

Memorandum

Parks & Recreation Department



To: John Gripp
Subject: Professional Architect Design and Oversight Services for RIFAC Remodel Project – ARPA Funding
Date: 3-1-23

Background Information:

A request for qualifications was published on January 11th, 2023 with a deadline for submittal on February 10th. The RFQ was for architectural design and oversight services to remodel the men's and women's locker rooms, boy's and girl's locker rooms, and install windows in the natatorium at RIFAC. Three firms submitted RFQs. All three firms were selected to participate in interviews with the Parks & Recreation Director, Assistant Director, and Community Recreation & Facilities Manager. These interviews were conducted on February 21st, 2023. The architectural design and oversight services will ensure that a professional design is rendered and implemented, a competitive bid process is utilized for all contractors, contractors are properly vetted, multiple material options are presented, and all work is coordinated to minimize interruptions to facility operations.

This project is funded using American Rescue Plan Act funds endorsed by the City Council.

Firms were evaluated on the following criteria:

- Experience of the firm and staff with projects of this type.
- Comprehensive knowledge, understanding, creativity, and application of the appropriate products, techniques, and standards used for the design and construction of similar amenities.
- Fees for services.
- Projected time schedule to complete the project.
- Ability to consistently stay on time and within budget with previous projects of this nature.

The three firms that submitted an RFQ and participated in interviews were:

- Legat Architects, Moline, IL
- Streamline Architects, East Moline, IL
- Studio 483 Architects, Rock Island, IL

All three firms have knowledge and experience with projects of this type. All three firms have experience working the Parks & Recreation Department on projects. All three firms presented adequate timelines to complete the project and plans to minimize interruptions to facility operations. Therefore, the deciding factor for our recommendation is based on the fees for services.

Bid Tabulation/Fees for Services:

Legat Architects Fee: \$37,000

Streamline Architects Fee: \$28,650

Studio 483 Fee: \$49,000

Recommendation:

The Parks & Recreation Department is requesting approval to select Streamline Architects to provide professional architect design and oversight services in the amount of \$28,650 in ARPA funding for the RIFAC Remodel project scope.

Submitted by: **John Gripp, Director of Parks & Recreation**
 Todd Winter, Assistant Director

Approved by: **Todd Thompson, City Manager**