



REQUEST FOR QUALIFICATIONS (RFQ)
DESIGN BUILD SERVICES FOR A PUBLIC
SKATEBOARD PARK

RFQ No. 34-2014-32

May 2014

Prepared by:

City of Seguin
Purchasing Department
and
Parks and Recreation Department

Pre-Submission Conference	Tuesday, May 13, 2014 at 11 AM
Deadline for Submission of RFQ Questions	Wednesday, May 14, 2014 at 4 PM
Submittal Due Date	Tuesday, May 20, 2014 at 2:30 PM

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I. BACKGROUND

The City of Seguin, Texas (City) is soliciting for the selection of a Design Build (DB) firm/team for the design and construction of a custom, in-ground and/or above-ground poured-in-place concrete Skateboard Park to be located on the southeast corner of San Antonio Avenue and North Vaughn Avenue in a new community park being developed on the west side of the City commonly known as the Hoermann Property.

The City is seeking Statements of Qualifications (SOQ) from qualified skate park design and construction firms or teams in this first phase of a two-phase selection process. The City intends to enter into a Contract with a DB firm/team to perform all necessary work to design and construct one Skateboard Park pursuant to Sec. 271.119 of the Texas Local Government Code. This RFQ provides information for interested parties to prepare and submit a response to Phase One - Request for Qualifications (RFQ) for consideration by the City.

This RFQ is part of a two-part solicitation process. The City will evaluate and rank each Submittal received in response to the RFQ using the criteria set forth herein and shall qualify a maximum of five (5) Respondents to participate in Phase Two of the solicitation process. Phase Two - Request for Proposals (RFP) will be issued once the initial SOQ's have been reviewed and evaluated by a selection committee.

II. PROJECT DESCRIPTION, SCOPE, AND BUDGET

The project consists of an approximate 10,000 square feet street plaza/vert style skate park that will comply with ASTM F280-06, the Standard Guide for In-Ground Skate Park Facilities.

The Skateboard Park is part of a larger park improvement project that is being designed by Rialto Studio, Inc. The overall park site is approximately 48 acres. Rialto Studio will work with the selected DB firm/team and design all of the infrastructure needed for the Skateboard Park including detention, site utilities, trails, site amenities, parking, lighting, etc. A General Contractor will be hired by the City to construct the infrastructure components on the outside of the skate park footprint along with all other components of the larger park improvement project. The DB firm/team will only be responsible for designing and building the Skateboard Park itself including all concrete work due to the highly specialized nature of the work. This includes site preparation for the Skateboard Park including clearing, grubbing, and grading for the footprint of the project. A geotechnical report of the Skateboard Park site will be made available to the DB firm/team. The contracted DB firm/team, along with City staff, will lead a public process to solicit input from local skaters on design of the Skateboard Park within budgetary limitations.

The DB firm/team that enters into a Contract with the City will be responsible to perform typical and complete design and construction of a custom, in-ground and/or above-ground poured-in-place concrete Skateboard Park included in this RFQ, and will serve as a project team member in conjunction with the City, Rialto Studio, and community stakeholders.

A. PROJECT EXHIBITS

The following exhibits are included:

- 1. Community Park Master Plan**
- 2. Aerial Photo of Project Site Highlighted**

B. PROPOSED BUDGET

The proposed budget for the Skateboard Park is \$385,000. Funding was provided by voters as approved in the November 2013 Parks Bond Election and a \$5,000 grant from the Tony Hawk Foundation that was awarded to the City in April 2013.

C. ANTICIPATED SCHEDULE FOR THIS PROJECT

Upon contract award by the City Council, the City anticipates the Skateboard Park design process to begin in August 2014. Construction is anticipated to begin in January 2015 and completed by April 2015. All work on the Skateboard Park will need to be coordinated with the City, Rialto Studio, and the General Contractor of the overall park site. It is anticipated that work by the General Contractor for the overall park project (including infrastructure work outside of the skate park footprint) will begin in January 2015. Prior to Skateboard Park construction by the DB firm/team, Rialto Studio will have completed design of the infrastructure outside of the skate park footprint associated with Skateboard Park including a geotechnical report of the skate park site.

D. REQUIREMENTS FOR SELECTED DESIGN BUILD FIRM/TEAMS

1. The selected DB firm/team will lead a public process to design the Skateboard Park. This will include attending all public input meetings and meetings with City staff, the Parks and Recreation Advisory Board, and the City Council for approval of a conceptual design before completing construction documents.
2. The selected DB firm/team will propose a Guaranteed Maximum Price (GMP) for the construction of the Skateboard Park, which is within the project budget that will be included in the contract awarded.
3. The selected DB firm/team will work with City staff to ensure the feasibility and constructability of the Skateboard Park design, and to assist in bringing the estimated construction cost within the proposed \$385,000 project budget.
4. The portions of the plans that only a licensed design professional may produce shall be sealed by the appropriate professional - Architect, Engineer, or Landscape Architect licensed in the State of Texas.
5. The selected DB firm/team must comply with all applicable local, state, and federal laws during the design and construction phase.
6. The selected DB firm/team is a sole proprietorship, partnership, corporation, or other legal entity that assumes the risk for the design, documentation, construction, rehabilitation, alteration, or repair of a facility at the contracted price as a general contractor and provides consultation to the City regarding all phases of the design and construction of the Skateboard Park.
7. The Architect or Engineer member of the selected DB firm/team will prepare construction documents for the project and has full responsibility for complying with the requirements of Chapter 1051, Subtitle B of the Texas Occupations Code (Regulation of Architecture and Related Practices).

E. QUALIFICATIONS BEING SOUGHT

1. Demonstrated capability to perform the DB services specified herein based upon successfully completed similar projects (in scope and budget) without legal, technical, or safety problems. The DB firm/team is expected to be predominately or exclusively engaged in designing and constructing premier-grade skate parks.
2. Capability to provide the resources including financial, equipment, and staffing necessary to meet project requirements within the anticipated schedule for this project.
3. Recent and past performance on similar projects with other municipalities on design and construction of publicly funded projects.
4. Qualifications and experience of the DB firm/team members proposed to manage the project as evidenced by the resumes of the proposed personnel. Only those personnel who will be directly involved in and assigned to this project shall be submitted with their role clearly indicated in the SOQ.
5. Knowledge of current skate park construction methodologies and technology (including warranty item management).

F. ANTICIPATED DESIGN PARAMETERS

1. The Skateboard Park shall be designed and built primarily for users of skateboards keeping in mind that some users will utilize bicycles, scooters, rollerblades, etc.
2. The scope of services is to provide a Skateboard Park of street plaza/vert style that will draw and engage local youth and adults to a facility that offers opportunities and challenges to beginners, intermediate, and experienced skaters.
3. The design should include at least 10,000 square feet of in-ground and/or above-ground poured-in-place concrete skate park elements designed to accommodate beginning, intermediate, and advanced skaters and designed to accommodate possible future expansion.
4. The design and construction of the Skateboard Park will have an emphasis on quality of experience and quantity of obstacles.
5. The Skateboard Park design will incorporate both bowl and street elements. The ratio of bowl versus street elements will be determined by community input as well as budgetary constraints. The skate park design should allow for users with various skill levels to use both the bowl and street elements.
6. The design of the Skateboard Park may include, but not be limited to bowls and/or half/quarter-pipes along with in-ground and/or above-ground street-course features such as steps, stairs, hips, pyramids, ramps, handrails, ledges, various jumps, and other obstacles determined by community input and budget constraints. These features are expected to logically flow and relate to one another in a safe and usable manner.
7. During design, the selected DB firm/team must also consider the “connection” and “fit” to the adjacent area in the overall park by coordinating and working with Rialto Studio.

8. Following selection, public participation, and conceptual design, the DB firm/team shall develop the design and submit all design elements for review and determination of code compliance to the City before construction. This includes, but is not limited to:
 - a. Design documents signed and sealed by the appropriate licensed professionals, which at a minimum include a complete set of plans, working diagrams and specifications including, but shall not be limited to, cross sections of concrete and reinforcement work and features;
 - b. Appropriate certifications to comply with local, state, and federal requirements throughout the entire design, site development, and construction process;
 - c. Development of a project timeline, program review and refinement, preliminary budget, and outline specifications and design development;
 - d. Final design specifications and final budget (within the GMP in the contract awarded);
 - e. Providing any and all notice requirements to local, state, and federal entities;
 - f. Obtaining appropriate local, state, and federal permits (City permit fees are waived) for the development of the site and construction of the Skateboard Park (i.e., ADA, Life Safety, Building Code, Occupation Code, and all other applicable codes).
9. The DB firm/team will provide all required construction administration and observation services necessary. This includes, but is not limited to:
 - a. Coordinating and communicating the site development and construction progress with the City representative and other entities as requested;
 - b. Administering the site development and construction and payment processes in a manner appropriate to comply with all local and state requirements;
 - c. Overseeing all work required for a complete skate park.
10. The DB firm/team will serve as the general contractor to complete all work for the construction of the Skateboard Park. The scope of construction services will be determined based on the final drawings and specifications as approved by the City.
11. The work does not include inspection of materials and testing services necessary for City's acceptance of the Skateboard Park. Inspections and testing will be performed by the City.
12. The DB firm/team will perform complete closeout of the Skateboard Park including punch-list development and a three (3) year full warranty shall be provide to the City at the completion of the contract. The DB firm/team will also provide appropriate manufacturers' certifications and warranties, if applicable.
13. The DB firm/team shall supply the City a signed and sealed set of "As-Built" construction documents, specifications, and operations and maintenance manuals for the Skateboard Park at the conclusion of construction in both hard copy and electronic format. Drawings shall be provided in both "dwg" and/or "pdf" formats.

III. PRE-SUBMISSION CONFERENCE

A Pre-Submission Conference for this project will be held at the City of Seguin, City Hall Council Chambers, 205 N. River, Seguin, Texas 78155 on Tuesday, May 13, 2014 at 11:00 A.M. Attendance at the Pre-Submission Conference is optional, but strongly encouraged.

At this meeting, staff will discuss the scope of work, general contract and design issues, Rialto Studios' role in the project, and respond to questions from attendees. The City's official responses to the questions posed at the Pre-Submission Conference and questions submitted in writing by the published deadline for the submission of RFQ questions will be published as an addendum.

Any oral responses provided by City staff or others at the Pre-Submission Conference will be preliminary. A written summary of the Pre-Submission Conference will be issued as an addendum and will contain official responses. Only written responses will be official and all other forms of communication with any officer, employee, or agent of the City are not binding on the City.

IV. AMENDMENTS TO THE RFQ

Changes, amendments, or written responses to questions received in compliance with Section X, Restrictions on Communication will be posted on the City's website at http://www.seguintexas.gov/bid_opportunities/. It is the Respondent's responsibility to review this site and ascertain whether any amendments have been made prior to submission of qualifications. A Respondent who does not have access to the Internet must notify the City in accordance with Section X, Restrictions on Communication that the Respondent wishes to receive copies of changes, amendments, or written responses to questions by mail.

No oral statement of any person shall modify or otherwise change or affect the terms, conditions, or specifications stated in the RFQ. Changes to the RFQ, if any, will be made in writing only.

V. OWNERSHIP AND LICENSES

In accordance with Texas law, Respondent acknowledges and agrees that all local government records created or received in the transaction of official business or the creation or maintenance of which were paid for with public funds are declared to be public property and subject to the provisions of Chapter 201 of the Texas Local Government Code and Subchapter J, Chapter 441 of the Texas Government Code. Thus, no such local government records produced by or on the behalf of Respondent pursuant to this Contract shall be the subject of any copyright or proprietary claim by Respondent.

The term "local government record" as used herein shall mean any document, paper, letter, book, map, photograph, sound or video recording, microfilm, magnetic tape, electronic medium, or other information recording medium, regardless of physical form or characteristic and regardless of whether public access to it is open or restricted under the laws of the state, created or received by local government or any of its officials or employees pursuant to law including an ordinance, or in the transaction of official business.

Respondent acknowledges and agrees that all local government records, as described in herein, produced in the course of the work required by any Contract awarded pursuant to this RFQ or forthcoming RFP, will belong to and be the property of City. Respondent, if awarded this Contract, will be required to turn over to City, all such records as required by said Contract. Respondent, if awarded this Contract, shall not, under any circumstances, release any records created during the course of performance of the Contract to any entity without City's written permission, unless required to do so by a Court of competent jurisdiction.

In accordance herewith, Respondent, if selected, agrees to comply with all applicable federal, state and local laws, rules and regulations governing documents and ownership, access and retention thereof.

VI. EVALUATION CRITERIA

The City will conduct a comprehensive, fair, and impartial evaluation of all SOQ's properly submitted in response to this RFQ. A selection committee will perform this evaluation. Within thirty (30) calendar days after the due date of the Submittals, the City will evaluate and rank each Submittal based on the criterion set forth herein and shall qualify a maximum of five (5) Respondents to participate in Phase Two of the selection process.

The City will consider the background, experience, qualifications, and capability of the DB firm/team to provide comprehensive design and construction services as well as Respondent's project understanding and approach. Respondents should provide information regarding specific quality experience with projects of a similar nature and as per the following:

1. General Background, Experience, Qualifications, and Capabilities (Maximum 20 Points)

- a.** Number of previous projects DB firm/team has accomplished together as a team.
- b.** Prime Contractor, Skate Park Designer, and Skate Park Contractor experience designing and/or constructing quality work including types of projects, number of years in business, and number of years any other DB team subs have been in business.
- c.** Current business organizational structure of each team member including a team organizational chart, relationship of firms (if proposing as separate companies or under a joint venture), proposed work plan, and staffing plan including major sub-contractors.
- d.** Identification, qualifications, and experience of key personnel including resumes of individuals listed on the team organizational chart.

2. Skate Park Designers Background, Experience, Qualifications, and Capabilities (Maximum 30 Points)

- a.** Describe the professional philosophies of the DB firm/team's skate park designer with a focus on how those philosophies will be applied to this project. Specifically address how these philosophies apply to the site, as well as the general trend of current skate park design. Describe the DB firm/team's qualifications and experience in understanding and designing skate parks.
- b.** List membership in any professional organizations related to this specialty and to construction.
- c.** Identify at least four (4), but no more than six (6) comparable projects designed by the skate park designer with preferably at least two (2) projects with a Fixed Budget Contract. For each project indicate:
 - i.** Description of the project using photographs, project descriptive narratives, letters of recommendation, project awards, etc.
 - ii.** Describe role in project (Specify whether the Skate Park Designer, or Skate Park Designer and Builder, or Prime Contractor and Skate Park Designer and Skate Park Builder).

- iii. Project's original probable estimate of construction cost and final construction cost including total square footage of the skate park.
- iv. Project schedule of phases and actual completion of phases (if late, explain cause).
- v. Project owner and reference information (at least one current name with a telephone number and/or email address per project).

3. Skate Park Construction Background, Experience, Qualifications, and Capabilities (Maximum 30 points)

- a. Describe the professional philosophies of the DB team/firm's skate park Contractor with a focus on how those philosophies will be applied with respect for the trend of current skate park construction, as well as professional standards organizations' standards (i.e. ASTM, ACI, AWS, etc.) for quality construction. Describe qualifications and experience in understanding and installing skate park construction.
- b. List membership in any professional organizations related to this specialty and to construction.
- c. Identify at least four (4), but no more than six (6) comparable projects in which the skate park Contractor was part of a DB firm/team with preferably at least two (2) projects with a fixed budget Contract. For each project indicate:
 - i. Description of the project using photographs, project descriptive narratives, letters of recommendation, project awards, etc.
 - ii. Role of the firm. Specify whether Skate Park Designer, or Skate Park Designer and Builder, or Prime Contractor and Skate Park Designer and Skate Park Builder. If part of DB firm/team, or Prime Contractor, identify the percent of work self-performed. Also specify services provided during each phase.
 - iii. Project's original probable estimate of construction cost and final construction cost including total square footage of the skate park.
 - iv. Project schedule of phases and actual completion of phases (if late, explain cause).
 - v. Project owner and reference information (at least one current name with a telephone number and/or email address per project).
- d. Construction management approach and ability to coordinate work with all designers, sub-Contractors (and/or other Contractors that are onsite doing other City projects) and suppliers.

4. Project Understanding and Approach (20 points)

Describe your DB firm/team's understanding of the project site including all of its needs. Provide the approach of your DB firm/team in meeting those needs and comprehensively addressing all the issues and requirements to produce a finished project such that the Skateboard Park will be a unique facility popular among local skaters, be highly useable, and that meets all ADA standards, Texas Accessibility Standards (TAS), and code requirements, while remaining within the fixed budget for the skate park.

TOTAL MAXIMUM = 100 POINTS.

VII. SUBMISSION REQUIREMENTS

- A. Respondent shall submit one (1) original and three (3) bound copies before the deadline. All responses must be packaged, sealed, and clearly marked on the outside of the package with the Respondent's name and address as well as the following written information:

RFQ: DESIGN BUILD SKATEBOARD PARK

RFQ #34-2014-32

TO BE OPENED TUESDAY 5/20/14 AT 3 PM

Responses should be delivered to:

Via USPS:

Office of the City Manager
City of Seguin
P O Box 591
Seguin, Texas 78156-0591

Via Courier or Overnight Delivery

Office of the City Manager
City of Seguin
205 N. River
Seguin, Texas 78155

Responses must be received no later than **2:30 PM local time on May 20, 2014**. Respondents mailing their statements must allow sufficient time for delivery of their submittal by the time and date specified. Late responses will not be accepted.

- B. Submittals sent by facsimile or email will not be accepted.**

- C. All pages shall be numbered. Each Submittal must include the sections and attachments in the sequence listed in the RFQ Section VIII, Submittal Document Requirements, and each section must be divided by tabs. Failure to meet the above conditions may result in disqualification of the Submittal.

- D. Respondents who submit an SOQ in response to this RFQ shall correctly reveal, disclose, and state the true and correct name of the individual, proprietorship, corporation, and/or partnership clearly identifying the responsible general partner and all other partners who would be associated with the Contract, if any. No nicknames, abbreviations (unless part of the legal title), shortened or shorthand, or local "handles" will be accepted in lieu of the full, true, and correct legal name of the entity. If an entity is found to have incorrectly or incompletely stated its name or failed to fully reveal its identity, the City reserves the right to suspend consideration of the Respondent's Submittal.

VIII. SUBMITTAL DOCUMENTS REQUIREMENTS

Respondent's Submittal should include the required items in the following sequence:

- A. **COVER LETTER**: Respondents shall include a one (1) page introductory cover letter for the Submittal.
- B. **STATEMENT OF QUALIFICATIONS**: The Respondent's SOQ should be submitted in narrative form and should cover all items included in **Section VI**.

- C. ORGANIZATIONAL CHART: Respondent shall label as Attachment or Tab A in the Submittal.
- D. RESUMES: Labeled as Attachment or Tab B. Resumes for each key team member shall be limited to a maximum length of two (2) pages.
- E. LETTERS OF REFERENCE: Labeled as Attachment or Tab C. Respondent may provide a maximum of six (6) letters of reference.

Respondent is expected to examine this RFQ carefully and understand the terms and conditions for providing the services listed herein and respond completely. Failure to complete and provide any of the above referenced documents may result in the Respondent's Submittal being deemed non-responsive and, therefore, disqualified from consideration.

IX. SELECTION PROCESS AND SCHEDULE

- A. The City will conduct a comprehensive, fair, and impartial evaluation of all Submittals received in response to this RFQ according to the criteria set forth in Section VI and in accordance to Section 271 of the State of Texas Local Government Code. A selection committee will perform the evaluation. Each Submittal will be analyzed to determine overall responsiveness and qualifications under the RFQ. The selection committee may seek outside expertise, including but not limited to input from technical advisors, to assist in evaluating Submittals.
- B. After evaluation by the selection committee, a shortlist of up to five firms will be created based on the evaluations.
- C. A Request for Proposal (RFP) will be issued to the shortlisted firms only. A Proposal from the shortlisted firms will be due two (2) weeks after the issuance of the RFP.
- D. After receiving the Proposals from the shortlisted firms, the City will evaluate each Proposal based on the evaluation criteria to be provided in the RFP. The selection committee may select all, some, or none of the Respondents for interviews. If the City elects to conduct interviews, Respondents may be interviewed and re-scored based upon criteria to be determined by the selection committee. If interviews are to be held, the City will send an interview invitation letter and/or email, which will provide the evaluation criteria to be used. The City may also request additional information from Respondents at any time prior to final approval of a selected DB firm/team by the City.
- E. A recommendation of award may be made to City Council on the basis of the Proposals initially submitted, without discussion, clarification or modification, or, the City may discuss with the selected Respondent elements of its respective Proposal.
- F. Final approval of a selected Respondent is subject to the action of the City of Seguin City Council.
- G. Submission of a Proposal indicates Respondent's acceptance of the evaluation technique and Respondent's recognition that some subjective judgments must be made by the City during the evaluation.

X. RESTRICTIONS ON COMMUNICATION

A. Respondents are prohibited from communicating with elected City officials and their staff regarding the RFQ, RFP, Statements of Qualifications, or Proposals from the time the solicitation has been released until the contract is posted as a City Council agenda item. Respondents are prohibited from communicating with City employees, or any outside City consultant(s) assisting in the solicitation process, from the time the solicitation has been released until the contract is awarded. These restrictions extend to “thank you” letters, phone calls, emails, and any contact that results in the direct or indirect discussion of the solicitation and/or Qualification Statement/Proposal submitted by Respondents. Violation of this provision by Respondent and/or its agent may lead to disqualification of Respondent’s submittal from consideration. Exceptions to the restrictions on communication with City employees include:

1. Respondents may ask questions concerning this RFQ at the Pre-Submission Conference.
2. **Respondents may submit written questions concerning this RFQ to the Staff Contact Person listed below until no later than 4:00 p.m., on Wednesday, May 14, 2014.** Questions received after the stated deadline will not be answered. It is suggested that all questions be sent by electronic mail or via facsimile to:

Twila Wood, Purchasing Manager
twood@seguintexas.gov
Fax No.: (830) 401-2414

3. However, questions sent by certified mail, return receipt requested, will also be accepted and should be addressed to:

City of Seguin Purchasing Department
Attn: Twila Wood
P.O. Box 591
Seguin, TX 78156

4. Respondents may provide responses to questions asked of them by the Staff Contact Person after responses are received and opened. During interviews, if any, verbal questions and explanations will be permitted. The City reserves the right to exclude any persons from such selection committee meetings as it deems in its best interests.

B. City reserves the right to contact Respondents to negotiate, if deemed desirable by the City.

XI. AWARD OF CONTRACT AND RESERVATION OF RIGHTS

It is the intent of the City of Seguin to award this Contract to the DB firm/team who provides services at the best value for the City as determined when considering the relative importance of price, capability and other evaluation factors included in this RFQ and the subsequent RFP. The City reserves the right to adopt the most advantageous interpretation of the SOQ and subsequent Proposals submitted in the case of ambiguity or lack of clearness in stating proposal prices, to reject any or all SOQ and subsequent Proposals, and/or waive formalities. City is not bound to accept the lowest priced proposal if that Proposal is not in the best interest of the City.

Each SOQ and subsequent solicited Proposal will be analyzed to determine overall responsiveness and a combination of price and other factors that the City determines will provide the best value to the City. The Contract or Contracts, if awarded, will be awarded to the DB firm/team whose Submittal(s) is deemed most advantageous to City, as determined by the selection committee, and subject to approval of the City Council.

- A.** City may accept any Submittal in whole or in part. If subsequent negotiations are conducted, they shall not constitute a rejection or alternate solicitation on the part of City. However, final selection of a DB firm/team is subject to City Council approval.
- B.** City reserves the right to accept one or more Submittals or reject any or all Submittals received in response to this RFQ and the subsequent RFP, and to waive informalities and irregularities in the Submittals received. City also reserves the right to terminate this RFQ or RFP and reissue a subsequent solicitation, and/or remedy technical errors in the RFQ/RFP process.
- C.** This RFQ does not commit City to enter into a Contract, award any services related to this RFQ, nor does it obligate City to pay any costs incurred in preparation or submission of a response or in anticipation of a Contract.
- D.** Respondent agrees and understands that, if selected, it and all persons designated by it to provide services in connection with a Contract, is (are) and shall be deemed to be an independent Contractor(s), responsible for its (their) respective acts or omissions, and that City shall in no way be responsible for Respondent's actions, and that none of the parties hereto will have authority to bind the others or to hold out to third parties, that it has such authority.
- E.** All Submittals and/or any portions thereof become the property of the City upon receipt and will not be returned. Any information deemed to be confidential by Respondent should be clearly noted on the page(s) where confidential information is contained. However, the City cannot guarantee that it will not be compelled to disclose all or part of any public record under the Texas Public Information Act since information deemed to be confidential by Respondent may not be considered confidential under Texas law, or pursuant to a Court order.
- F.** Any cost or expense incurred by the Respondent that is associated with the preparation of the Submittal, the Pre-Submission Conference, if any, or during any phase of the selection process, shall be borne solely by Respondent.
- G.** All provisions in Respondent's Submittal including any estimated or projected costs, shall remain valid for one hundred twenty (120) days following the deadline date for submissions or, if a Proposal is accepted, throughout the entire term of the Contract.
- H.** Subsequent to the issuance of this RFQ, the City reserves the right to amend it, waive any requirement or irregularity, request modifications to Submittals, providing all teams are treated equally, and reject any and all Submittals for any reason. The City further reserves the right to award the Contract for this project as deemed in its best interest, and to request changes in the composition of any team.



MASTER PLAN
COMMUNITY PARK

AUGUST 2013





SAN ANTONIO AVE

8TH ST

WILLIAMS ST

UNIVERSITY ST

N VAUGHAN AVE



0 55 110 220 330 440 Feet

This map is for information purposes only and represents the best data available at the time of printing. The City of Seguin assumes no liability for errors on this map or use of this information.