



**CITY OF PHOENIX, ARIZONA
OFFICE OF THE CITY ENGINEER
DESIGN AND CONSTRUCTION PROCUREMENT**

REQUEST FOR QUALIFICATIONS

**VALLEY YOUTH THEATRE – GO BOND
ARCHITECTURAL SERVICES
AR00000026**

**PROCUREPHX PRODUCT CATEGORY CODES
925000000 and 906000000
RFx 6000001748**

REQUEST FOR QUALIFICATIONS

The City of Phoenix is seeking a qualified consultant team to provide Architectural services for a new Valley Youth Theater Center. Services will include programming, study, site assessment, design, and possible construction administration and observation. This project site is located at the southwest corner of N. 2nd Street and E. Mckinley Street. The estimated construction cost is \$12 million.

This project will utilize General Obligation Bond Program (GO Bond) Funding.

Utilization of Small Business participation is encouraged but is not required.

SECTION I – PROJECT DESCRIPTION

On behalf of the Valley Youth Center for the Arts, the City of Phoenix seeks to design a new facility as a permanent home for the Valley Youth Theatre. The facility will include an American Disabilities Act compliant 300-seat feature theatre plus a 99-seat studio theatre for smaller productions. Also included are office and meeting space, restrooms, rehearsal/workshop space, dance studios, galleries and space for set, costumes, prop shops, and storage.

The Phase I Environmental Site Assessment will be available to the selected firm.

SECTION II – SCOPE OF WORK

The consultant team will be required to perform a full and complete range of architectural services required for this project. Disciplines may include, but are not limited to civil, traffic, architectural, structural, mechanical, electrical, and fire and safety protection.

It is anticipated the Valley Youth Theatre's fundraising and or public relations efforts will use consultant's prepared graphics, drawings, and/or models of the project.

The consultant team will be responsible for general project administration, schematic design/pre-design phase (30%), design development phase (60%, 90% and 100%), cost analysis, construction documents and specifications, and possible construction administration, materials testing coordination, and observation services.

It is anticipated that this project will be implemented through a Construction Manager at Risk (CMAR) contract.

The consultant shall have demonstrated experience in design and construction administration and observation on similar projects.

General Project Administration shall include, but not be limited to:

- Coordinate with the City and CMAR during the design of the project
- Attend all project meetings as necessary to maintain the project objectives
- Submit and retrieve all required documents to and from various agencies
- Coordinate all permits and approvals from federal, state, county, and local utility authorities
- Prepare and submit written monthly progress reporting during entire design period

Pre-Design services shall include, but not limited to:

- Lead meetings with stakeholders to validate space program requirements
- Develop preliminary plans and renderings to present concepts and verify course of the project
- Prepare and reconcile cost models and preliminary timelines for the project

Design services shall include, but not to be limited to:

- Develop project program to meet requirements of the City of Phoenix and the Valley Youth Theatre
- Prepare necessary exhibits and make presentations to stakeholders
- Participate in City coordinated public information, public relation services and community outreach
- Develop studies to lead to recommended solutions during the decision-making process
- Consult with the City to meet project requirements
- Design project to conform to requirements of Title 34, Arizona Revised Statutes
- Address stakeholder and CMAR design / constructability review comments from milestone reviews
- Prepare construction cost estimates for each design phase milestone
- Review recommendations regarding cost models/GMPs provided by the CMAR contractor
- Perform value engineering / cost reduction efforts to optimize project budget
- Develop a schedule for City approval of design submittals for Planning Department review(s)
- Identify private and public utility easements
- Conduct geotechnical engineering and investigations of project site
- Investigate and design utilities and infrastructure for project development (including but not limited to water, sewer, and stormwater)
- Coordinate with CMAR in developing design documents
- Coordinate and submit the design packages to CMAR for bid to subcontractors
- Design and prepare project plans and specifications for construction
- Work with City and stakeholders for space planning and layout requirements
- Work with stakeholders from various agencies as required
- Sustainable design
- Other services as required to support successful completion of the work and the City's and Valley Youth Theatre interests

Possible Construction Administration and Observation (CA&O) services shall include, but not be limited to:

- Provide general project administration and construction observation to ensure compliance with the project plans and specifications
- Provide resident engineering services during construction and act as the City's representative
- Hold on-site and off-site meetings as appropriate with CMAR, City staff, impacted third parties, utilities, and agencies as required
- Participate in the CMAR construction progress meetings and other project meetings
- Perform record keeping and maintain project documents including correspondence, schedules, submittals, test data, payments, meeting minutes, specifications, drawings, photographs, shop drawing, as-builds, etc.
- Review and comment on CMAR construction submittals; product data, shop drawings, samples, etc.
- Perform field observations and prepare reports to ensure compliance with the project plans and specifications and to keep City informed of project status and issues
- Participate in cost/credit change review meetings with third party estimators
- Review and certify CMAR monthly progress payments
- Notify CMAR and Owner of any unsafe conditions observed at the construction site(s)
- Schedule, conduct and provide documentation for regular progress meetings with client
- Respond to Request for Information (RFI) and Change Order requests (issue interpretations and clarifications of the construction documents)
- Verify compliance with contract documents
- Conduct pre-final and final walkthrough
- Conduct Substantial Completion walkthrough

- Issue recommendation for Substantial Completion
- Review and comment on closeout documentation, which includes CMAR's as-built documents to incorporate into project record documents
- Review CMAR's record drawings monthly and prepare final record drawings
- Prepare and submit punch list and record documents
- Observe building system equipment start-up and commissioning
- Conduct 11-½ month warranty walkthrough and inspection
- Other services as required to support successful completion of the work and the City's interests

Use of UNIFIER, an Application Service Provider (ASP) web-based project management database, may be required. The following information provides a guideline for utilization. Any questions related to the requirements of UNIFIER should be directed to the Project Manager.

- The Consultant will be required to maintain all project records in electronic format.
- The City provides an ASP web-based project management database which the Consultant will be required to utilize in the fulfillment of the contract requirements.
- The Consultant shall provide a computerized networked office platform with broadband internet connectivity.
- UNIFIER training will be provided through the City of Phoenix to firms under contract.

SECTION III - PRE-SUBMITTAL MEETING

A pre-submittal meeting will be held at 10:30 a.m., Phoenix time on Thursday, February 13, 2025, at 200 W. Washington Street, City Hall, 5TH Floor, 5 West Conference Room **AND** via Teams. At this meeting, City staff will discuss the scope of work, general project requirements, and respond to questions from the attendees. It is strongly recommended that interested firms attend the pre-submittal meeting. Inquiries regarding the project scope outside of this pre-submittal meeting must be directed to the Contracts Specialist.

Walking of the site will be allowed on firms/subconsultants own time.

PRE-SUBMITTAL MEETING TEAMS INFORMATION:

[Join the meeting now](#)

Meeting ID: 241 896 632 639

Passcode: j8Pw9Y3Q

SECTION IV - STATEMENT OF QUALIFICATIONS EVALUATION CRITERIA

A Firm will be selected through a qualifications-based selection process based on the criteria below. Sub-criteria are listed in order of importance in relation to project services. City of Phoenix project experience is not required.

A. Design Experience of the Prime Firm (maximum 80 points)

Describe the experience and qualifications of the prime firm in providing design services for similar projects. Identify projects the submitting firm has completed. For each project listed, provide:

1. Description of the project including scope and project owner
2. Role of the firm and explain how this relates to the services being solicited
3. Project's original contract value, final contract value, and reason for variance
4. Project's start date and completion date

B. Construction Administration and Observation Experience of the Prime Firm (maximum 40 points)

Describe the experience and qualifications of the prime firm in providing construction administration and inspection (CA&O) services for similar projects. Identify projects the submitting firm has completed. Include assigned CA&O personnel if different from personnel performing design services. For each project listed, provide:

1. Description of the project including scope and project owner
2. Role of the firm and explain how this relates to the services being solicited
3. Project's original contract value, final contract value, and reason for variance
4. Project's start date and completion date

C. Design Experience of the Key Personnel and Subconsultants (maximum 75 points)

Describe the experience and qualifications of the specific project team expected to be assigned to this project in providing design services for similar projects. For each key person identified, list their length of time with the firm. List each key person's role in the projects provided. If a project selected for a key person is the same as one selected for the firm, provide just the project name and the role of the key person. For each project listed, provide:

1. Description of the project including scope and project owner
2. Role of the team or team member and explain how this relates to the services being solicited
3. Project's original contract value, final contract value, and reason for variance
4. Project's start date and completion date

D. Construction Administration and Observation Experience of Key Personnel and Subconsultants (maximum 40 points)

Describe the experience and qualifications of the project team expected to be assigned to this project in providing construction administration and inspection services for similar projects. For each key person identified, list their length of time with the firm. List each key person's role in the projects provided. If a project selected for a key person is the same as one selected for the firm, provide just the project name and the role of the key person. Include assigned CA&O personnel if different from personnel performing design services. For each project listed, provide:

1. Description of the project including scope and project owner
2. Role of the team or team member and explain how this relates to the services being solicited
3. Project's original contract value, final contract value, and reason for variance
4. Project's start date and completion date

E. Project Understanding and Approach (maximum 135 points)

Describe your firm's understanding of the City's need for this project, including:

1. Team's approach to this theatre project, including important considerations such as scope, schedule, and budget and the ability to manage the objectives using those systems over the course of the project.
2. Describe your firm's method and approach to Construction Manager at Risk (CMAR) project delivery.

The ideal consultant team should demonstrate, at a minimum:

- Familiarity with youth
- Previous experience with youth theater / development facilities
- Cost-effective, sustainability initiatives / strategies
- Ability and a commitment to work collaboratively with the entire team
- A track record of designing to budget

F. Staffing Information for Key Personnel (maximum 30 points)

Provide the following:

1. Team's availability and commitment to the project, including subconsultants.
 - a. The City of Phoenix desires continuity during all phases of design and contract administration including maintaining the same qualified primary personnel throughout the course of the project.
2. Team's plan to maintain continuity of the proposed services.
3. Organization chart showing key personnel, current professional licenses or certifications, and assigned roles for both Design and Construction Administration and Observation Services for the project.
4. Identify the following key personnel: Lead Project Manager, Cost Estimator, Civil/Site, Structural and MPE Engineers of Record, Architect of Record (if different from Lead), Project Designer (if different from lead), and Project Architect (if different from lead). Note: All positions must be licensed in the State of Arizona. The Firm may also include resume data for other personnel/subconsultants that you consider key.
5. Identify the location of the lead firm's principal office and the home office location of key staff on this project

G. Reference Check (maximum 21 points*)

Use the form provided (Exhibit A) to obtain at least three references. It is preferred no more than one be a City of Phoenix project. If your firm has not completed prior projects with other agencies, you will not be penalized. It is recommended there be references outside the City of Phoenix.

*These points are in addition to the 400 points for the SOQ.

SECTION V - SUBMITTAL REQUIREMENTS

New Electronic Submittal Process: Firms interested in this project must submit a Statement of Qualifications (SOQ) electronically to Tom.Carroll@phoenix.gov.

Submittal requirements are as follows:

- Vendor Information:** All firms must be registered in the City's Vendor Management System prior to submitting a proposal. For new firms, the City will send an email to your firm with a vendor number upon completion of processing the request. The vendor number should be included on the cover of the SOQ. Information on how to register with the City is available at:

<https://www.phoenix.gov/financesite/Pages/EProc-help.aspx>

If your firm is already registered with the City of Phoenix's ProcurePHX system, please visit <https://eprocurement.phoenix.gov/irj/portal> to login and access the electronic solicitation.

- The product category code for this RFQ is 925000000 and 906000000 and the RFx number is 6000001748.**

Submittals:

- Submittals must be emailed to the assigned Contracts Specialist by the submittal due date and time.
- Submit only one SOQ electronically, in .PDF format only, addressing all evaluation criteria. No hard copies will be accepted.
- Clearly display the firm legal registered name, vendor number, project title, and project number on the cover of the SOQ.
- A maximum of **15 pages** is permitted to address all content in the SOQ submittal (***Maximum page limit includes evaluation criteria and all additional content. It does not include information sheet.***)
- Submit the Statement of Qualifications by **12:00 noon, local time, on Friday, February 28, 2025.**
- Page size must still meet requirements of 8½” x 11”
- Font size must not be less than 10 point
- Content count:
 - ✓ Each side of a page containing evaluation criteria and additional content will be counted toward the maximum page limit noted above.
 - ✓ Pages that have project photos, charts and/or graphs will be counted towards the maximum page limit noted above.
 - ✓ Front and back covers, information sheet, Table of Contents pages, and divider (tab) pages **will NOT** be counted toward the maximum page limit noted above, unless they include evaluation criteria and additional content that could be considered by the selection panel.

Information Sheet: Provide an information sheet that includes project title, project number, RFx number, legal firm name, address, phone number, vendor number, and the name, title, email address and signature of your contact person for the project. Do not include any additional information.

Evaluation Criteria: Address the SOQ evaluation criteria.

Additional Content: Resumes and other information may be included (*content shall be included within the permitted maximum page limit*).

Note: All pages exceeding the specified maximum page limit will be removed from the submittal and not considered in evaluating a submitted SOQ.

SECTION VI – GROUNDS FOR DISQUALIFICATION

The following **will be grounds for disqualification**, and will be strictly enforced:

- Submitting a Statement of Qualifications to the assigned Contracts Specialist after the due date and time.
- Submitting a Statement of Qualifications to the assigned Contracts Specialist for a different project.
- Violating the “Contact with City Employees” policy contained in this RFQ.

SECTION VII - SELECTION PROCESS AND SCHEDULE

Interested firms will submit a SOQ. The firm will be selected through a qualifications-based selection process. A selection panel will evaluate each SOQ per the criteria set forth in Section IV above.

Finalists from the SOQ evaluation will be invited to participate in detailed interviews. A letter to each finalist will contain the evaluation criteria to be used during the interview presentation. Interview evaluations to select the highest qualified firm include scores from the SOQ evaluation process. The City may conduct a due diligence review on the firm receiving the highest evaluation.

The City expects to create a final list of at least three, but not more than five firms for this project. The City will enter into negotiations with the selected firm and execute a contract upon completion of negotiation of fees, contract terms, and City Council approval.

The following tentative schedule has been prepared for this project. Firms interested in this project must be available on the dates as specified below.

Pre-submittal Meeting	February 13, 2025
SOQs Due	February 28, 2025
Firms Notified for Interview	March 18, 2025
Interview	April 2, 2025
Selection Notification	April 9, 2025
Scope Meeting	Late April 2025

If the City is unsuccessful in negotiating a contract with the best-qualified firm, the City may then negotiate with the next most qualified firm until a contract is executed, or the City may decide to terminate the selection process. Once a contract is executed with the successful firm, the procurement is complete.

Firm(s) on the short list for interviews for this project will be notified directly by the City. Notification to all other firms on the status of a short list for this project will be posted on the City of Phoenix's "Tabulations, Awards, and Recommendations" website:

<http://solicitations.phoenix.gov/awards>

All submitting firms will be notified of selection outcome for this project. The status of a selection on this project will be posted on the City of Phoenix's "Tabulations, Awards, and Recommendations" website:

<http://solicitations.phoenix.gov/awards>

The selected Consultant should expect to comply with the Arizona State Statutes Title 34 and City of Phoenix Design and Construction Procurement's contract provisions.

SECTION VIII – GENERAL INFORMATION

Citywide Capital Improvement Projects. Consulting and contractor services supporting the City's Capital Improvement Projects are procured under the authority of the City Engineer, currently located within the Street Transportation Department. Design and Construction Procurement coordinates the citywide consulting and construction contracting procurement processes.

Changes to Request for Qualifications. *Any changes to this Request for Qualifications (RFQ) will be in the form of a Notification.* The City of Phoenix shall not be held responsible for any oral instructions. Notifications are available on both the Current Opportunities and ProcurePHX webpage.

It shall be the responsibility of the registered RFQ holder to determine, prior to the submittal of the Statement of Qualifications, if a Notification has been issued. Registered

RFQ holders may refer to the web page or call the Contracts Specialist (listed below) to ascertain if a Notification has been issued for this project.

Alternate Format. For more information or a copy of this publication in an alternate format, contact the Contracts Specialist (listed below) - Voice or TTY 711. Requests will only be honored if made within the first week of the advertising period.

Release of Project Information/Public Records Request. The City shall provide the release of all public information concerning the project, including selection announcements and contract awards. Those desiring to release information to the public must receive prior written approval from the City. To submit a Public Records Request, visit phoenix.gov/prr.

City Rights. The City of Phoenix reserves the right to reject any or all Statements of Qualifications, to waive any informality or irregularity in any Statement of Qualifications received, and to be the sole judge of the merits of the respective Statements of Qualifications received.

Contact with City Employees. This policy is intended to create a level playing field for all Proposers, assure that contracts are awarded in public, and protect the integrity of the selection process. **OFFERORS THAT VIOLATE THIS POLICY WILL BE DISQUALIFIED.**

Beginning on the date the RFQ is issued and until the date the contract is awarded or the RFQ withdrawn, all persons or entities that respond to the RFQ, including their authorized employees, agents, representatives, proposed partner(s), subcontractor(s), joint venture(s), member(s), or any of their lobbyists or attorneys (collectively the Proposer), will refrain from any direct or indirect contact with any person (other than the designated Contract Specialist) who may play a part in the selection process, including members of the evaluation panel, the City Manager, Assistant City Manager, Deputy City Managers, Department heads, the Mayor and other members of the Phoenix City Council. As long as the RFQ solicitation is not discussed, Proposers may continue to conduct business with the City and discuss business that is unrelated to this RFQ solicitation with City staff.

Commencing on the date and time a solicitation is published, potential or actual proposers (including their representatives) will only discuss matters associated with the solicitation with the Mayor, any members of City Council, the City Manager, any Deputy City Manager, or any department director directly associated with the solicitation (including in each case their assigned staff, except for the designated procurement officer) at a public meeting, posted under the Arizona Revised Statutes, until the resulting contract(s) are awarded or all offers or responses are rejected and the solicitation is cancelled without any announcement by the procurement officer of the City's intent to reissue the same or a similar solicitation.

Proposers may discuss their proposal or the RFQ solicitation with the Mayor or one or more members of the Phoenix City Council, provided such meetings are scheduled through the Contract Specialist (listed below), conducted in person at 200 W. Washington, Phoenix, Arizona 85003, and are posted as open meetings with the City Clerk at least twenty-four (24) hours prior to the scheduled meetings. The City Clerk will be responsible for posting the meetings. The posted notice shall identify the participants and the subject matter, as well as invite the public to participate.

Conflict of Interest. The City reserves the right to disqualify any Proposer on the basis of any real or apparent conflict of interest that is disclosed by the proposal submitted or any other data available to the City. This disqualification is at the sole discretion of the City. Any Proposer submitting a proposal herein waves any right to object now or at any future time, before any body or agency, including but not limited to, the City Council of the City of Phoenix or any court.

Protest Procedures. Firms responding to disqualification or a procurement outcome are referred to the Code of the City of Phoenix Chapter 2, Article XII, Section 2-187 to 2-190.4, which governs protest procedures utilized throughout the selection process. The procedures may be reviewed through the City of Phoenix website at:

<http://www.codepublishing.com/az/phoenix/>

A copy of the Protest Policy is also available online at:

<https://www.phoenix.gov/streets/procurement-opportunities>

Questions - Questions pertaining to this selection process or contract issues should be directed to the Contracts Specialist, Tom Carroll at (602) 534-1423 or email Tom.Carroll@phoenix.gov.

EXHIBIT A
CONSULTANT REFERENCE CHECK INSTRUCTIONS, FORM, AND SAMPLE LETTER

The attached Consultant Performance Evaluation Form is to be provided to the agencies or entities for which your firm has recently provided services relevant to those requested for this project. Provide the evaluation form to the Owner, or the Owner's representative directly responsible for oversight of the project to complete and submit to the email box listed below.

The first three references submitted will be accepted and the scores utilized as part of the evaluation process. Each reference check is worth up to 7 points for a total of up to 21 points available.

The form is to be completed by the agency or entity and uploaded to the (email box) at:
soq.referencechecks@phoenix.gov

The procurement identifier is:

6000001748

Attention: Tom Carroll

Also attached is a sample performance evaluation cover letter that may be used when sending the reference check request.

Sample Consultant Performance Evaluation Cover Letter

Sample Cover Letter
Contact Name
Address of Reference

(Your Name) is responding to a Request for Qualifications (RFQ) from the City of Phoenix Office of the City Engineer's Design and Construction Procurement section.

The City is requesting reference information related to our past performance. As a part of the response submittal process, the City is requesting performance evaluations from agencies that our firm has performed services for either in the past or is currently receiving services.

I would appreciate your cooperation in completing the attached Consultant Performance Evaluation form and return by email the completed form by 12:00 pm Phoenix time on **February 28, 2025** to:

soq.referencechecks@phoenix.gov

Reference in Subject Line: RFX #6000001748

For questions, contact Tom Carroll, Contracts Specialist at 602-534-1423 or tom.carroll@phoenix.gov.

Failure to submit the Consultant Performance Evaluation form by the above date will have a negative impact on the proposal we submit for this service. Your cooperation in submitting this form by this date is appreciated.

If you have any questions regarding this request, please contact (your name) at (your telephone number).

Sincerely,

INSTRUCTIONS FOR COMPLETING CONSULTANT PERFORMANCE EVALUATION

Evaluate the consultant's contract performance in each of the rating areas listed below. On the Consultant Performance Evaluation form, circle the rating from 1 to 4 that most closely matches your evaluation of the consultant's performance. Comments are not required but appreciated. **Every rating area must be scored.**

The Design and Construction Procurement section will use the information from this form to evaluate firms competing for contract award. **This completed form will become public record and upon request, will be released to the consultant or any other entity.**

Please submit the completed form to the address indicated on the bottom of the Consultant Performance Evaluation form. Thank you for your time and your cooperation.

**VALLEY YOUTH THEATRE – GO BOND
ARCHITECTURAL SERVICES
AR00000026
RFx: 6000001748**

CONSULTANT PERFORMANCE EVALUATION FOR _____ (firm name)

In the box below, provide the project title, contracted services provided by the firm, and start and completion date of services. This form is to be completed by the Owner, or the Owner’s representative directly responsible for oversight of the project. The project services evaluated must be relevant to the services of this project. Every rating area must be scored.

RATINGS: Summarize the Consultant’s performance and **circle the number** below that corresponds to the performance rating for each category. Please see the rating scale.

1 = Unsatisfactory (.25 pt.); 2 = Poor (.50 pt.); 3 = Good (.75 pt.); 4 = Excellent (1.0 pt.)

HOW WOULD YOU RANK THE BUSINESS RELATIONSHIP BETWEEN THE OWNER AND THE FIRM?	4 3 2 1	Comments:
WAS THE TEAM PRESENTED IN THE PROPOSAL THE TEAM THAT WORKED ON THE PROJECT TO COMPLETION?	4 3 2 1	Comments:
WAS STAFF PROACTIVE IN SOLVING PROBLEMS THAT MAY HAVE OCCURRED ON THE PROJECT?	4 3 2 1	Comments:
WAS THE CONTRACTED SCOPE OF SERVICES COMPLETED ON TIME AND WITHIN BUDGET?	4 3 2 1	Comments:
HOW WOULD YOU RATE THE QUALITY OF WORK PERFORMED BY THIS FIRM ON YOUR PROJECT?	4 3 2 1	Comments:
DID THE FIRM RECOMMEND EFFICIENCIES OR PROVIDE INNOVATIVE IDEAS OR SUGGESTIONS?	4 3 2 1	Comments:

WOULD YOU BE WILLING TO CONTRACT WITH THIS FIRM AGAIN? (YES = 1 point)	YES NO	Comments:
TOTAL SCORE		(MAXIMUM 7 POINTS)

Reference Evaluation Provided By:

Name and Title: _____

Agency/Organization: _____

Date: _____

Telephone Number: _____

*Email completed form by **February 28, 2025 by 12:00 pm Phoenix time** to:*

soq.referencechecks@phoenix.gov

***EMAIL SUBJECT LINE SHOULD REFERENCE RFx NUMBER 6000001748**

The document should reference the project number and firm for which the reference check is being submitted. If no project number is available, reference the service and firm for which the reference check is being submitted.