



Jacksonville Jumbo Shrimp Baseball Club
Triple-A Affiliate of the Miami Marlins

REQUEST FOR QUALIFICATIONS (RFQ)
DESIGN-BUILD SERVICES

121 Financial Ballpark
Home & Visiting Locker Rooms Renovations

PROJECT TIMELINE:

RFQ Release: 11/17/2022

Pre-Proposal Meeting: 11/28/2022 @ 3:00pm

Final Questions Due: 12/01/2022 @ 5:00pm

All SOQ Packages Due: 12/16/2022 @ 5:00pm

Anticipated Bid Award: 12/19/2022

Design & Construction: 12/20/2022-3/5/2023

Project Completion Deadline: 3/5/2023

PART 1: PROJECT DESCRIPTION- NOTICE

This RFQ is issued by Jacksonville Baseball, LLC (aka CLUB). The project is located at 121 Financial Ballpark at 301 A. Philip Randolph Blvd, Jacksonville, FL. 32202.

As CLUB is part of the Player Development League (PDL) of Minor League Baseball Teams, there are strict Facility Standards that are required to be met as dictated by Major League Baseball (MLB). This project will correct all issues at Home & Visiting Locker Room Areas that do not currently meet these Facility Standards. Experience with these guidelines and solutions are critical to the evaluation of the Qualifications Packages, as the Design must be approved by MLB.

Qualifications from responders shall be submitted with the purpose that their applications demonstrate the best qualifications to provide the required comprehensive Design – Build Services as requested by CLUB. See PARTS 1, 2, 3, 4, 5, 6 below for complete RFQ.

All interested responders shall submit the documents further detailed below to illustrate the responder's profile and experience. Please list a minimum of three similar projects for consideration that represent your understanding of the project description and scope of work. In addition to the requested documents and project examples, provide any supplemental information desired.

There will be one single contract between the Design-Builder and CLUB. Responders to clarify each entity (Constructor/Builder and Architect/Designer) as indicated on the last signature page of this RFQ. All company information and experience requested from responders shall be submitted for each entity with the specific submittal requirements noted within PART 3. The Cover Sheet for the Submitted Qualifications Package must be the completed PART 5 form below.



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PART 2: GENERAL REQUIREMENTS & INFORMATION:

1. Statement of Qualifications Documents (SOQ) are to be submitted electronically via email and/or Dropbox and simultaneously to the personnel and contact information listed below by the deadline noted in above per PART 1. In addition, all responders are required to identify themselves as an active responder by one week prior to the response due date. Questions must be submitted by the noted deadline, and responses to questions will be sent to all identified responders. All correspondence regarding responder identification and questions is to be simultaneously sent to the personnel list below:
 - a. Ken Babby – Owner, Jacksonville Jumbo Shrimp; ken@ffsportsgroup.com
 - b. Harold Crow – Executive V.P./General Manager – Jacksonville Jumbo Shrimp: harold@jaxshrimp.com
 - c. Matt Goudreau – Assistant General Manager – Jacksonville Jumbo Shrimp: mattg@jaxshrimp.com
 - d. Pete Popovic – Owner’s Representative – Fast Forward Sports Group: pete@ffsportsgroup.com
2. In addition to the electronic versions of the SOQ noted above, one full hard copy of the entire SOQ package is to be delivered to Jacksonville Baseball LLC within 48 hours of the submission of the electronic versions. Deliver to the address noted above, Attn: Matt Goudreau
3. By responding to this RFQ, the Responder will guarantee that the schedule for Design and Construction Services will be met by the deadline date noted above.
4. Responder employees or personnel shall not under any circumstances fraternize with employees or building clients at the facility.
5. Responder must be fully equipped and capable of meeting all deadlines, scope, and requirements of this proposal.
6. Prior to submitting a bid, the Responder shall visit the job site at the time and date designated in PART 1, in order to ascertain the nature of the work and the character of the job site. The Responder shall become familiar with the contractual requirements, project limitations, and various aspects of the work, physical conditions, and surroundings of the job site. By submitting a response for the project, the Responder declares that he or she has thoroughly investigated the job site, examined all areas and is familiar and satisfied with the nature, character and condition of the project site, contractual requirements, project limitations and the various aspects of this project. The Jacksonville Jumbo Shrimp will not consider any claims for compensation whatsoever on account of the Responders' failure to fully investigate and examine the project requirements and job site conditions as required above.
7. All services provided performed under this project shall be, unless otherwise stated in the contract, shall be in accordance with the methods and procedures of the industry’s highest standards.



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8. Responder shall comply with all applicable State and local laws, ordinances, codes, and regulations. The Architect/Designer shall prepare final Construction Documents for City Permits and for use by Constructor/Builder as required.
9. Responder shall make a good faith effort to engage JSEB contractors and/or subcontractors to provide services for this project.
10. Responder shall complete all work in a neat and workmanlike manner, to the satisfaction of the Jacksonville Jumbo Shrimp.
11. This Facility is Owned by the City of Jacksonville (COJ) and managed by ASM Global (ASM). Responders must have local knowledge and experience with COJ and ASM and must abide by all typical requirements dictated by each.
12. Permit CD Documents to be submitted by Design-Builder, who shall secure all equipment, tools and related materials while working in the facility against the occurrence of theft, accidents, injuries or damage to any person or property at all times.

PART 3: SUBMISSION REQUIREMENTS

13. The response is to be numbered and organized per the Evaluation Criteria List per PART 6, with the SOQ Cover Sheet/Front Page per completed PART 5 Document. Each of the Items 1-9 are to be summarized in a detailed narrative and an overall table of contents that must identify all attachments that specifically relate to each item as applicable.
14. Support Attachments to the Summary and Narrative are expected and encouraged, and should correspond to the various line items dictated per #12 above and need to be described as such. These attachments can include marketing and company brochures and project lists, but must also include technical and financial data regarding specific projects that directly relate to the Evaluation Criteria Line Items noted below.
15. Prior to scheduled commencement of the project and associated work, a meeting will be conducted at the project site or other designated site by the Jacksonville Jumbo Shrimp with the Responder, the Jacksonville Jumbo Shrimp Project Coordinator, and any other persons directly involved with the performance of the work. No work will commence before consulting with the Jacksonville Jumbo Shrimp Project Coordinator.
16. An existing overall floor plan of the entire Service Level that includes the Home & Visiting Locker Rooms is attached as the only Exhibit for the RFQ.



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17. Per the Evaluation Criteria, Responder shall provide a minimum of three (3) customer references, for which the Responder has performed similar scope services specified herein, that will qualify Responder to perform this project. The Jacksonville Jumbo Shrimp reserve the right to contact the references provided. The reference information shall include company names, contact name, telephone numbers, type of services provided and date of services (timeframe).

18. The Jacksonville Jumbo Shrimp (aka "CLUB", aka Jacksonville Baseball, LLIC, aka JAXBB) will hold the direct contract for this work.

19. Evaluation Criteria: As noted above, the Evaluation Criteria is set forth as the attached Scoring Grid (2 Pages). The first page notes a brief explanation of each item and the second page is the grid that will be completed by an Evaluation Team including CLUB, COJ, ASM, etc. As noted above, each Responder must submit the Statement of Qualifications (SOQ) to directly correspond to this Evaluation Criteria.



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PART 4: TECHNICAL REQUIREMENTS - SCOPE OF WORK

Design build services to renovate Home and Visiting locker room while also creating a new female locker room all in accordance with MLB standards:

Home Locker Room requires upgrades to the following areas, including but not limited to:

Selective Demolition
Flooring
Carpets
Showers
Bathrooms
Ceilings
Kitchen
Training room
New Finishes
MEP
FF & E Coordination

Visiting Locker Room requires upgrades to the following areas including but not limited to:

Selective Demolition
Increased size of training room for additional therapy tub
Increase size of kitchen
Upgrade kitchen
Flooring
Carpets
Showers
Bathrooms
Add lockers
Add Manager's office with shower and bathroom
Increase size of locker room space
New Finishes
MEP
FF & E Coordination

Female locker room:

Selective Demolition
Sized to MLB standards
4 lockers
Showers
Bathroom
New Finishes
MEP
FF & E Coordination



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PART 5: COMPANY INFORMATION AND SIGNATURES

THIS INFORMATION IS THE COVER SHEET FOR THE QUALIFICATIONS PACKAGE SUBMITTED BY EACH RESPONDER AND MUST BE COMPLETED IN FULL IN ORDER TO BE CONSIDERED. SEE ATTACHED PART 6 FOR EVALUATION CRITERIA

Responder proposes to provide all design services, labor, material, equipment, appurtenances, overhead, profit, bonds and insurance necessary to accomplish the work described in the Request for Qualifications documents and any subsequent addenda or responses to questions issued

Design-Builder: Name of Company Holding the Contract _____

Constructor: Name of Single Prime Contractor _____

Architect: Name of Design Firm _____

Relationship: Partnership, Sub, Consultant, etc. _____

ALL BIDS DUE BACK VIA EMAIL PER PART 2 ITEM 1 ABOVE. ONE HARD COPY OF THE ENTIRE QUALIFICATIONS PACKAGE TO BE DELIVERED TO CLUB PER PART 2 ITEM 2 ABOVE.


Company Name (print): _____

Signature: _____

Print Name: _____

Print Title: _____

Date: _____

RFQ for 121 Financial Ballpark Locker Room Renovations for Jacksonville Baseball LLC				PART 6	
Evaluation Criteria & Response Description				November 17, 2022	
Item #	Total Points (Percentage)	100	Description of Expected Response		
1	Architect/Designer experience with MLB Facility Standards	10	Identify experience and project list with values of projects involving MLB Facility Standards		
2	Architect/Designer experience with general Sports Stadium Renovations	10	Identify experience and project list with values of projects involving Sports Stadium Renovations		
3	Constructor/Builder experience with Sports Stadium Renovations for projects over \$250K	10	Identify experience and project list with values of projects involving Sports Stadium Renovations		
4	Design-Build Team experience working together or separately on Sports Stadium Renovations similar to this project	25	For the team, identify specific projects that most closely relate to the Scope of this project, including project information and costs		
5	Design-Build Team availability of Adequate Personnel, Equipment, Facilities to meet Schedule	20	Provide documentation as to the readiness of the team to meet the schedule, including personnel planning and description of operations		
6	Location of Design-Build Team & Previous Experience and Competence with COJ, ASM, JAXBB	5	Provide information as to home and local offices locations and previous direct experience with COJ, ASM and JAXBB		
7	Financial Responsibility & Contractual Arrangement of Team	5	Provide financial documentation as required and describe Contractual Arrangement of Team		
8	Demonstration of Qualifications	5	Provide detailed backup and proof of professional qualifications to the level needed to complete this project		
9	Customer References (Minimum 3)	10	As described in the RFQ, provide at least 3 customer references for similar projects, with scope and cost information of these projects		
10	Total Scoring	100			

RFQ for 121 Financial Ballpark Locker Room Renovations for Jacksonville Baseball LLC						PART 6	
Evaluation Criteria & Scoring Sheet						November 17, 2022	
Item #		Evaluation Pts.	Responder #1	Responder #2	Responder #3	Responder #4	
	Total Points (Percentage)	100					
1	Architect/Designer experience with MLB Facility Standards	10					
2	Architect/Designer experience with general Sports Stadium Renovations	10					
3	Constructor/Builder experience with Sports Stadium Renovations for projects over \$250K	10					
4	Design-Build Team experience working together or separately on Sports Stadium Renovations similar to this project	25					
5	Design-Build Team availability of Adequate Personnel, Equipment, Facilities to meet Schedule	20					
6	Location of Design-Build Team & Previous Experience and Competence with COJ, ASM, JAXBB	5					
7	Financial Responsibility & Contractual Arrangement of Team	5					
8	Demonstration of Qualifications	5					
9	Customer References (Minimum 3)	10					
10	Total Scoring	100					