

# City of St. Louis Treasurer's Office



## Request for Proposals

### Cupples Parking Garage Repairs

Proposals due no later than 3:00 pm, July 22, 2016

## 1) Opening Statement

The City of St. Louis Treasurer's Office ("Office") will accept bids, for work necessary to repair the Cupples Station Parking Garage ("Garage") located at 421 S. 10<sup>th</sup> Street in Downtown St. Louis. Drawings and specifications will be available and can be found attached as "**Exhibit 1.**" Removal of the existing damaged material is also required.

The garage maintains a total of 838 parking spaces used for monthly, residential, and special event parking. Currently, there are approximately 530 monthly parkers who use the Garage. In addition to monthly parking, the garage operation serves transient parkers, and typically turns over two-to-three times a day. The Garage has two (2) entrance lanes and three (3) exit lanes.

With this solicitation, the Office intends to award one contract and does not anticipate awards to multiple companies. Regardless, the Office reserves the right to make multiple or partial awards.

## 2) Scope of Services

### a) Repair of Damaged Crash Wall

The successful proposer will install a new crash wall to replace damaged material. The successful proposer will also be responsible for dismantling, removing, and disposing of all damaged material that is being replaced by the new installation (including labor and equipment), and any minor modification or upgrades to the infrastructure of the garage to provide for the proper use and function of the crash wall in the garage.

The Office requires the materials proposed to include, at a minimum, replacement of all materials listed in the attached **Exhibit 1**. The proposer must specify in its proposal all materials that will be used, including product specifications and photos. The drawings and specifications found in **Exhibit 1** were rendered by ABNA engineers and contain the following:

#### ***Bumper Wall Evaluation***

The damaged bumper wall repair area is located on Level 5 of the Garage, the total damaged area is roughly 9'-6", and the surface of the bumper wall to be replaced is roughly 11'-0" and will require a 1" deep saw cut around the perimeter for removal. Photos of the damaged wall are detailed with both a front and back view and the dimensions of the existing columns are listed as well as temperature tendons, pour strip and approximate limit of deck repair.

**Exhibit 1** also notes specifications for concrete, reinforcement, and removals. The successful proposer will incorporate all the work as defined in the exhibit.

**WARNING:** The floor slab has post-tensioning tendons near both surfaces of the slab. The contractor shall exercise extreme caution when working on the slab so as not to damage the tendons or tendon sheathing. **Tendons may break with explosive force when cut.** No anchors may be drilled or shot into the slab without first locating the tendons. Any anchors used cannot be more than 1" long.

b) Warranty and Maintenance Plan

Proposals shall provide a minimum 5-year warranty at no cost to the Office and a description of the warranty coverage and a service/maintenance plan for the repair. Proposals should also provide a plan for making emergency service repairs and specify which repairs are covered under the service/maintenance plan. Proposers should also provide the option to purchase additional warranty coverage for the repair.

c) Compliance

Qualified vendors are required to submit information showing the following:

- (1) Proof vendor is an authorized and licensed construction or engineering firm authorized to conduct business in the State of Missouri.
- (2) The vendor shall maintain in force at all times during the term of the agreement, an insurance certificate naming *City of St. Louis Treasurer's Office as additional insured* with minimum insurances (these coverages and limits are to be considered minimum requirements under the agreement):

- |  |   |  |
|--|---|--|
| (a) Workers Compensation                 | - | <b>Statutory Limits</b>  |
| (b) Employers Liability                  | - | <b>\$3,000,000 aggregate</b><br><b>\$1,000,000 each occurrence</b> |
| (c) Bodily Injury and<br>Property Damage | - | <b>\$3,000,000 aggregate</b><br><b>\$1,000,000 each occurrence</b> |
| (d) Comprehensive<br>Automobile          | - | <b>\$1,000,000 each occurrence</b>                                 |

- (e) The companies providing the insurance shall provide written notification to the Office thirty days prior to the termination of any coverage. Upon award and prior to the start of service, a Certificate of Insurance shall be furnished to the Office in evidence of the required coverage and forwarded to:

**Jared Boyd, Chief of Staff and Counsel**  
Treasurer's Office, City of St. Louis  
1200 Market Street, Room 220  
St. Louis, MO 63103

- (3) Vendors agree to indemnify, defend, and save harmless the Office from all suits and action of every nature and description brought against the, or any of them, for or on account of the use of patented appliances, products, and Vendor shall pay all royalties and charges which are legal and equitable, as it applies to product or service supplied under this agreement.

### 3) Qualification Requirements and Proposal Format

The responses to the RFP shall be limited to 20 pages (10 pages if both sides of the page are utilized). Pictures and photo examples of equipment shall not count towards the page limit.

Responses should include the following information:

1. A summary of the proposal;
2. The history and company profile of the vendor(s);
3. A summary of recent (past three years) repairs completed by the vendor(s);
4. The Scope of Services/Installation and Warranty Plan Information;
5. Compliance Information;
6. Three references for repairs completed by the vendor; and
7. Point of contact for sales and maintenance issues.

The following are the key criteria that will be used to evaluate the proposals:

<b>Topic</b>	<b>Number of Points</b>
Pricing	30
Quality of Equipment	25
References	10
Warranty and Services	25
MBE/WBE participation	10
<b>Total</b>	<b>100</b>

### 4) Schedule

The following is a listing of key proposal and project milestones:

RFP Release	July 7, 2016
Onsite Walkthrough	July 15, 2016*
Vendors to Submit Questions	July 18, 2016
City Response to Questions	July 20, 2016
Proposals due	July 22, 2016
Selection Announced	July 29, 2016

\*Vendors are invited for a voluntary walkthrough to see the damaged wall on July 15, 2016 at 10 a.m. If your organization is interested in participating please RSVP to Connie Ali at [AliC@stlouis-mo.gov](mailto:AliC@stlouis-mo.gov) no later than 5 p.m. on July 14, 2015.

(Continued on Next Page)

## 5) Proposal Due Date and Location

RFP submittals are due no later than **3:00 PM on July 22, 2016** at the following location:

**Treasurer's Office, City of St. Louis  
1200 Market Street, Room 220  
St. Louis, MO 63103**

Late proposals may not be accepted and the envelope must be marked referencing the project: **Proposal for Cupples Parking Garage Repairs**. Proposers must supply three (3) hard copies of the proposal and one (1) electronic copy as a PDF file on a USB flash drive.

Public access to Proposals shall be governed by the relevant provisions of the Freedom of Information Act, State of Missouri Sunshine Law (RsMO 610.021), and regulations adopted pursuant thereto.

## 6) Department Contact / Requests for Clarification

Prospective responders may direct questions **in writing only** to:

**Carl Phillips**  
Parking Administrator  
Email: phillipsca@stlouis-mo.gov  
Fax: 314-622-4246

All questions are due no later than July 18, 2016. Questions will be answered in writing by July 20, 2016 and will be sent to all proposers and will be posted on our website at <http://www.stlouis-mo.gov/government/departments/treasurer/>. The department contact person is the only individual who can be contacted about the project by proposers before proposals are submitted. The department contact cannot vary the terms of the RFP.