



Memo

To: Eric Hanson, City Administrator

From: Linda Bruer, Director of Parks and Recreation

Date: December 7, 2017

RE: North Pointe Renovation

Requests for Qualifications were sought from pool builders and architects in Phase I of the proposed North Pointe Aquatic Center Renovation Project. Three submittals were received and per state statute the two most qualified teams were selected to proceed to Phase II and Phase III of the Design-Build process. Westport Pools and Capri Pools were selected to receive the city's Request for Proposal document in order to submit design proposals in Phase II and pricing in Phase III. Both Phase II and Phase III submittals were due in sealed separate envelopes on December 6.

A team of staff reviewed the design proposals received from both Design-Build teams and assigned points based on criteria named in the RFP and the Missouri State Statutes. Following assignment of points, the pricing submittals (Phase III) were opened and publicly read aloud on December 7, at 2:00 pm. Below is a chart detailing points scored in Phase II along with pricing and points assigned for Phase III per state statute directive.

Company	Phase II Design Points	Phase III Pricing Points	Total Points	Phase III Bid
Westport Pools	46	40	86	\$840,290
Capri Pools (Base)	19	32	51	\$1,056,595
Capri Pools #1	20	34	54	\$995,400
Capri Pools #2	20	33	53	\$1,015,700
Capri Pools #3	20	32	52	\$1,141,500

Based on the Missouri State Statute regarding Design-Build contracts and after evaluation of the proposals, staff is recommending contract award to Westport Pools in the amount of \$840,290, who submitted the best design for the best value with a construction timeline that has the project completed by opening day 2018. Westport's design includes a "Tom Sawyer" theme and "run-out" slides that allow older kids and even adults to play on the structure. The splash pad will be 100% shaded and include 20 play pieces and enlarged to 1,200 square feet from the existing 480 sq. ft. Budgeted amount for this project in the 2018 Capital Budget is \$840,000. \$525,000 of the cost will be financed by a St. Louis County Municipal Park Grant.

Westport Pools constructed both The Pointe and the North Pointe Aquatic Center pools and have engaged in over 100 design-build projects over their 50 year history. All of the Jewish Community Center pools have been constructed using the design-build process solely with Westport Pools and their Director of Buildings and Grounds provided a very good recommendation in terms of their design-build experience.

The proposals and scoresheets are available for review; please let me know if I can provide any further information.