



Trinity
Park
Conservancy

Request for Qualifications for Architectural Services

106 W. Commerce Street – July 2, 2020

Overview

The Trinity Park Conservancy is seeking a visionary architect to help reimagine the former Jesse R. Dawson State Jail at 106 West Commerce Street in relation to Harold Simmons Park.

Context

Trinity Park Conservancy is a nonprofit organization that champions the transformation of the Trinity River into the heart of Dallas. In collaboration with the community, we design public spaces that unite us, enrich people's lives through access to nature, create economic opportunities, and inspire us to treasure and protect the river ecosystems, fulfilling the promise of the Trinity River as the natural gathering place for Dallas.¹

In 2017, the City of Dallas designated the stretch of land between the Ronald Kirk Pedestrian Bridge and Margaret McDermott Bridge as the site of Harold Simmons Park. Connecting Downtown, West Dallas, and Oak Cliff, the Park will encompass over 200 acres and almost one mile of the Trinity River. The vision for Harold Simmons Park emerges from extensive, ongoing community engagement with over 6,000 residents to date. The design is guided by the City of Dallas's 2003 Balanced Vision Plan for the Trinity River Floodway, river hydrology, and opportunities for public access, as well as the oversight of the US Army Corps of Engineers. In 2018, the Conservancy entered into a 70-year development agreement with the Trinity River Corridor Local Government Corporation (LGC), a special-purpose entity created by the City, giving the Conservancy responsibility for the design, construction, operation, and fundraising for the Park.

The Conservancy has engaged a team of highly-acclaimed architects, engineers, and hydrologists to design the Park, led by landscape architect Michael Van Valkenburgh Associates Inc. (MVVA). The design calls for a re-naturalized Floodway in the area between the levees, connected to the city with urban Overlooks -- park spaces built on high ground outside the levees on the east and west sides of the river. The Park will be built entirely through private philanthropy, and under the leadership of Board Chair Deedie Rose, the Conservancy has raised \$100M to date towards its \$200M capital campaign goal.

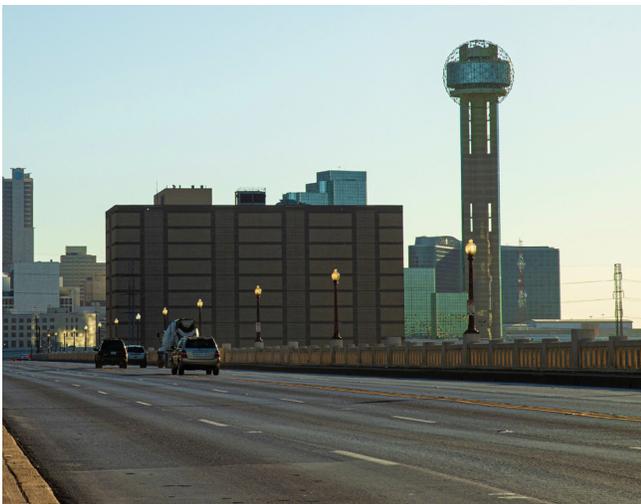
The Conservancy is also working with the City, LGC, and Dallas residents to leverage this transformative investment to realize a more connected, just, and thriving Dallas. The Park will create over \$6 billion in new economic value over the next generation. Hundreds of acres of vacant and underutilized land surrounding the Park can become a canvas for new inclusive neighborhoods, where tens of thousands of people will live and work. Meanwhile, supportive policies and investments in established neighborhoods can enable longtime residents to enjoy the Park and access its health and economic benefits.

The Conservancy purchased the former Jesse R. Dawson State Jail (referred to as 106 W Commerce) in 2019 as part of the vision for a great Park that contributes to a greater city. The 10-floor, 238,000 sq.ft. structure is located at the juncture of the Trinity River's east levee and the Park's central axis at Commerce Street, with unparalleled proximity to the river and levee-top.

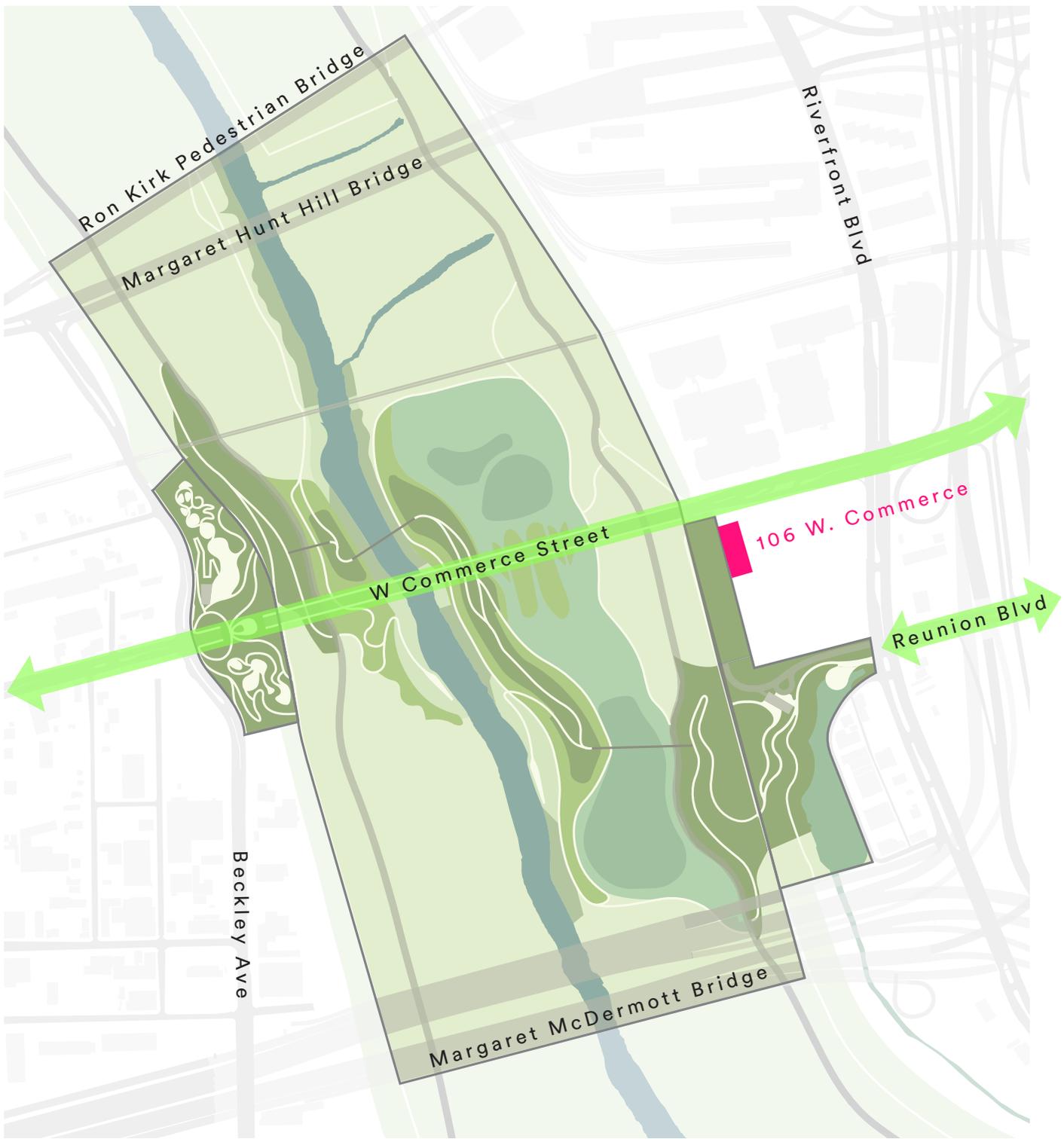
1. See <https://trinityparkconservancy.org/about-us/who-we-are/> for more information on the Conservancy's mission, vision, purpose, and equity framework.

Situated within the Park's east Overlook, the building will serve as a visual anchor and hub for the Park and its surrounding neighborhoods. The history of the Dawson Jail cannot be separated from any plan to reimagine the space. The 2,200-bed co-gender facility opened in 1997 with the purpose of incarcerating nonviolent offenders separately from the general prison population. Dawson was dogged by persistent reports of poor conditions and mistreatment; three women died after they were reportedly denied proper medical attention. The building was shuttered by the State of Texas in 2013 and has been vacant since.

Development directly along the levee is heavily restricted, such that ground-up development on this site is likely infeasible. However, Harold Simmons Park offers a possibility of transformation and healing for 106 W Commerce -- as a civic hub embraced by the surrounding landscape; a place of healing for the employees and visitors at the adjacent Dallas County justice complex; and the first move in an emerging neighborhood that reconnects the river and city.



Images clockwise from top left: 106 W Commerce viewed from Commerce Street Bridge, 106 W Commerce viewed from levee top, examples of murals painted by individuals incarcerated inside 106 W Commerce during its operation as Dawson State Jail



Scope of Services

The future of 106 W Commerce will be informed by multiple factors, including the relationship to the Park, community aspirations, and technical and financial feasibility. In addition to park-supportive (both operationally and public-facing spaces) and civic space, we expect that the building may include commercial and/or residential uses, in which case the Conservancy would likely engage a development partner with the requisite expertise. Given the complexity and interdependence of these factors, the Conservancy envisions up to three phases in scope of services.

The first phase (Phase I), which is the subject of this RFQ, will be an initial work session with the selected architect, Conservancy, and Park design team to define the technical options for the building and potential relationship to the Park (targeted for 8/19-21/2020). We will focus on building and site configuration in relationship to the Park and surrounding context. This discussion may be informed by architectural analysis or precedents that inform the character, exterior, and/or potential program of the building. We expect the selected architect to come prepared with informed questions and ideas, but not designs or models. We will provide a \$20,000 stipend (plus approved travel expenses, if the session is held in person) to the selected architect to support preparation and participation in the work session.

Following this initial work session, we will work with the selected architect to define a full scope of architectural services (Phase II), which may include:

- Due diligence and site analysis
- Community engagement support
- Building program development
- Conceptual building design
- Site planning in relation to adjacent park/development uses

Following Phase II, there may be opportunities to pursue full A/E services for building redevelopment (Phase III).

Phase II/III services may be separately negotiated with the selected architect following the work session. Ideally, the firm contracted for Phase I will proceed to negotiations for the Phase II scope, although the Conservancy is neither obligated to pursue any Phase II architectural services nor to retain the Phase I architect for Phase II services.

The transformation of 106 W Commerce is a significant undertaking that will require multiple partners and disciplines. We welcome architects with complementary expertise (e.g. national and local) to team in response to this RFQ, but ask the architects to hold off on engaging other disciplines if and until a Phase II is determined.

Response Content and Format

Please provide one PDF (15-page, 8.5"x11", portrait format, max) including the 6 items noted below:

1. Cover letter: Identifying the firm name(s) and areas of expertise, signed by a principal who has contractual authority
2. Firm overview(s): Explanation of firm(s) philosophy and history of the organization(s). Please provide a link to your firm's equity and inclusion policy if you have one.
3. Team: Resumes or bios for up to 4 key personnel
4. Experience: Descriptions and images (renderings/photos) of approximately 5 relevant projects. Relevant experience includes demonstrated success in:
 - Civic/public space projects,
 - Adaptive reuse,
 - Sustainable development,²
 - Developer-led residential/commercial projects. We also seek a track record of community collaboration and a specific understanding of Dallas's community and context.

We also seek a track record of community collaboration and a specific understanding of Dallas's community and regulatory/zoning context.

5. Inclusion Plan: Per our Responsible Procurement Program, the Conservancy targets at least 25.66% MWBE participation for architectural & engineering services. Please specify how your firm can contribute to this overall target:
 - Whether your team will meet this target in Phase I
 - Your proposed approach to exceed this target in Phase II/III (without identifying or committing specific subconsultants).
6. Inspiration Board: 3-5 images with captions inspired by or illustrating possibilities for 106 W Commerce.

Selection Criteria

- Firm Experience and Ethos (40%)
- Team Experience (30%)
- Inclusion Plan (20%)
- Inspiration Board (10%)

² Sustainability is central to the Conservancy's mission and ethos. We target at least LEED Gold certification and 100% carbon neutrality. We are also interested in exploring other relevant certifications e.g. the Living Building Challenge, SEED, Sites, and EcoDistricts.

Timeline

- 7/2: RFQ Posted
- 7/15: Deadline for respondent questions
- 7/20: Questions and answers distributed to registered vendors
- 7/23: RFQ responses due (11:59 pm Central Standard Time)
- 7/27: Short list notified (4-8 firms) and asked for 4 professional references, at least 2 pertaining to projects highlighted in Firm Experience and at least 2 involving the key personnel for this project. Short listed firms will be provided additional information on the building/site prior to the interview.
- 8/3: Target interview date (web-based/virtual interviews with a selection committee comprised of Conservancy Board members and staff)
- 8/7: Architect selected
- 8/19-21: Target dates for work session

Inquiries and Communication

Any and all questions regarding this RFQ should be submitted by email to: procurement@trinityparkconservancy.org no later than July 15, 2020 at 12:00PM Central. All questions and their respective answers will be shared via email to those completing a vendor profile form by 7/15 (See attachment 1). Authorship of the questions will be anonymous. Please, no phone calls. The selected architect will have ample opportunities for collaboration; please do not contact any other stakeholders regarding this RFQ, including the City of Dallas, Trinity River Corridor LGC, surrounding landowners, and/or other project stakeholders. Respondents that violate this direction will be disqualified.

Submission Protocols

1. Review RFQ and if interested, complete the Vendor Profile Form attached to this RFQ. Completed forms should be emailed to procurement@trinityparkconservancy.org and are not considered part of the RFQ 15-page limit. We recommend submitting this upon receipt to be registered to receive the Q&A updates.
2. Submit your response to the RFQ as outlined above by Thursday, July 23.
3. Additional reference materials will be provided to short listed firms prior to the interview. Given safety considerations during the current pandemic, site visits will not be offered.

Attachment I

Vendor Profile Form

Confidentiality and Non-Disclosure Statement

Submission of a Vendor Profile Form and/or Response to a Request for Qualifications shall indicate acceptance by the Respondent of the following terms:

1. Confidential Information

In connection with this Form, Respondent may be furnished with, or have access to, Confidential Information. For purposes of this Agreement, "Confidential Information" shall include but not be limited to any information for/about Conservancy. Unless the context requires otherwise, the term "Confidential Information" shall include the information as well as the originals of materials that include or embody information within the definition of Confidential Information, any copies thereof, compilations thereof, any notes derived from any such materials, and any derivative work of any such materials. Confidential Information includes information currently in the hands of Conservancy and all other information qualifying as Confidential Information hereunder that comes into Conservancy's hands during the term that Respondent is drafting a response and/or providing services for Conservancy. All terms of this Statement, including, without limitation, provisions relating to Submissions, are hereby designated as Confidential Information. "Confidential Information" does not include information that: (a) is generally available to the public when received by Respondent; or (b) becomes generally available to the public as authorized by the Conservancy.

2. Non-Disclosure Obligations of Respondent

In consideration for the RFQ by Conservancy to provide Respondent with Confidential Information, Respondent hereby agrees that it will hold and maintain the Confidential Information in strictest confidence for the sole and exclusive benefit of the Conservancy. Respondent shall not, directly or indirectly, disclose Confidential Information to any third party or use Confidential Information for any purpose at any time other than for the direct benefit of the Conservancy. Respondent shall not, without prior written approval of Conservancy, use for Respondent's own benefit, publish, copy, or otherwise disclose to others, or permit the use by others for their benefit or to the detriment of the Conservancy, any Confidential Information. Respondent shall not transmit, transfer, share, or otherwise disclose any Confidential Information at any time in any format, including, but not limited to, hard copy or digital formats, or through photographs, video, texts, tweets, posts, shares, or uploads, without the prior written approval of the Conservancy.



Hello: 214.740.1616
Click: trinityparkconservancy.org
Visit: 1444 Oak Lawn Ave.
Ste 200 Dallas, TX 75207

Reimagine Our River.

VENDOR PROFILE FORM

The Trinity Park Conservancy extends its appreciation to all current and potential vendors with whom it conducts business. In order to be eligible for business with the Conservancy, please complete the following information and return to our office.

This form is intended for potential vendors and suppliers interested in doing business with the Conservancy. Please provide all information that pertains to your company; otherwise indicate *N/A* or *Not Applicable*. The completion and submission of this form does not guarantee selection to do business with the Conservancy. After submitting the form, you may be contacted by Conservancy staff to obtain additional information.

*Required Field

COMPANY INFORMATION

Company Name (legal or registered business)*:

Respondent Name*:

Respondent Email*:

Respondent Phone*:

Company Address*:

City/State/ZIP*:

Website*:



BUSINESS INFORMATION

Year Founded/Established*:

Business Structure*: Sole Proprietorship Partnership LLC S-Corp C-Corp Other

DUNS Number:

Description of Products/Services Offered*:

Is your business certified to one of the following supplier diversity classifications? Check all that apply. A copy of your most recent certification may be requested.

Minority-Owned Business Woman-Owned Business Veteran-Owned Business

Historically Underutilized Business Disability-Owned Business Small Business Supplier