



TULARE COUNTY

MOONEY GROVE LILY POND RESTORATION REQUEST FOR PROPOSALS

MAY 24, 2019

General Services Agency
Parks & Recreation Division
2637 W. Burrell Ave., Suite 200
Visalia, CA 93291
(559) 205-1100

All materials submitted with this Proposal are subject to The Public Records Act
(California Government Code sections 6250-6276.48)

TABLE OF CONTENTS

SECTION I. TIMELINE & SUMMARY	3
SECTION II. OVERVIEW	4
SECTION III. LILY POND KEY STRUCTURAL FEATURES.....	5
SECTION IV. RESTORATION GOALS.....	6
1. PROJECT BACKGROUND	6
2. SCOPE OF WORK.....	6
3. SUCCESSFUL PROPOSALS.....	7
SECTION V. PROPOSAL SECTIONS.....	7
1. COVER LETTER (10 points)	7
2. QUALIFICATIONS & EXPERIENCE (30 points).....	8
3. UNDERSTANDING OF PROJECT & APPROACH TO REQUIRED SERVICES (30 points)	8
4. CONSULTATION & DESIGN FEE (30 points)	8
SECTION VI. PROPOSAL REQUIREMENTS	9
1. SUBMISSION REQUIREMENTS	9
2. QUESTIONS, INQUIRIES, AND CLARIFICATIONS.....	9
3. ADDITIONAL REQUIREMENTS.....	9
SECTION VII. ATTACHMENTS	11
EXHIBIT A – Proposal Summary	11

SECTION I. TIMELINE & SUMMARY

(Dates Subject to Change)

TITLE:	Mooney Grove Lily Pond Restoration Project
DESCRIPTION:	The County of Tulare is seeking proposals for consultation and design services for the restoration of the Lily Pond in Mooney Grove Park.
DATE ISSUED:	Friday, May 24, 2019
DESIGNER CONFERENCE:	Monday, June 10, 2019, 8:00 a.m. A Pre-Proposal Conference and site walk will be held at the project site in Mooney Grove Park, 27000 S Mooney Blvd, Visalia, CA. All potential respondents are encouraged to attend. RSVP via email to MCBenavides@co.tulare.ca.us is requested.
QUESTIONS DEADLINE:	Monday, June 24, 2019 by 5:00 p.m. All questions related to this RFP shall be submitted via email to MCBenavides@co.tulare.ca.us
RESPONSES POSTED:	Monday, July 8, 2019
DEADLINE FOR SUBMISSION:	Monday, July 29, 2019 at 5:00pm Responses must be received at: Tulare County General Services Agency RE: Mooney Grove Lily Pond Restoration RFP 2637 W. Burrel Ave., Suite 200 Visalia, CA 93291 (559) 205-1100
SELECTION COMMITTEE REVIEW OF RESPONSES:	Tuesday, July 30 – Friday, August 9, 2019
NOTIFY TOP QUALIFIED DESIGNER(S):	Monday, August 12, 2019
SELECTION COMMITTEE INTERVIEW WITH TOP QUALIFIED DESIGNER(S):	Tuesday, August 13 – Friday, August 30, 2019
SELECTION COMMITTEE RECOMMENDS DESIGN FIRM FOR PROJECT:	Tuesday, August 13 – Friday, August 30, 2019
BOARD OF SUPERVISORS TO CONSIDER AWARDED CONTRACT TO RECOMMENDED DESIGN FIRM:	Tuesday, September 10, 2019

SECTION II. OVERVIEW

The County of Tulare is seeking proposals for consultation and design services for the restoration of an historic fountain and pond, referred to as the Lily Pond, located at Mooney Grove Park in Visalia. The selected firm will be required to provide necessary consultation and design services to the County, including preparation of plans, specifications, and costs estimates that will enable the County to bid the construction and installation of, and thereafter to operate, and maintain a fully restored fountain and pond in accordance with the specifications below.

According to local historians, the Lily Pond was likely constructed between 1937 and 1940, and may have been sponsored by the Works Progress Administration (WPA) to stave off the effects of the Great Depression. As pictured below, the turret-shaped fountain at the center of the structure is enclosed by a lava rock retaining wall and surrounded by six stone planters.



When the feature was in working condition, water sprayed from the central fountain, the basin contained water and koi fish, and water lilies grew from the planters. The Lily Pond became non-functional over a decade ago due to increasing maintenance and repair costs and is currently in need of major structural, operational, and aesthetic restoration.

Proposals will be evaluated by a selection committee based on the criteria set forth in this RFP with specific focus on the following:

1. Design firm qualifications and years of experience.
2. Design firm specific experience with restoration projects of similar size and scope.
3. Proposed consultation and design fee.

SECTION III. LILY POND KEY STRUCTURAL FEATURES

The following structural dimensions and materials have been estimated in order to provide a more complete description of the project.

Approximate Dimensions

- Lily Pond – 70' long and 35' wide
- Six Planters – 2' tall and 4' diameter
- Fountain Base – 2' tall
- Fountain – 8' tall
- Fountain wall – 11.5' diameter

Construction Materials

- The exterior pond wall was constructed of concrete using wood plank forms on the interior and lava rock sourced from a local quarry in Springville on the exterior.
- The pond basin was sealed with pink concrete covering the pond base and sides.
- The fountain base and planters were constructed of mixed-color river rock with pink concrete.
- The fountain tower was constructed of gray river rock with gray concrete
- The structure has tested negative for hazardous materials

Known Structural Concerns

In 2019, a local architect provided the County a voluntary assessment of the Lily Pond structure. The assessment referred to the condition of the Lily Pond as in a “deep state of disrepair” and identified the following primary areas of concern:

- At least 15 severe vertical cracks in the pond base and perimeter wall
- A continuous horizontal crack at the base of the perimeter wall that extends around the circumference of the pond.
- Phased construction of the pond base using inconsistent materials and methods.
- Fragility of Pond fountain due to a deterioration or lack of grout.



SECTION IV. RESTORATION GOALS

1. PROJECT BACKGROUND

For more than five decades the Lily Pond was a popular water feature in Mooney Grove Park. In approximately 2004, due to a lack of maintenance, the Lily Pond experienced a failure in the fountain mechanism, which the County could not afford to repair at that time. And due to the increasing cost of repair and maintenance over time the Lily Pond has remained non-functional ever since.

Over the last 10 years, County staff have explored options for the structure, from demolition to restoration. Some local residents have voiced strong opposition toward demolition, as many have fond memories of visiting the pond. However, from an operational perspective, the cost and staff time necessary to restore and operate the pond with water, fish, and a functioning fountain have made the option practically and economically unfeasible.

In an effort to avoid demolition of the structure, honor its history, and identify an alternative use, in July 2018, the County partnered with the Visalia Arts Consortium to solicit an artist to design, create, and install a public art project that would repurpose the non-functional Lily Pond. On September 25, 2018, the Board of Supervisors recognized the top three submissions for the art project and selected the Garden Street Art Studio as the winner.

Prior to project commencement, County staff conducted a site inspection with the artists to discuss installation logistics. At that time, it became apparent that the Lily Pond fountain and surrounding rock wall were unstable, and concerns were raised regarding the structure's ability to withstand the weight of the mosaics or tiles proposed to be installed as part of the art project.

In order to ensure the safety of the artist and general public, staff sought professional advice from a local architect, who provided a voluntary assessment. The assessment confirmed the deteriorated state of the Lily Pond and identified several structural failings (outlined above). In light of these findings, staff analyzed the following options regarding the Lily Pond Project:

1. Fully restore the Lily Pond to hold water and have a functioning fountain.
2. Repair the structure to support the art installation without a water feature.
3. Replace the existing structure with a prefabricated monument to support the art installation.

On April 30, 2019, in response to a presentation from staff regarding the above options and comments from the public, the Board of Supervisors directed staff to look into fully restoring the Lily Pond. As such, this request for proposals is seeking qualified firms to provide consultation and design services for the potential restoration of this historic fountain and pond.

2. SCOPE OF WORK

The design firm will work closely with General Services Agency (GSA) staff during the design phases of the project. Multiple meetings at the site of the Lily Pond and at County offices will be required.

Design services provided by the firm may include, but are not limited to:

- Construction Plans and Specifications (to be reviewed by GSA at 30%, 60% and 90% completion).
- Operations and Maintenance (O&M) Manual for the final design, including estimated costs of operation .
- Attending design meetings with County.

- Responding to questions from potential construction bidders.
- Attending pre-bid, pre-construction, and construction meetings.

Project Deliverables may include, but are not be limited to:

- Design Plan Sets (at 30%, 60%, and 90% completion)
- Final Construction Documents
 - Final Construction plans shall include full-size plans, half-size (11" X 17") plans, specifications and special provisions, and electronic versions of each document in Word (97 or higher version), AutoCAD formats, as well as pdf versions of each document.
- Cost Estimates at each plans phase (30%, 60%, and 90% completion)

Project Schedule:

- A. Design work shall be completed within **90 calendar days** from the Notice to Proceed date.

3. SUCCESSFUL PROPOSALS

The County is soliciting services from creative and innovative design firms that demonstrate qualifications in the field of architectural design and restoration, and experience with projects of this nature. Responses must fully describe the range and cost of available services and respond completely to the sections outlined below. Proposals that result in the hiring of local firms and employees are encouraged.

Proposals will be evaluated by a selection committee based on the criteria set forth in this RFP, with specific focus on the following objectives:

1. Design firm qualifications and years of experience.
2. Design firm specific experience with restoration projects of similar size and scope.
3. Proposed consultation and design fee.

SECTION V. PROPOSAL SECTIONS

1. COVER LETTER (10 POINTS)

- A. Provide a general description of the firm/team that is proposing to provide design services. Explain the legal organization of the proposed firm/team. Provide an organization chart showing the key personnel.
- B. Provide the following information:
 - a. List the California professional licenses held by the firm/team and the key personnel who will be assigned to this project.
 - b. Identify any contract(s) or subcontract(s) held by the firm or officers of the firm, which has been terminated within the last five (5) years. Identify any claims arising from the contract(s) which resulted in litigation or arbitration within the last five years. Briefly describe the circumstances and the outcomes.

2. QUALIFICATIONS & EXPERIENCE (30 POINTS)

- A. FIRM.** Identify at least three project designs in which the firm served as consultant within the past seven (7) years. Preference will be given to firms that have provided consulting services for public organizations, and for those with experience in restoration projects.

For each comparable project identified, provide:

- Detailed description of project
- Role of the firm (specify whether consultant or sub-consultant)
- Cost of the project (estimated and actual)
- Project Owner
- References (two names with telephone numbers and email addresses per project)

- B. DESIGN TEAM ASSIGNED TO THIS PROJECT.** Identify key personnel to be assigned to this project. For each of the key personnel identified, list at least two (2) projects in which they have played a primary/major role. If a project selected for the key personnel is the same as the one selected for the firm, provide just the project name and the role of the key personnel. For other projects, provide:

- Description of the project
- Role of the personnel
- Cost of the project (estimated and actual)
- Project Owner
- References (two names with telephone numbers and email addresses per project)

Identify the home office location of key staff on this project and the percent of their work expected to be performed locally.

List any proposed sub-consultants, including key staff names and the experience and qualifications of these individuals.

3. UNDERSTANDING OF PROJECT & APPROACH TO REQUIRED SERVICES (30 POINTS)

- A.** Describe your firm's design approach and team organization.
- B.** Discuss the major issues your team has identified on this project and how you intend to address those issues.
- C.** Describe the systems used for planning, scheduling, cost estimating and managing design and briefly describe the firm's experience with quality control and dispute resolution.

4. CONSULTATION & DESIGN FEE (30 POINTS)

Provide a detailed cost proposal for each component of the Scope of Work, as well as a total cost of services. Include any relevant fee schedules and identify the number of meetings included in the total price.

SECTION VI. PROPOSAL REQUIREMENTS

1. SUBMISSION REQUIREMENTS

Design teams must submit one (1) original and six (6) copies (a total of seven sets), of the RFP response document in 8 1/2" x 11" format or folded 11" x 17" format. In addition to the hard copies, one electronic copy, in a single PDF file must be submitted on a CD disc or USB drive. All submittals must be in a three ring binder with the name of this project ("MOONEY GROVE LILY POND RESTORATION PROJECT") and design team clearly identified on the cover and spine of the binder.

The proposal sections must be organized as follows:

- a. Signed Project Summary Sheet (see **EXHIBIT A for required format**).
- b. Cover Letter.
- c. Statement of Qualifications & Experience.
- d. Statement of Understanding of Project & Approach to Required Services.
- e. Consultation & Design Fee.

All proposals shall be marked "MOONEY GROVE LILY POND RESTORATION" and hand-delivered by the respondent or by a delivery service to the address below by the deadline for submission date and time listed in Section I.

**Tulare County General Services Agency
RE: Mooney Grove Lily Pond Restoration RFP
2637 W. Burrell Ave., Suite 200
Visalia, CA 93291**

Proposals received after the deadline will not be accepted.

2. QUESTIONS, INQUIRIES, AND CLARIFICATIONS

Refer all questions, inquiries and requests for clarification regarding this RFP in writing to **MCBenavides@co.tulare.ca.us**. All questions must be submitted via email, except for verbal questions which will be recorded at the pre-proposal conference. The deadline to submit questions is **Monday, June 24, 2019 by 5:00 p.m.**

To ensure fair and consistent distribution of information, questions will be answered by addendum and posted on **Monday, July 8, 2019**. Individual answers given directly to the inquirer are considered unofficial until they are confirmed in writing via addendum. A consolidated answer may be provided in response to several questions that are similar in nature.

3. ADDITIONAL REQUIREMENTS

- The first page of the proposal must be a signed summary sheet in the form shown below as EXHIBIT A.
- Organize your response in the order of sections described in Section V of this RFP, number each page and clearly label each section and subsection.
- All proprietary or confidential information shall be identified as such by the respondent.

- The County reserves the right to request that respondents clarify information provided in RFP responses.
- The County reserves the right to extend the submission deadline should that be in the best interest of the County.
- The County reserves the right to reject any or all submittals; waive any informalities or irregularities in any proposal statement; not enter into any contract; not select any firm; cancel or amend this process at any time; and to enter into negotiations with one or more firms.
- All costs and expenses of responding to this RFP shall be borne by the respondents and not by the County.

SECTION VII. ATTACHMENTS

EXHIBIT A – Proposal Summary

PROJECT NAME:	MOONEY GROVE LILY POND RESTORATION PROJECT
FIRM OR LEAD DESIGNER NAME:	
BRIEF DESCRIPTION OF EXPERIENCE WITH SIMILAR PROJECTS:	
TOTAL PROPOSED CONSULTATION & DESIGN FEE:	

Date _____

Signature _____

Lead Designer