

**REQUEST FOR PROPOSALS  
DESIGN, PROCUREMENT & CONSULTATION ON  
AQUATIC PLAY STRUCTURE REPLACEMENT**



**Volcano Island Algonkian Regional Park**  
47001 Fairway Drive  
Sterling, VA 20165

**NOVA Parks**  
5400 Ox Road  
Fairfax Station, Virginia 22039  
(703) 352-5900  
[www.NOVAParks.com](http://www.NOVAParks.com)

**July 1, 2019**

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## **1. BACKGROUND INFORMATION**

NOVA Parks, a public body, is seeking proposals from qualified vendors for the design, provision, and consultation on a new aquatic play structure at the Volcano Island Waterpark located at Algonkian Regional Park. The new structure will be replacing an existing structure within the same footprint area. The new structure can utilize the current infrastructure in place or present a new system to replace existing one.

Algonkian Regional Park is one of NOVA Parks' many parks that encompasses multiple different attractions throughout the Northern VA and DC Metro area. Located in Sterling, VA along the Potomac River, Algonkian Regional Park covers 838 acres. Its features include an 18-hole golf course, event facility, The Woodlands, which hosts weddings and corporate events. There are also playgrounds, camping cottages, and several paved and natural paths. With the Volcano Island Waterpark being a main feature, it is imperative that the features stay fresh and current bringing our patrons back each summer.

The acquisition of the structure will be accomplished through the competitive negotiation procedures of the Virginia Public Procurement Act in which cost, design, quality of materials, and Vendor qualifications and experience will all be considered in the selection process.

Sealed Proposals must be delivered to the following address no later than:

**Monday, April 24, 2024**

**2:00 p.m. EST.**

**ATTN: Tony Canonico**  
**Project Manager Planning & Development**  
**NOVA Parks**  
**5400 Ox Road**  
**Fairfax Station, Virginia 22039**  
**703-966-9338**

## **2. GENERAL PROJECT DESCRIPTION**

The Structure will be constructed at Algonkian Regional Park – 47001 Fairway Drive Sterling, VA 20165.

The new structure will replace the existing structure that has run its life cycle.

This section includes a picture of the current structure (not in current condition) as well an excerpt of the original site plan showing the current structure, and an aerial view of the area and marking of areas to not disturb. More plans and photographs are included in section 7.

The existing structure is in a pool that reaches depths of 3 ft. New designs will alter the design to shallow the pool deck to 8-10” or advised depths to work with the new structure.

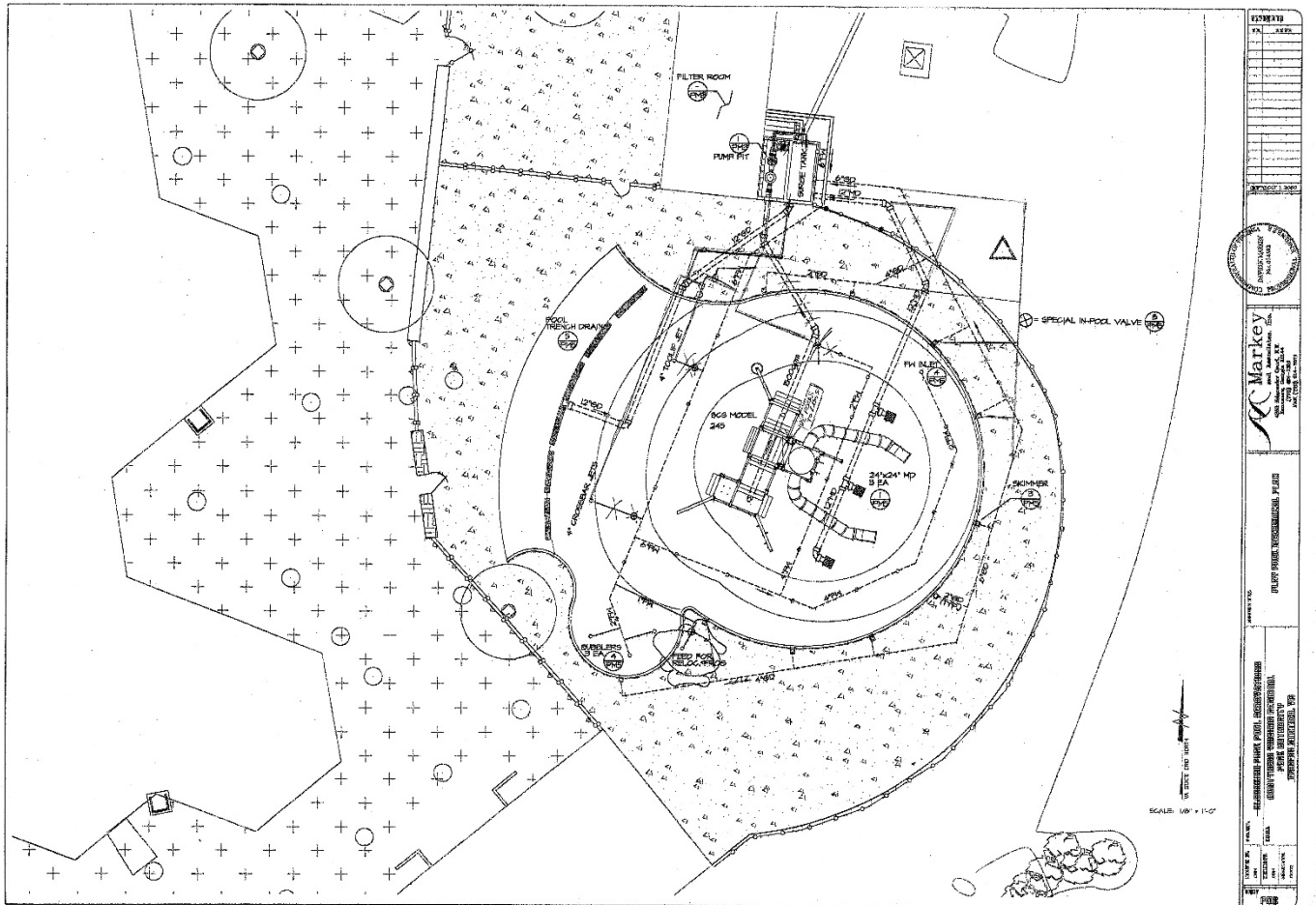
All design concepts and plans will be done to meet all building, zoning code and requirements per the Loudoun County approved standards.

The vendor will release and provide all plans and documentation to NP, as well as the approved contractor during phase II.

The vendor will provide a detailed description of the manufactured product with supporting documentation and at least 5 prior projects the same product has been implemented.

The vendor will provide, in detail, the assistance and consultation that will be provided beyond design and procurement into the construction and completion of the project.

All design concepts should take into consideration access to the site as well as the already established surrounding pool and structures as to minimize and damage or disturbance to them.



### 3. PROJECT DETAILS

NOVA Parks is a tax-exempt government entity.

Payment terms will be negotiated as part of final contract with the successful vendor.

The combined costs for Phase I and Phase II of this project shall not exceed \$800,000 including Design, Procurement, Delivery, Installation (phases are described in Section 4). Consider the estimated cost of shallowing the pool (NOVA Parks can obtain an estimate if necessary) and whether the new system will be able to utilize the current plumbing infrastructure back to and within the Pump house.

Completion time needs to be considered with all construction, inspections, testing and clean up by **April 18, 2025**. Allowing a month for staff training and season opening preparations. Demolition of the current structure and current pool deck will begin the week of September 2, 2024 with a tentative plan of 2 weeks, to be determined when a contractor is selected.

The structure will not exceed the area designated in the drawings in section 7 with room for wading and movement around the structure.

All design themes will stay consistent in the Volcano Island waterpark theme (i.e. volcanos, ancient ruins, tropical, etc.)

The target age range for the structure and features should be designed for guests 5-10 years of age.

The structure should include a minimum of two slides with runouts.

The structure will have one main focal feature (current structure has a splash bucket, that, or something new, i.e. a spouting volcano or stone-like statue spraying water) that makes the structure impactful to new and returning guests.

The structure should include a minimum of 10-15 interactive water features. Not all water features have to be included on the main structure itself, inclusion of additional features around the main structure, but still in designated area, will be considered.

ADA options for some of the interactive features would be considered.

Capacity should also be considered and must be listed in the plan set. The capacity of the current structure and area is 225 occupants.

The consideration of lifeguards needed to patrol the structure and features should be considered and will not exceed two to provide sufficient coverage of the area.



The structure can be two or three levels, but the tallest platform base should not exceed 16'. Railings, features, supports, signage, may exceed this height.

A minimum one-year full warranty on labor and materials shall be provided by the vendor. Any additional warranties provided shall be noted in the RFP response.

Once the structure is complete, vendor shall provide an onsite training for NOVA Parks staff of at least one day and not to exceed three days, of all the features included any operations on the new system if required as routine and preventative maintenance procedures.

Vendors should also provide written operations & training manuals as well as winterizing and preventive maintenance manuals.

Proposals should include a vendor site visit after the first season to provide winterization training as well as a site visit after one year to inspect facility and observe operations.

#### 4. PROJECT SEQUENCING

After a vendor has been chosen and a contract awarded, Phase I of the project shall commence.

**Phase I shall include the following:**

- A. A visit to the site by the vendor's design team and a meeting with NOVA Parks staff to discuss project design and parameters.
  
- B. Completion of detailed structure plans by the vendor. The plans must be sufficient to obtain building permits in Loudoun County, Virginia. Plans must be provided with an original seal from an engineer authorized to work in the State of Virginia
  
- C. NOVA Parks can work with a local engineering firm to obtain permitting from stamped drawing provided by Vendor, if necessary.
  
- D. After the above have been completed, NOVA Parks shall apply for building permits for the Structure and site work. Vendor shall be responsible in Phase I to make any plan changes and additions required during the permitting process.

The vendor shall agree to complete parts A, B and C of Phase I as noted above within 60 days of the award of contract.

Phase II of the project shall commence after the building permits have been obtained and a formal Phase II Notice to Proceed has been issued by NOVA Parks. Phase II shall include the manufacture, delivery of the structure, construction admin services during installation and the training of NOVA Parks staff. The vendor shall not expend any funds or resources on Phase II until permits have been obtained and the Phase II Notice to Proceed has been issued.

The vendor shall agree to complete the manufacturing and delivery of Phase II of the project within 120 days from the date of the Phase II Notice to Proceed. If manufacturing time should push beyond delivery in 120 days, please provide an accurate time frame that this stage could be completed.

Vendors must provide separate Phase I and Phase II costs for each design proposal submitted as part of its RFP response. Estimates of cost not in the scope of work provided by the vendor can be noted and excluded from the RFP. Cost breakdown should include:

- 1. Cost of Services
- 2. Cost of Construction
- 3. Additional Engineering Services

## 5. RFP RESPONSE REQUIREMENTS

At a minimum, RFP responses shall include the following:

1. Vendor's name, address and contact information.
2. Project references for at least five similar projects completed by the vendor in the past five years. The references should include photos of the project, the project location, the project cost, the date completed, and the name of the client along with a contact name, email address and telephone number. Additional references may be provided at the vendor's option.
3. Schematic plans and renderings of the proposed structure that meet the requirements and specifications detailed in the RFP. Photographs of similar structures and design elements should also be provided. Vendors may submit more than one structure design option, and are encouraged to do so.
4. For each structure design option provided, vendor shall provide a Phase I and Phase II cost estimate. NOVA Parks is a tax-exempt government entity.
5. Renderings, photos and/or description of the main focal feature of the structure. Conceptual or Physical from other installations. 1 is required.
6. Renderings, photos and/or description of each of the individual interactive play features proposed, or a catalogue of available features. A minimum of 10 features is required.
7. A sample of the operations and training manual the vendor typically provides to customers.
8. A description and specifications for the proposed structure building materials.
9. Any ADA features that could potentially be incorporated with the structure or in the area of the structure.
10. A rendering of the site plan/aerial photo noting the areas required for construction staging and storage of materials.
11. A description of any additional warranties to be provided beyond the required one year warranty on all materials and labor.
12. A listing and description of any other vendor qualities or project attributes that may be superior to other competing vendors.



13. The names, qualifications and experience of vendor's staff who will directly oversee the project, including the project manager, designer, and installation crew leader.

14. A listing of any applicable industry certifications held by the vendor and/or key staff. A listing of applicable standards governing the vendor's products and installation.

## 6. PROCUREMENT PROCEDURES

The acquisition of the structure will be accomplished through the competitive negotiation procedures of the Virginia Public Procurement Act in which cost, design, quality of materials, and vendor qualifications and experience will all be considered in the selection process. Written proposals should be sent to the attention of Tony Canonico, Project Manager, NOVA Parks Headquarters, 5400 Ox Road, Fairfax Station, Virginia, 22039 and must be received no later than **Wednesday, April 24, 2024, at 2:00 p.m.**, Eastern Standard Time.

There may be addenda issued to this RFP. It shall be the Vendor's responsibility to be aware of any addenda, and the vendor should acknowledge receipt of all addenda in its RFP response.

Project addenda will be posted on the NOVA Parks website at:

<https://www.novaparks.com/about-nova-parks/bids-proposals>

Vendors should provide three complete copies of their proposals. NOVA Parks will retain all material received in connection with this solicitation.

The ranking and selection of the preferred vendors and the awarding of any procurement contract shall be based on cost, design, quality of materials, and vendor qualifications and experience. A selection committee appointed by NOVA Parks will review the proposals. The committee may conduct interviews with two or more qualified vendors. Upon completion of the interviews, the selection committee will rank those vendors who were interviewed, in order of preference. NOVA Parks will enter into negotiations with the first vendor, in an effort to arrive at a mutually acceptable fee arrangement and contract terms. In the event the negotiations are successful, a contract will be offered in accordance with NOVA Park's contracting procedures. In the event such negotiations are not successful, NOVA Parks will discontinue negotiations with the first vendor and will enter into similar negotiations with the second and so on, until an acceptable contract is obtained.

NOVA Parks reserves the right to reject all proposals if, in its sole judgment, the responses to this solicitation are unsatisfactory or inadequate; if it elects to substantially modify the magnitude or scope of the project; or if it elects to abandon or defer the project.

Questions regarding this RFP should be sent to the attention of

**Tony Canonico**  
**Project Manager Planning & Development**  
**NOVA Parks**  
**5400 Ox Road**  
**Fairfax Station, Virginia 22039**  
**703-966-9338**

7. Site Photographs

A. Main Feature Photos (pictures are from 2010)



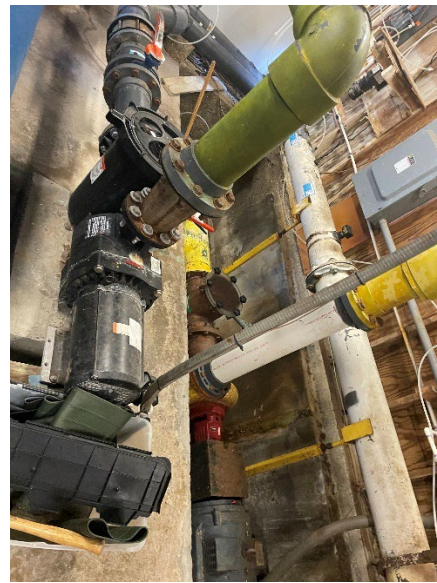
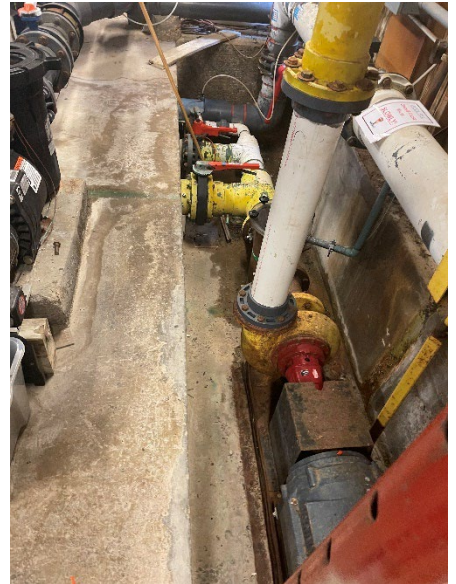


B. Surrounding Pool Area for theme reference (pictures are from 2010)



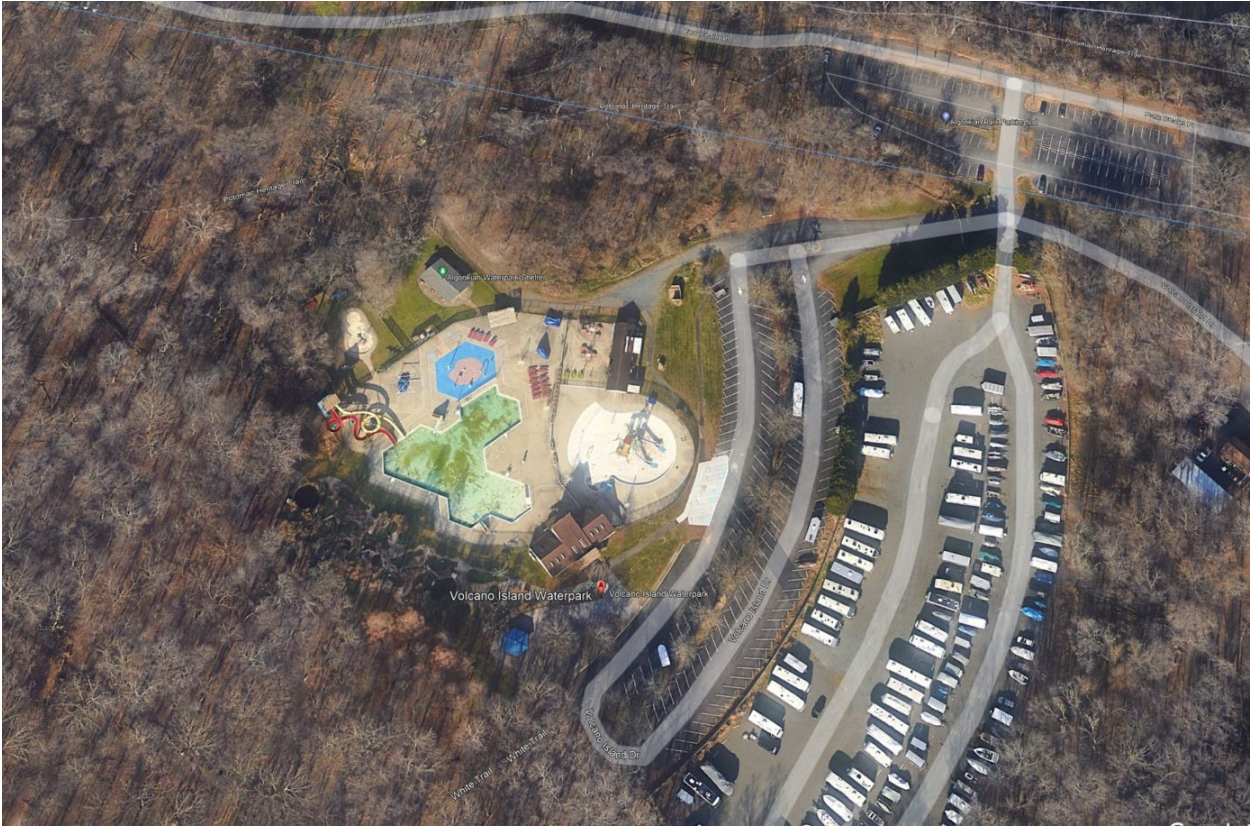


### C. Filtration System Photographs





D. Aerial Photographs of site





## **8. Attachment Index**

### **Attachment 1 – A83 Pool Site Plan**

(original site plan amendment from first installment of water feature)

### **Attachment 2 – A87 Pool Plan Reno AS BUILT**

(original reno plans from first installment of water feature)

### **Attachment 3 – A49 Original 1978 Pool Plans**

(original plans when pool was built to reference any underlying infrastructure prior to first reno)