction Completion (Dedication, 175th Anniversary)	June 2024

5.0 QUALIFICATIONS SUBMISSION:

Firms wishing to provide professional services for this project must submit one (1) copy and one (1) electronic version on a flash drive of the qualifications identified by "**Heritage Park RFQ**" on the package(s) no later than Thursday, **July 16 at 1:30 PM** local time.

Due to the COVID19 Emergency declared by the City of Fort Worth and until the emergency declaration, as amended, is rescinded, sealed qualifications will be received by the **City of Fort Worth Purchasing Office** until as further described below:

City of Fort Worth
Purchasing Division
200 Texas Street
Fort Worth, Texas 76102

Bids will be accepted by:

- US Mail at the address above;
- By courier, FedEx or hand delivery from 8:30-1:30 on Thursdays only at the South End Lobby of City Hall located at 200 Texas Street, Fort Worth, Texas 76102. A Purchasing Department staff person will be available to accept the bid and provide a time stamped receipt; or
- If the bidder desires to submit the bid on a day or time other than the designated Thursday, the bidder must contact the Purchasing Department during normal working hours at 817-392-2462 to make an appointment to meet a Purchasing Department employee at the South End Lobby of City Hall located at 200 Texas Street, Fort Worth, Texas 76102, where the bid(s) will be received and time/date stamped as above.

Bids will be opened publicly and read aloud at 2:00 PM CST on the same day in the City Council Chambers and broadcast through live stream and CFW public television which can be accessed at <http://fortworthtexas.gov/fwtv/>. The general public will not be allowed in the City Council Chambers.

For further information regarding the qualification requirements, please submit any questions in writing to **Melissa Konur** at melissa@dfwi.org by Thursday, June 11, 2020.



6.0 SITE FILE:

For access to the Site File, please email **Melissa Konur** at melissa@dfwi.org. The site file has relevant background information, studies and plans.

7.0 QUALIFICATIONS CONTENT:

The submittal shall not exceed twenty (20) pages, 8 ½ x 11 inches, double sided. All pages count toward the page total except the cover, introductory letter and organization chart (if included).

1. Team Information:
 - a. Describe your team structure, areas of expertise and other information that characterize the team. Provide name, title, address, email and telephone number of the primary contact.
2. Team Experience:
 - a. Overall landscape design, engineering and construction, including cost estimating.
 - b. Previous experience of the design-engineering team working together on projects (specify either design-build or other).
 - c. List at least five (5) projects for which similar services have been provided. Include project name, owner, date, cost, contracting method (D-B, CMR, etc.), and other pertinent information.
 - d. Thorough knowledge of city design standards, construction and material specifications, requirements, city procedures.
3. Project Approach/Technical Competence:
 - a. Describe the task that must be accomplished to complete the project and a narrative description of how the team has a demonstrated understanding of project.
 - b. Provide a project directory or organizational chart showing key members of the design-engineering team.
 - c. Indicate the qualifications of the design and construction staff to be assigned to the project. Provide resumes of key team members.
4. Capability to Perform:
 - a. Current workload.
 - b. Past performance on meeting schedules and budgets.
 - c. Ability to meet estimated project schedule.
 - d. List of categories to be performed by firm's own team.
5. References:
 - a. List six (6) references for projects which similar services have been provided (three design firm references and three contractor references).
6. Supplemental Material:
 - a. Provide other pertinent information and/or firm brochure material that may be of assistance in evaluating the qualifications of the design-engineering team.

A successful team will consist of the following professionals with related experience: Licensed Landscape Architect, Licensed Architect, Licensed Civil Engineer, Licensed Geotechnical Engineer, Contractor with Construction Bidding Expertise and other design professionals.

8.0 SELECTION PROCESS:

Qualifications will be received, reviewed and evaluated by DFWII and members of a committee. All qualifications will be reviewed using the criteria listed below:

- 1.Submission Format (5%)
- 2.Team Experience (35%)
- 3.Project Approach/Technical Competence (35%)
- 4.Capability to Perform (20%)
- 5.References (5%)

DFWII reserves the right to accept or reject any and all qualifications or waive any irregularities. Interviews may be held with any or all the respondents after the receipt of the qualifications.

It is anticipated that the selected firm will enter into a contract with DFWII for the scope pursuant to the estimated project timeline subject to DFWII Board approval. A more detailed final scope of work, project timeline and budget will be developed with the selected firm.

DFWII has the right to modify the scope and timeline based on the responses provided and information as it is presented.

9.0 RESERVATION OF RIGHTS:

1. This Request for Qualifications ("RFQ") does not commit DFWII to award a contract, to pay any costs incurred in the preparation of a response to this request, or to procure or contract for services or supplies. DFWII reserves the right to accept or reject any or all submissions received as a result of this request, or to cancel in part or in its entirety this RFQ, if in the best interest of DFWII.

2. DFWII reserves the right, in its sole discretion, to reject at any time any or all responses for qualifications and/or to withdraw this RFQ. DFWII likewise reserves the right, at any time, to waive non-substantive irregularities in response or change any of the terms and conditions of the RFQ, by providing sufficient notice to known interested parties.

3. DFWII reserves the right to request the submission of a Best and Final Offer from the Proposer with whom DFWII has engaged for contract negotiation after the conclusion of the selection process. A Proposer shall not have any rights against DFWII arising from an invitation to enter negotiations or to submit a Best and Final Offer. If DFWII cannot reach terms with the highest ranked firm, DFWII shall end negotiations in writing and proceed to negotiate with the next highest ranked firm, and so on until a contract is reached or the list is concluded.

4. DFWII reserves the right to award a contract based on initial RFQs received, without negotiations.

5. All responses become the property of DFWII.