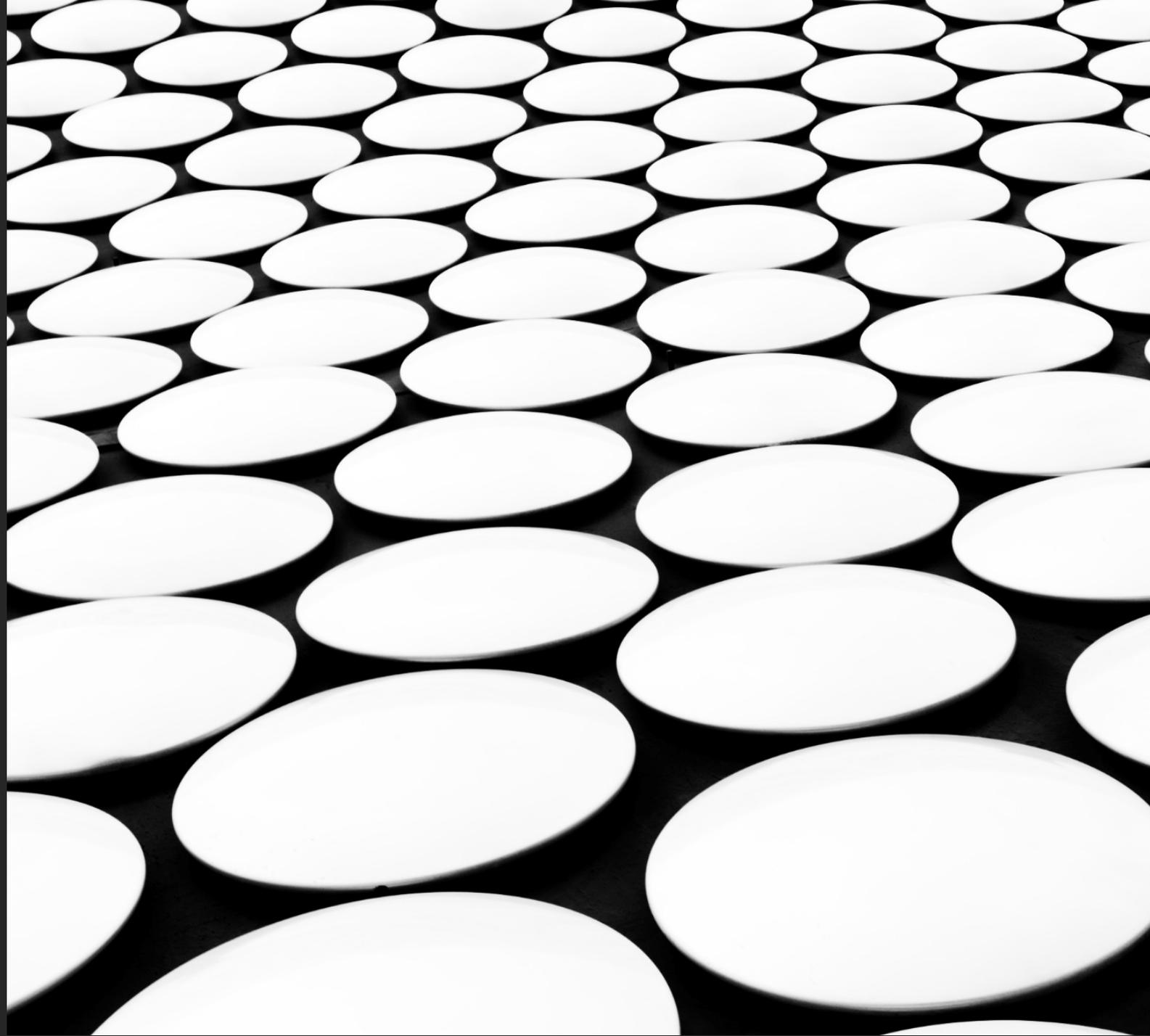

CITY OF CONWAY, ARKANSAS

REQUEST FOR PROPOSAL PUBLIC
HEARING – AQUATIC AND COMMUNITY
CENTER

APRIL 22ND, 2021 @ 2 P.M.





WELCOME TO THE RFQ PUBLIC HEARING

- Please mute your microphones.
- If you have questions, please put them in the chat box and we will answer at the end of the presentation.

CITY OF CONWAY AQUATIC AND RECREATION FACILITIES



- IN 2021, THE CITY OF CONWAY CAN RESTRUCTRE THE 2017 A&P BONDS AND GENERATE NEW FUNDING FOR PARKS AND RECREATION FACILITIES.
 - The bonds could generate up to \$25M for Parks and Recreation facilities projects.
- DURING THIS PROCESS, THE CITY WILL LOOK AT THE FOLLOWING PROJECTS TO FUND:
 - Aquatic Center (Indoor & Outdoor)
 - Community Center (Basketball, Volleyball, Pickleball)
 - Renovations of McGee Center & Don Owens Center
 - Soccer Facility
 - Indoor Tennis Facility
 - Mountain Bike Park



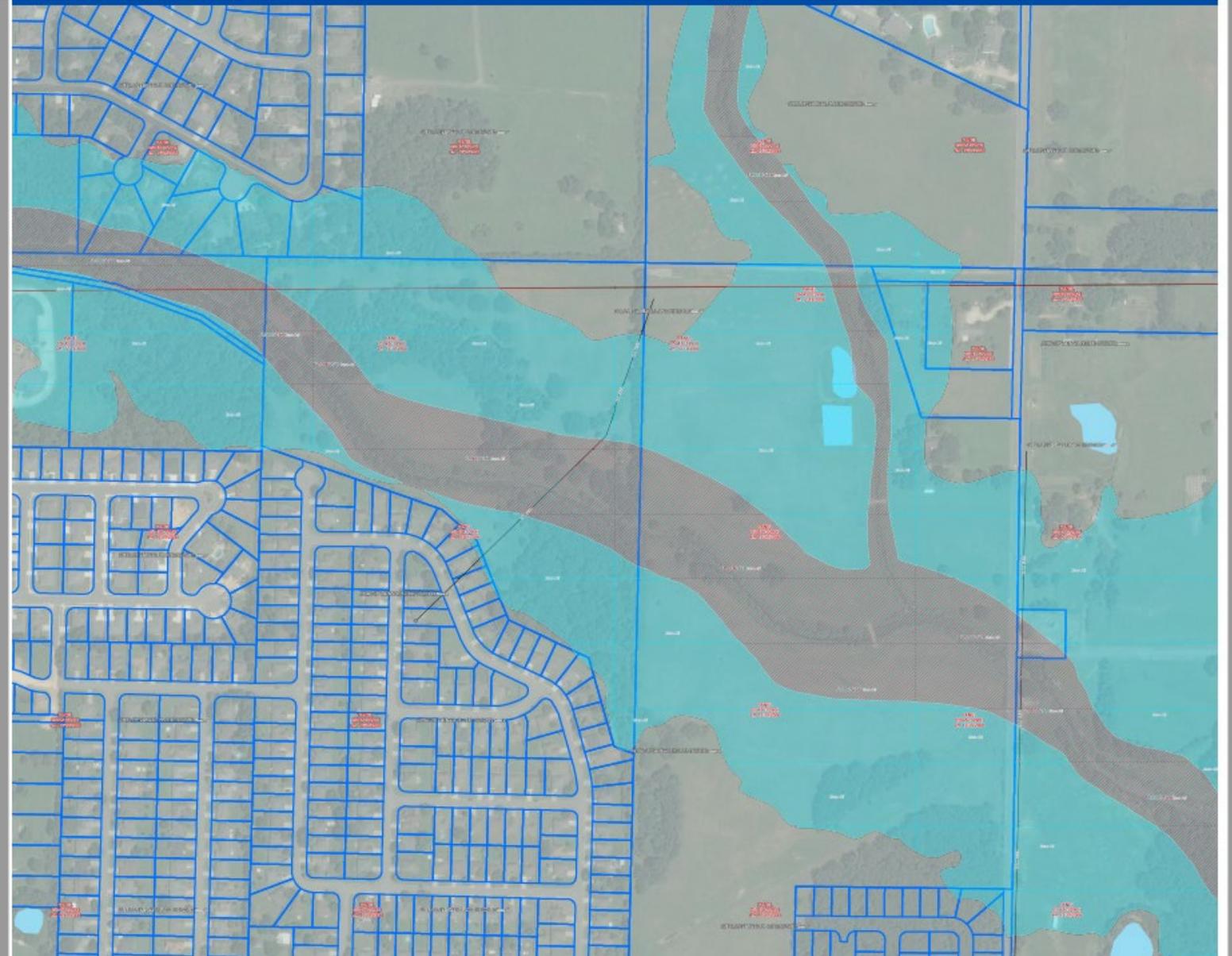
CITY OF CONWAY AQUATIC AND COMMUNITY CENTER



POTENTIAL LOCATION

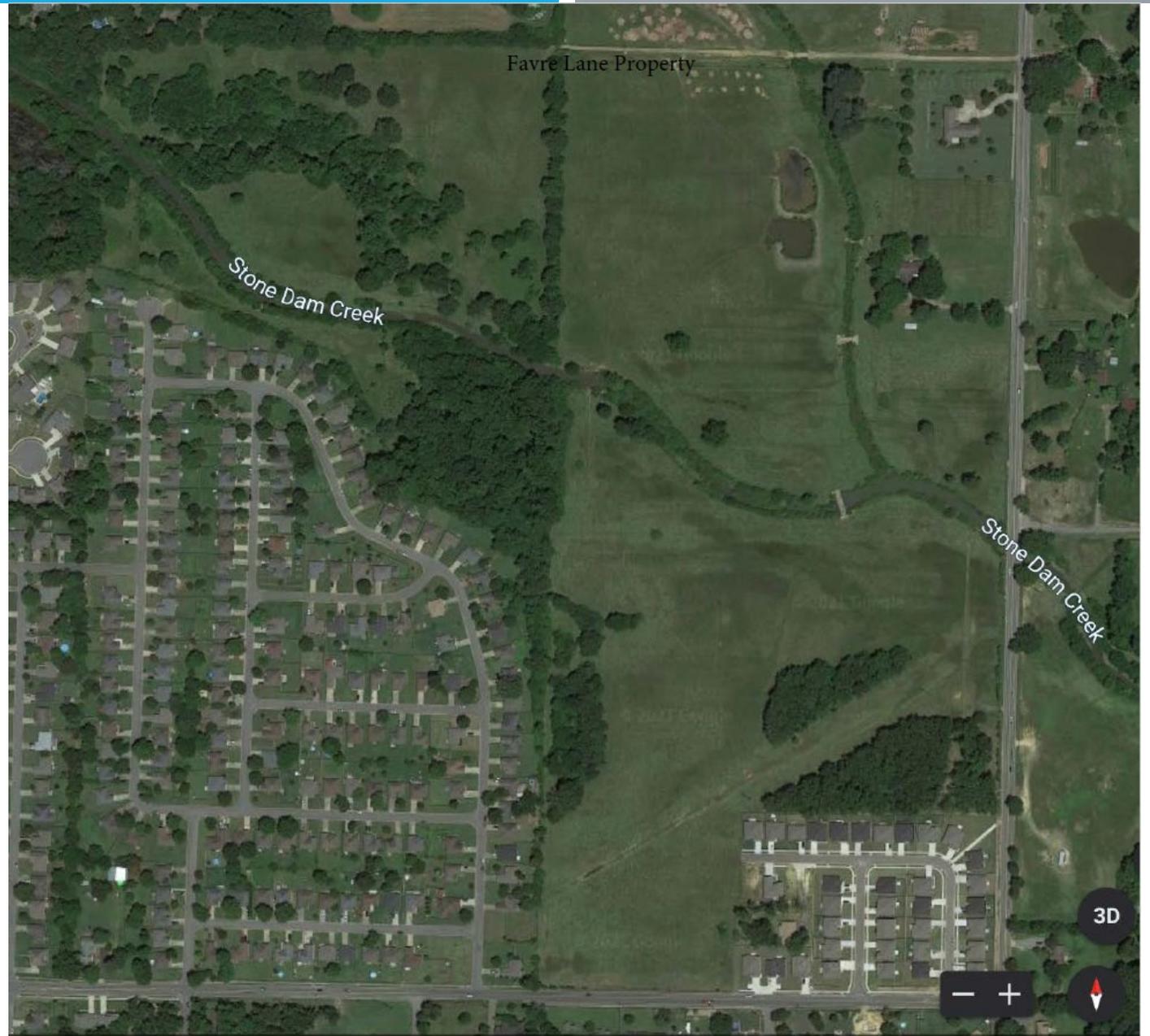
CITY OF CONWAY, ARKANSAS – AQUATIC AND RECREATION FACILITIES

SOUTH GERMAN LANE/
FAVRE AREA - THE CITY
90+ ACRES OF
PROPERTY THAT WILL
BE USED FOR A PARK
PROJECT.



CITY OF CONWAY, ARKANSAS – AQUATIC AND RECREATION FACILITIES

SOUTH GERMAN LANE /FAVRE AREA



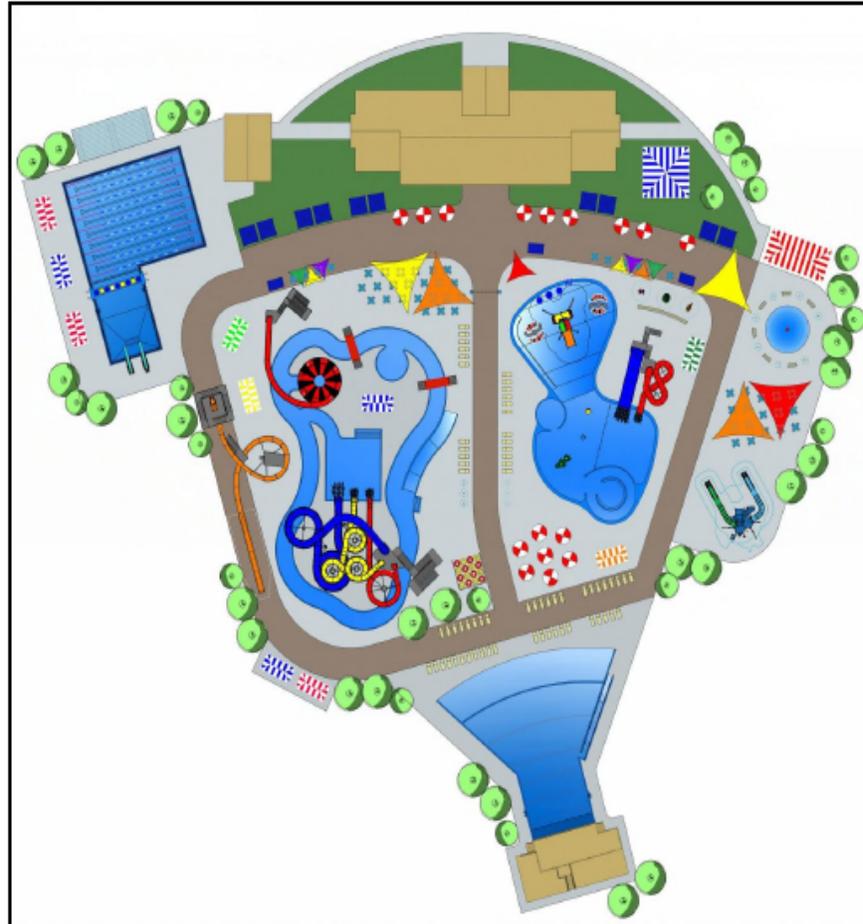
**POTENTIAL
AQUATIC &
COMMUNITY
CENTER
SCENARIOS**



CITY OF CONWAY, ARKANSAS – AQUATIC AND RECREATION FACILITIES

Scenario 1 – Outdoor Pool

- Zero-depth entry
- Interactive play
- Water slides
- Moving water (lazy river)
- Diving
- Exercise lap swimming
- Group water aerobics
- Competitive swimming training
- Aqua/physical therapy



CITY OF CONWAY, ARKANSAS – AQUATIC AND RECREATION FACILITIES

Scenario 2 – Community Center with Indoor Aquatics

- Cardiovascular exercise
- Weight equipment
- Basketball
- Group exercise
- Indoor leisure swimming pool
- Indoor competition/exercise swimming pool
- Staff offices and work space
- Child watch
- Multipurpose meeting and activity rooms
- Lounge area



CITY OF CONWAY, ARKANSAS – AQUATIC AND RECREATION FACILITIES

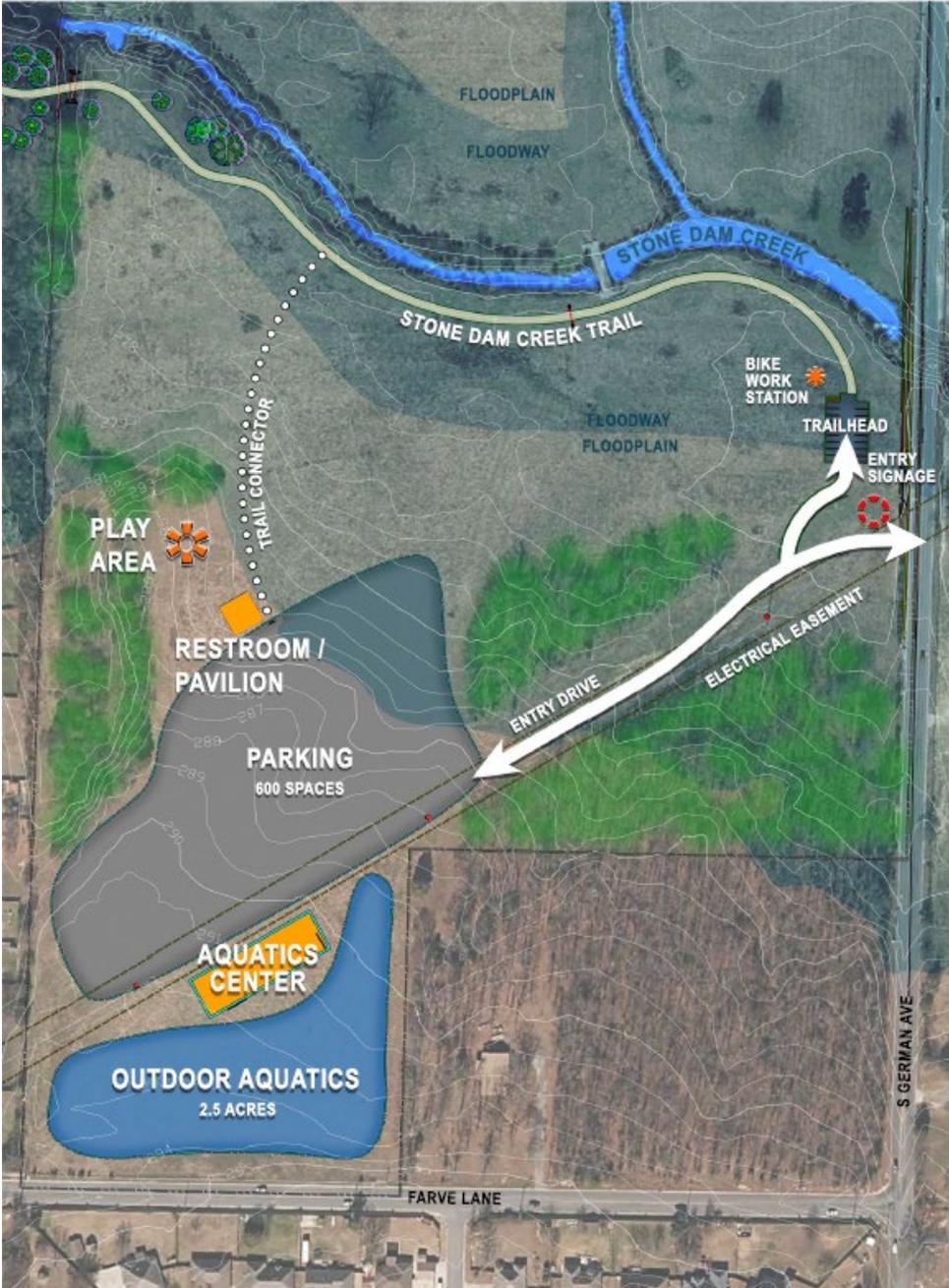
Scenario 3 – Community Center with Indoor & Outdoor Aquatics

- Cardiovascular exercise
- Weight equipment
- Basketball
- Group exercise
- Outdoor leisure pool
- Indoor leisure swimming pool
- Indoor competition/exercise swimming pool
- Staff offices and work space
- Child watch
- Multipurpose meeting and activity rooms
- Lounge area



**POTENTIAL LAYOUT
OF SOUTH
GERMAN
LANE/FAVRE AREA
PROPERTY**

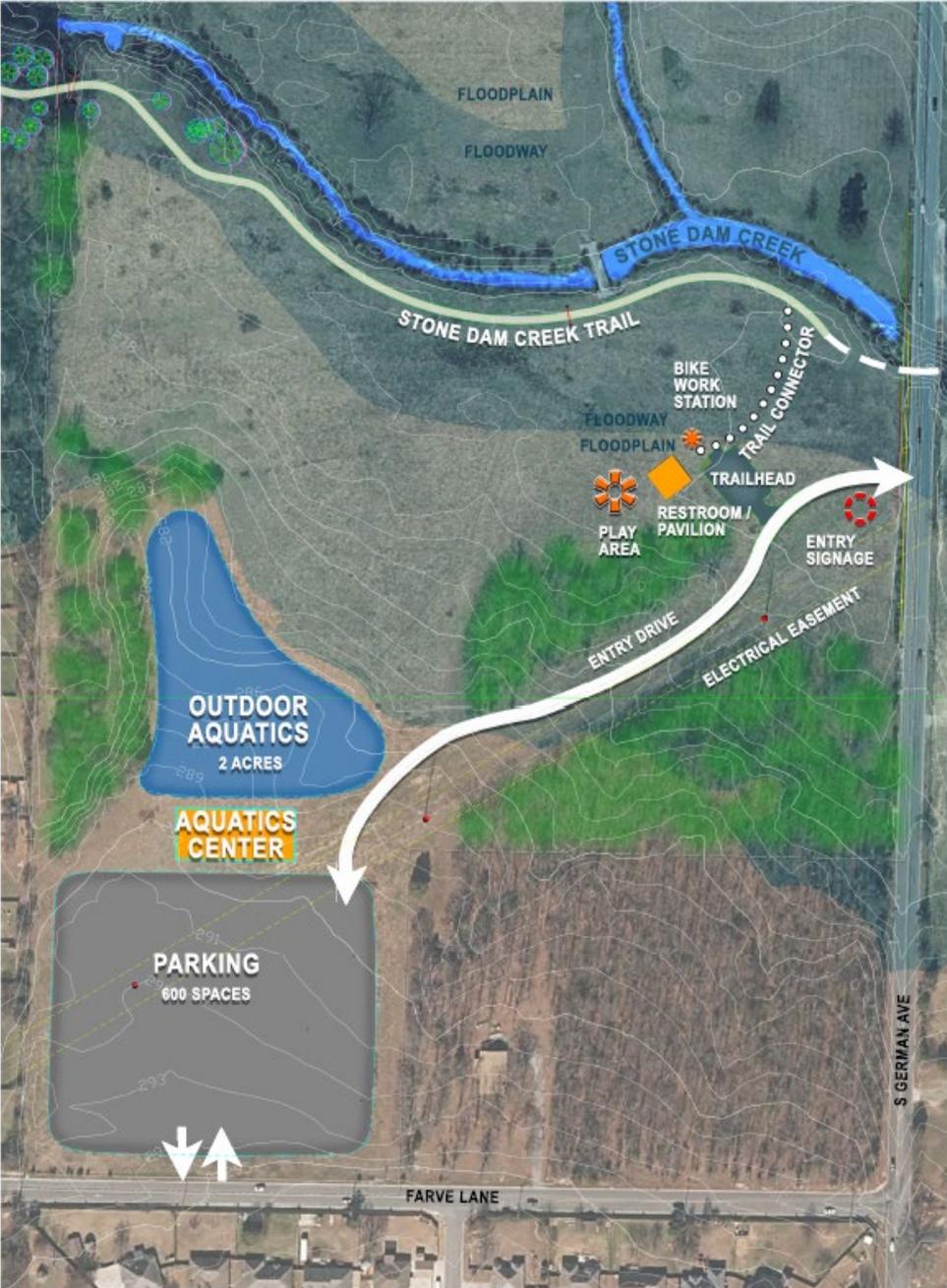




CITY OF CONWAY, ARKANSAS – AQUATIC AND RECREATION FACILITIES

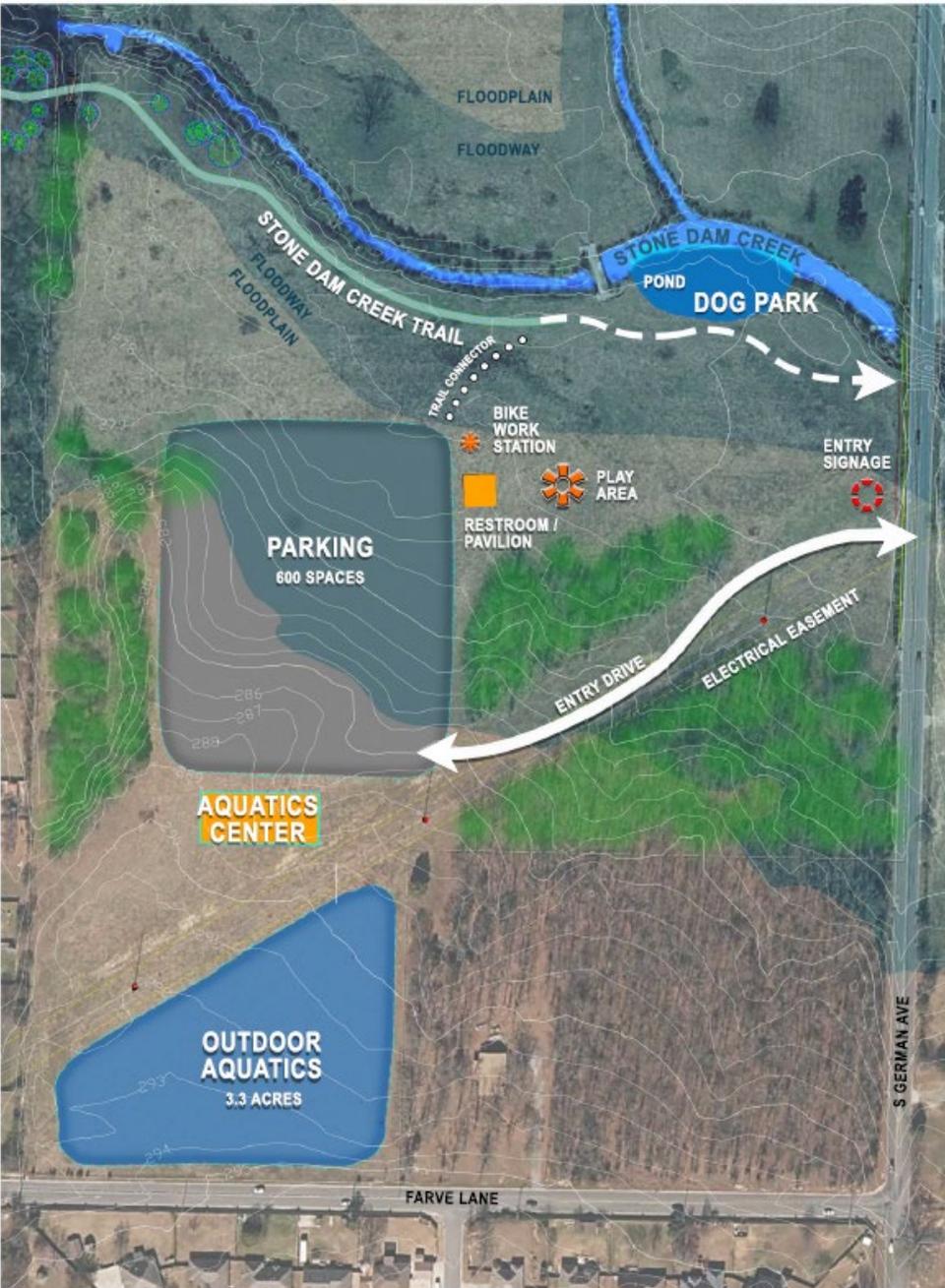
STONE DAM CREEK PARK MASTER PLAN – CONCEPT A





CITY OF CONWAY, ARKANSAS – AQUATIC AND RECREATION FACILITIES

STONE DAM CREEK PARK MASTER PLAN – CONCEPT B



CITY OF CONWAY, ARKANSAS – AQUATIC AND RECREATION FACILITIES

STONE DAM CREEK PARK MASTER PLAN – CONCEPT B



**CURRENT
PARK
FACILITIES**



CITY OF CONWAY, ARKANSAS – AQUATIC AND RECREATION FACILITIES

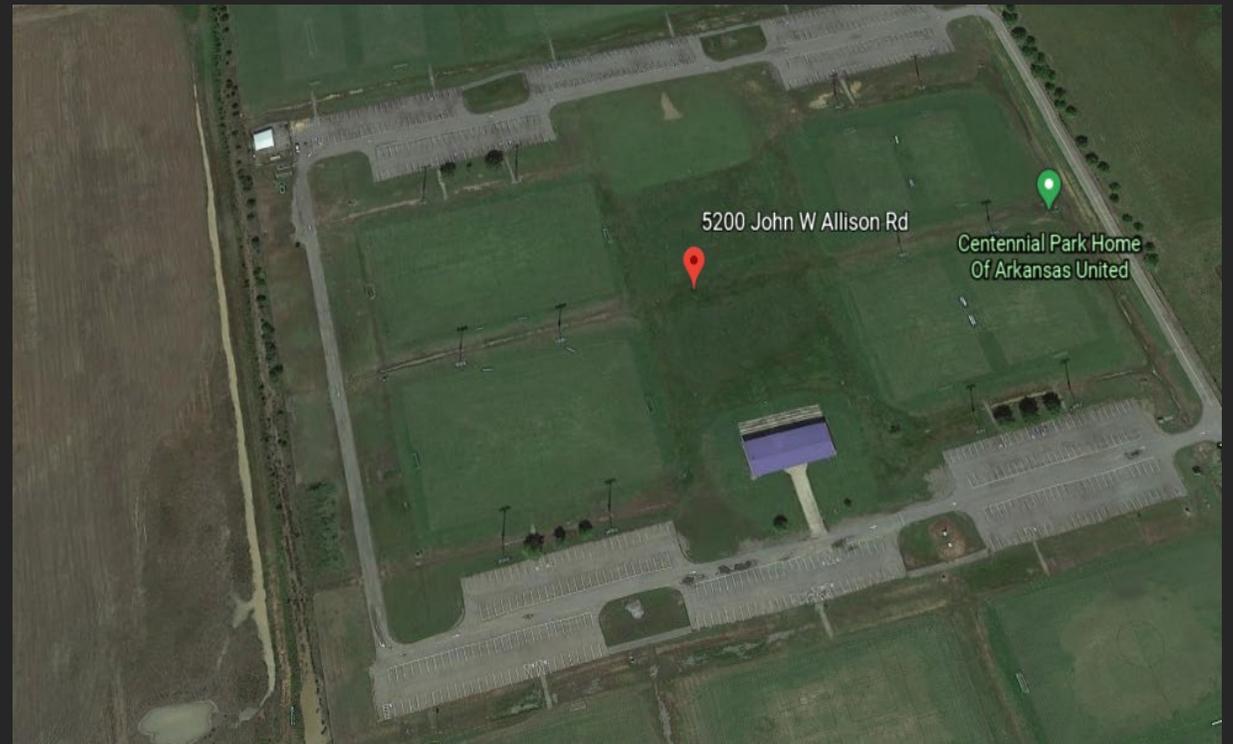
CENTENNIAL SOCCER PARK

5200 JOHN W. ALLISON ROAD

CONWAY, AR 72034

Facility Amenities

- 51.5 acre complex
- 10 full-size fields



CITY OF CONWAY, ARKANSAS – AQUATIC AND RECREATION FACILITIES

CONWAY TENNIS CENTER
2215 TENNIS STREET
CONWAY, AR 72032

Conway Tennis Park

- State-of-the-art 8-court tennis center with 2 indoor viewing areas



CITY OF CONWAY, ARKANSAS – AQUATIC AND RECREATION FACILITIES

DON OWENS SPORTS CENTER

10 LOWER RIDGE ROAD

CONWAY, AR 72032

Outdoor amenities

- 125 acres
- 6 t-ball fields
- 3 turf infield softball complex
- Conway Dog Park
- Faulkner County Rodeo Arena
- Pavilion
- Small playground

Indoor amenities

- 44,000 sf facility
- 3 basketball courts
- Volleyball net
- 2 racquetball courts
- 1 wallyball court
- Courts may be reserved online
- Home courts for Homeschool sports
- Houses the administrative offices of Conway Parks and Recreation



CITY OF CONWAY, ARKANSAS – AQUATIC AND RECREATION FACILITIES

MCGEE CENTER

3800 COLLEGE AVE,

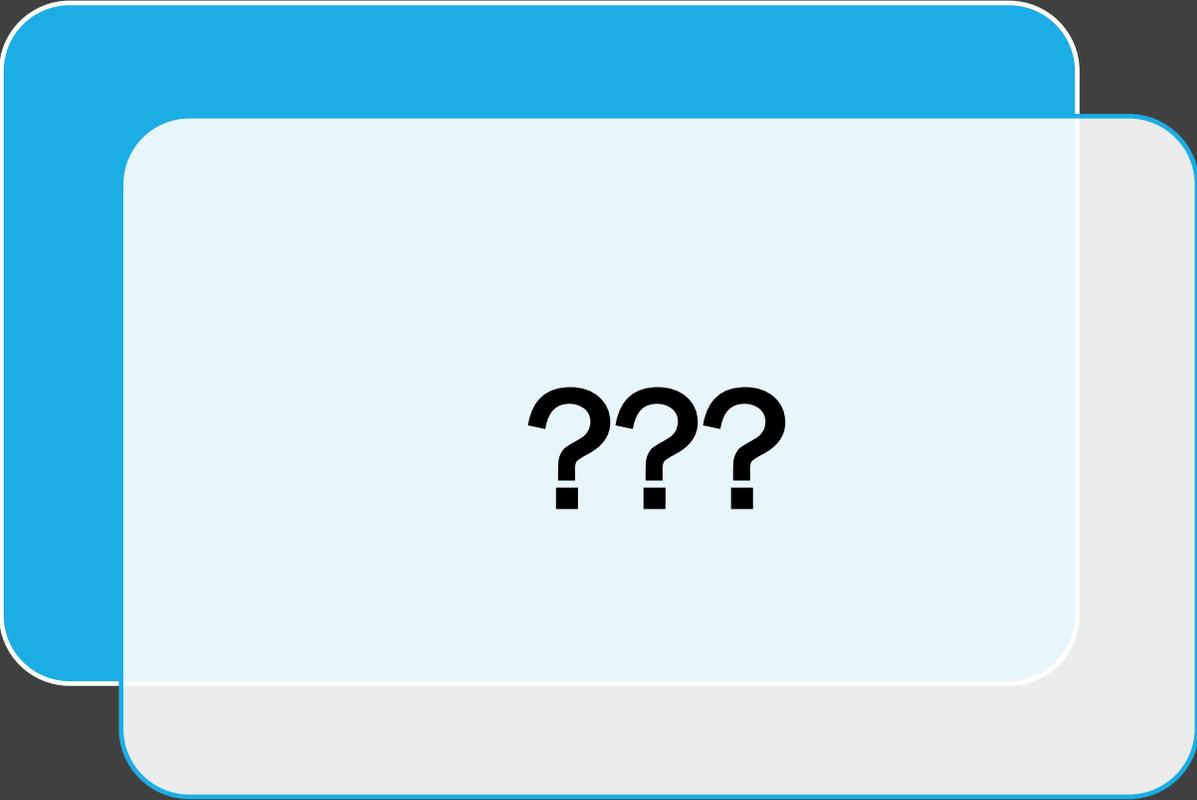
CONWAY, AR

Indoor Amenities

- 46,000 sf indoor facility
- 3 basketball courts
- Volleyball net
- 2 racquetball courts
- 1 wallyball court
- Courts may be reserved online
- Large and small meeting rooms available, must be reserved



CITY OF CONWAY AQUATIC AND COMMUNITY CENTER



???

1. Will this be all new construction on an empty site?

Primarily new construction with possible remodels for parks facilities

2. Adding to an existing facility?

Possibly, we may look at existing community center remodels

3. Are you able to provide definition of the scope of work; anticipated order-of-magnitude budget, building program, and/or masterplan concept?

If bonds are restructured, they could generate up to \$25 million for these projects.

4. Are you able to provide an anticipated or milestone schedule for Phase 1, Phase 2 and completion date goal? We are not, the City must restructure the bonds first - with a special election that we anticipate in October.

5. Has the City determined preferred procurement for execution of the project? IE design-bid-build, CM, design-build?

No.

6. What type of team are we looking for?

Architects, Engineers, Aquatic and Recreation Facility Specialist

7. How much money are we projecting?

Up to \$25 Million

8. Where will this be located?

The City is looking at possibly building on property located on South German Lane, however other locations are being considered.

9. Does experience have to include Arkansas Projects?

No.

10. Do you have any information on what the recreation center would include? (walking track, racquetball, classrooms, etc.). Or is this dependent on the vision of the community during public engagement?

Described in presentation and it will be dependent on the vision of the community during public engagement.

11. Will this be an outdoor pool and rec center/indoor pool would be located together?

Yes.

12. Is the indoor pool thought to be housed within the recreation center?

If the City selects to do an indoor aquatic center, it will be part of a community center.

13. Would this project lead to a funding vote?

Yes.

14. Is a pro forma or business plan for the new facility expected?

Not at this time.

15. Who are the partners on the project and potential future facility/facilities? (e.g., YMCA, school district, City, hospital, etc.)

This is a City of Conway project.

Additional Questions:

1. Will the City of Conway share the feasibility study that was done throughout this process?
Yes, it will be shared with the consultant approved for this project.

2. Will there be any formatting or page length required for the submission?

There is no specific formatting or page length required for the submission.

3. Will you provide a list of people who participate in this meeting?

Yes, that list will be located under bids and opportunities page on the City of Conway website @ www.conwayarkansas.gov.

4. What kind of information are you looking for between question #3 and #4 from the RFQ submittal document?

The City of Conway is looking for your qualifications to build a community center that will include an aquatic center. The City of Conway is also looking for additional park facilities that were included in the presentation that is found under the bids and opportunities page on the City of Conway website @ www.conwayarkansas.gov.

5. Is there a place between #3 and #4 that you would like resume to go?

No

6. RFQ Submission Date – **May 12th, 2021 @ 10:00am**

**ADDITIONAL
QUESTIONS:**

Jamie Brice

Purchasing Manager

Jamie.brice@conwayarkansas.gov

www.conwayarkansas.gov

