

CITY OF ROLLA, MISSOURI
REQUEST FOR QUALIFICATIONS

NATATORIUM REIMAGINATION AND REDEVELOPMENT

The Centre • Rolla, Missouri

Professional Architectural, Engineering, Planning, and Design Services

Issue Date	9-18-26
Questions Due	10-2-26
Qualifications Due	10-9-26

“What should the natatorium at The Centre become to best serve Rolla for the next generation?”

Issued by the City of Rolla, Missouri

I. REQUEST FOR QUALIFICATIONS

The City of Rolla, Missouri is requesting Statements of Qualifications from qualified architectural, engineering, planning, and design firms or multidisciplinary teams interested in providing professional services for the reimagination and redevelopment of the existing natatorium at The Centre in Rolla, Missouri.

Following the passage of Proposition S on August 4, 2026, the City has established a dedicated revenue source for operations and improvements at The Centre. This investment creates an opportunity to address significant needs within the existing natatorium while developing a long-term vision for how this space can best serve the Rolla community.

The City is seeking a creative, experienced, and forward-thinking design team to evaluate the existing natatorium, engage stakeholders and the community, explore alternative futures for the space, and develop a preferred conceptual direction supported by preliminary cost estimates and an implementation strategy.

The City is intentionally not seeking a consultant to simply repair or replace the existing natatorium. Rather, the City seeks a partner capable of asking fundamental questions about the space and developing innovative solutions that maximize the community's investment in The Centre.

The successful team will help the City answer one fundamental question:

What should the natatorium at The Centre become to best serve Rolla for the next generation?

II. PROJECT BACKGROUND AND FUNDING

The City of Rolla owns and operates The Centre, a community recreation and wellness facility serving residents of Rolla and the surrounding region.

The Centre was built with funding from a ½% sales tax that expired. The facility is almost 25 years old, and several major components require replacement or significant rehabilitation. These needs also create an opportunity to reimagine the pool area and increase the uses offered within The Centre.

Proposition S

On August 4, 2026, Rolla voters approved Proposition S, authorizing a one-quarter of one percent (¼%) sales tax for operations and improvements at The Centre. The measure is intended to fund operations and capital improvements, including an exercise/therapy pool, a recreation/family pool, and multi-purpose rooms for youth and adult programming, while also helping ensure affordability for Rolla residents.

Community input identified three desired elements for a reimagined pool area: an exercise/therapy pool, a recreation/family pool, and multi-purpose areas for youth and adult programming.

Based on the March 2026 concept plans, the City estimates improvements in the range of approximately \$7.8 million to \$8.7 million, depending on the amount of multi-use space provided. These figures are preliminary and are provided as background for this RFQ rather than as a guaranteed project budget.

The passage of Proposition S provides the City with an important funding mechanism to move from planning toward implementation. The City now seeks a qualified professional team to validate needs, refine the vision, develop concepts, establish realistic costs and phasing, and prepare a clear path toward design and construction.

The City is not prescribing every detail of the outcome. The selected consultant will be expected to evaluate the approved program elements, test alternatives, and determine how best to integrate aquatic functions, multi-purpose programming, accessibility, operations, sustainability, and long-term community value within the existing building.

III. PROJECT OBJECTIVES

- Reimagine the existing natatorium as a modern, flexible, and community-focused component of The Centre.
- Address significant deficiencies in aging pool, mechanical, HVAC, and related infrastructure.
- Provide the aquatic and multi-purpose functions identified through community input and Proposition S.
- Explore opportunities to increase the overall use and value of the existing space.
- Create an accessible, welcoming, safe, and flexible environment for users of different ages and abilities.
- Develop a financially responsible project that considers both capital and long-term operating costs.
- Identify phasing opportunities and a practical implementation strategy.
- Create a compelling vision that can be communicated to City leadership, stakeholders, and the public.

IV. SCOPE OF SERVICES

A. Existing Conditions Assessment

The consultant shall review and evaluate the existing natatorium and associated spaces, including, as applicable:

- Existing architectural conditions.
- Pool and aquatic infrastructure including disinfection & sanitation systems.
- Mechanical, electrical, plumbing, and HVAC systems.
- Pool structure and related equipment.
- Flooring, finishes, ceilings, lighting, and interior conditions.
- Accessibility and code considerations.
- Life-safety considerations.
- Existing circulation and relationships to adjacent spaces.
- Locker rooms, restrooms, storage, and staff areas.
- Energy and water consumption considerations.
- Maintenance and operational requirements.
- Other conditions that may influence future redevelopment.

The consultant shall identify significant opportunities, constraints, deficiencies, and potential risks associated with reuse or renovation of the existing space.

B. Community and Stakeholder Engagement

The City desires a process informed by the needs and expectations of the Rolla community. The selected consultant may assist with:

- Meetings with City staff.
- Meetings with The Centre staff and facility users.
- Meetings with community stakeholders.
- Public meetings or workshops.
- User surveys or other methods of gathering community input.
- Development of project goals and priorities.
- Presentation of concepts and alternatives to City leadership and/or the public.

Respondents should describe their proposed approach to meaningful and efficient stakeholder engagement.

C. Programming and Needs Assessment

The consultant shall assist the City in confirming and refining potential future uses for the natatorium space. The analysis should consider the Proposition S program elements and may also evaluate:

- Exercise/therapy pool.
- Recreation/family pool.
- Multi-purpose areas for youth and adult programming.
- Flexible community and recreation uses.
- Wellness, fitness, and therapeutic recreation opportunities.
- Youth, family, and senior programming.
- Educational or instructional uses.
- Partnership and revenue-generating opportunities.
- Other innovative uses proposed by the consultant.

V. CONCEPTUAL DESIGN ALTERNATIVES

The selected consultant shall develop conceptual alternatives for consideration by the City. Alternatives may include renovation and modernization of the aquatic facility, partial conversion of the natatorium to alternative recreational uses, complete conversion of portions of the space, or a flexible hybrid concept.

Each alternative should, to the extent appropriate, address:

- Proposed uses and programming.
- Space planning and functional relationships.
- User experience and accessibility.
- Building and pool systems.
- Major infrastructure requirements.
- Operational and maintenance considerations.
- Phasing opportunities.
- Sustainability and energy efficiency.
- Preliminary construction costs.
- Advantages, disadvantages, and potential challenges.

The City expects the consultant to use professional expertise to challenge assumptions, explore possibilities, and help determine the best future for the space.

VI. CONCEPTUAL DESIGN AND VISUALIZATION

The selected consultant shall develop conceptual design materials sufficient for City officials, stakeholders, and the public to understand the potential transformation of the natatorium.

- Conceptual floor plans.
- Space programming diagrams.
- Conceptual renderings or 3D visualizations.
- Before-and-after illustrations.
- Preliminary elevations or sections, where appropriate.
- Materials and finish concepts.
- Conceptual site or circulation diagrams.
- Preliminary phasing diagrams.
- Other graphics necessary to communicate the concepts.

The City is particularly interested in proposals that demonstrate an ability to visually communicate what the reimagined space could become.

VII. COST ESTIMATING AND FINANCIAL CONSIDERATIONS

The consultant shall provide preliminary opinions of probable construction cost for the conceptual alternatives developed. Cost considerations should, where appropriate, include construction, demolition, building systems, pool/aquatic infrastructure, furniture/fixtures/equipment, professional services, phasing, contingencies, and other significant project costs.

The consultant should identify opportunities for phased implementation. Conceptual costs are preliminary and will change as the project develops; the purpose is to allow the City to compare alternatives and make informed decisions.

VIII. OPERATIONAL AND SUSTAINABILITY CONSIDERATIONS

The future concept should consider not only initial capital investment but also long-term operation of the facility.

- Operating costs.
- Staffing requirements.
- Maintenance requirements.
- Energy and water consumption.
- Life-cycle costs.
- Revenue-generating opportunities.
- Programming opportunities.
- Potential partnerships.
- Long-term flexibility.
- Overall sustainability.

The City seeks solutions that balance community benefit, functionality, aesthetics, affordability, and long-term operational sustainability.

IX. PROPOSITION S FUNDING AND INVESTMENT STRATEGY

The selected consultant shall consider the City's Proposition S funding commitment when developing recommendations for the natatorium.

- Maximize long-term community benefit of the Proposition S investment.
- Prioritize improvements based upon community needs and facility conditions.
- Identify opportunities for phased implementation.
- Provide realistic preliminary project costs.
- Consider long-term operating and maintenance costs.
- Identify opportunities to leverage the City's investment through grants, partnerships, or other funding sources, where appropriate.
- Consider the relationship between the natatorium and the remainder of The Centre.
- Provide flexibility for future programming and changing community needs.
- Establish a realistic pathway from conceptual planning through implementation.

Proposition S represents a significant commitment by the Rolla community to the future of The Centre. The City therefore expects the planning and design process to consider both immediate facility needs and the long-term value, functionality, and sustainability of the investment.

X. FINAL RECOMMENDATION

At the conclusion of the planning and conceptual design process, the consultant shall provide the City with a recommended direction for the future of the natatorium space.

- Existing conditions.
- Community and stakeholder input.
- Programming recommendations.
- Alternatives considered.
- Recommended concept.
- Preliminary cost.
- Potential funding considerations, if applicable.
- Phasing opportunities.
- Operational considerations.
- Significant risks or challenges.
- Recommended next steps.

The final deliverable should provide the City with a clear road map for moving from vision to implementation.

XI. PROJECT DELIVERABLES

- Existing Conditions Assessment.
- Stakeholder and Community Engagement Summary.
- Program/Needs Assessment.

- Conceptual Design Alternatives.
- Conceptual Floor Plans and Diagrams.
- Conceptual Renderings/Visualization.
- Preliminary Cost Estimates.
- Operational/Life-Cycle Considerations.
- Phasing Recommendations.
- Recommended Preferred Concept.
- Final Design and Construction Documents.

Respondents should identify any additional deliverables they believe would provide value to the City.

XII. CONSULTANT QUALIFICATIONS

The City is seeking firms or teams with demonstrated experience in projects of similar complexity and scale.

- Natatoriums and aquatic facilities.
- Recreation centers.
- Community centers.
- Renovation and adaptive reuse.
- Conversion or reconfiguration of existing aquatic spaces.
- Architectural programming.
- Facility master planning.
- Community engagement.
- Conceptual design.
- Cost estimating.
- Building systems.
- Sustainable design.
- Accessibility.
- Operational planning.
- Implementation and phasing strategies.

Experience working with municipal governments and public recreation facilities is strongly encouraged.

XIII. STATEMENT OF QUALIFICATIONS REQUIREMENTS

1. Firm Overview

Provide a brief description of the firm, including history, locations, areas of expertise, ownership, size, and relevant qualifications.

2. Relevant Project Experience

Provide examples of projects demonstrating experience relevant to this RFQ. For each, identify project name/location, client, project size, project cost, services provided, completion date, project team members, and relevance to the City's objectives.

3. Project Understanding and Approach

Describe the firm’s understanding of the City’s objectives and proposed approach to existing conditions, stakeholder engagement, programming, alternative development, creative reuse/reimagining, conceptual design, cost estimating, operational considerations, and final recommendations. The City is particularly interested in how the respondent will think about the project, not simply the services it will provide.

4. Key Personnel

Identify the proposed project manager and key team members, including name, title/role, qualifications, relevant experience, and anticipated responsibilities.

5. Proposed Project Team

Describe the organizational structure of the project team and identify any subconsultants.

6. References

Provide at least three professional references for comparable projects, including client, contact person, telephone, email, project name, and brief description.

7. Project Schedule

Provide a proposed schedule identifying major phases, milestones, meetings, and anticipated completion.

XIV. EVALUATION CRITERIA

All submitted Statements of Qualifications will be evaluated by a City-appointed review committee. The City reserves the right to request additional information or clarification from any respondent during the evaluation process.

Criteria	Maximum
1. Firm Qualifications and Relevant Experience – Demonstrated experience with aquatic facilities, recreation facilities, adaptive reuse, renovations, and comparable projects.	25
2. Understanding of Project and Technical Approach – Quality, creativity, clarity, and feasibility of proposed approach.	25
3. Creativity and Vision for Reimagining the Natatorium – Ability to think creatively, challenge conventional approaches, and develop innovative community-focused solutions.	20
4. Key Personnel and Project Team – Qualifications, experience, organization, and availability of proposed team	10
5. Community Engagement and Stakeholder Approach – Ability to effectively engage City staff, users, stakeholders, and community	10
6. Project Management and Schedule – Ability to successfully manage the project and meet milestones	5
7. Responsiveness and Quality of Submission – Overall organization, clarity, and responsiveness	5
TOTAL	100

XV. SELECTION PROCESS

The City of Rolla may invite the highest-ranked firms to participate in interviews or presentations as part of the final selection process. Final selection will be based upon the best overall qualifications, demonstrated experience, creativity, technical approach, and fit with the City’s needs.

Following selection, the City intends to negotiate a professional services agreement with the highest-ranked respondent. If an agreement cannot be successfully negotiated, the City reserves the right to terminate negotiations and enter into negotiations with the next highest-ranked respondent.

XVI. RFQ SCHEDULE

Item	Date
RFQ Published	9-18-26
Deadline for Questions	10-2-26
Responses/Addendum Published	10-6-26
Deadline for Statements of Qualifications	10-9-26
Evaluation of Qualifications	10-16-26
Interviews	Week of 10-19-26
Consultant Selection	10-23-26
Contract Negotiations	Week of 10-26-26
City Council Approval	11-16-26
Notice to Proceed	12-1-26

The City reserves the right to modify the schedule as necessary.

XVII. QUESTIONS, ANSWERS AND ADDENDA

All questions pertaining to this RFQ shall be submitted to:

Darin Pryor
Public Works Director
City of Rolla
901 North Elm Street
Rolla, Missouri 65401
Email: dpryor@rollacity.gov
Phone: 573-247-1017

Questions must be received by 10-2-26 at 5 PM CST. Responses to questions will be provided through the City's official procurement process. Changes to this RFQ shall only be made by the City through a formal written addendum. Any such addendum shall become part of the RFQ.

XVIII. SUBMITTAL PROCESS

Statements of Qualifications shall be submitted electronically in Portable Document Format (PDF) to:

dpryor@rollacity.gov

Qualifications must be received no later than:
10-9-26 at 5 PM CST

Late submissions will not be considered. The City reserves the right to reject submissions that do not comply with the requirements of this RFQ.

XIX. TERMS AND CONDITIONS

- The City of Rolla reserves the right to accept or reject any or all submittals, waive any informalities or irregularities, and modify or cancel this RFQ in whole or in part at any time.
- The City reserves the right to request clarification, additional information, or supplemental materials from any respondent during the evaluation or selection process.
- All responses become the property of the City of Rolla and are subject to disclosure under applicable Missouri Sunshine Laws.
- Any costs incurred by respondents in preparing or submitting a response to this RFQ, including interviews, presentations, or contract negotiations, shall be borne solely by the respondent.
- Submittal of qualifications does not obligate the City to award a contract, nor will any respondent be entitled to compensation for participation in the RFQ process.
- The City makes no guarantees regarding the amount of work or value of services to be awarded as a result of this RFQ.
- Selection will be based primarily upon demonstrated competence and professional qualifications. Cost may be considered during contract negotiations but shall not be the sole or primary factor in selection.
- The City reserves the right to disqualify any respondent that is debarred, is in litigation with the City, or has previously failed to perform under a contract with the City.
- Submission of a response to this RFQ shall not create any legal or contractual rights for the respondent.
- Only execution of a formal agreement approved by the City Council shall bind the City.
- By submitting a response, the respondent certifies that its proposal is made without prior understanding, agreement, or connection with any other entity submitting a proposal for the same services, and that it is in all respects fair and without collusion or fraud.

XX. CITY'S VISION

The City of Rolla is seeking a partner—not simply a consultant—to help determine the future of an important community asset.

The successful team will bring creativity, technical expertise, practical experience, and a willingness to explore new ideas. The City has established through Proposition S and prior community input a clear direction toward an exercise/therapy pool, recreation/family pool, and multi-purpose programming space, while seeking professional guidance on how those elements should be designed, integrated, phased, and delivered.

The ultimate objective is to develop a compelling, realistic, and implementable vision for the space that reflects the needs of the Rolla community and provides lasting value to the City.

The City encourages respondents to think boldly about what the natatorium could become.