



VERMONT RIVER CONSERVANCY

Conserving Shorelands and Access

Request for Proposals

Feasibility Study & Conceptual Design for the Confluence River
Park
Montpelier, VT

Closing Date: October 11th, 2018

Summary:

The Vermont River Conservancy (VRC) is issuing this Request for Proposals for consultant services to prepare a Feasibility Study and Conceptual Design for the **Confluence River Park** in Montpelier, Vermont. VRC will present the Feasibility Study and Conceptual Design (Study) to the Montpelier City Council by the end of December 2018.

The Confluence River Park will provide a unique opportunity to connect residents and visitors alike with Montpelier rivers, and is part of VRC's larger initiative to encourage Vermont's cities and towns to turn and "Face the River."

The Vermont River Conservancy has received funding for the Feasibility Study and Conceptual Design from the Canaday Family Charitable Trust. VRC is not contracting directly with the City of Montpelier, but will provide the Study to the City, with the expectation that, if met favorably by the City Council, VRC will work in partnership with the City to complete a funding strategy and project timeline to create this public asset for Vermont's Capital City.

Introduction & Background:

On August 22, 2018 the Montpelier City Council declared the Confluence River Park site - at the confluence of the North Branch and main stem of the Winooski River - a City Park. The Council stated they will await the Feasibility Study and Conceptual Design being undertaken by the Vermont River Conservancy, which will be presented to the Council at the end of 2018.

VRC is confident this presentation of design will enable the City to pursue a creative approach in creating a riverfront park with maximum benefits to the city, and will serve as a strong example of leadership for the rest of the state.

While the Confluence River Park was recently declared a City Park, this site has been through discussion, visioning, and design process for the past 23 years. This long history of public discussion has yielded several iterations / visions for the Confluence River Park. That history of public input should be understood and thoughtfully incorporated in the current Study. VRC will provide the awarded Design Team with this background.

Public access to our rivers is a priority of the Vermont River Conservancy. We would like this park to be accessible to all ages and abilities, have a creative approach to design that highlights the historical and natural legacies of Montpelier, allows for visitor interaction with the unique riverine ecosystem and includes the potential for public events: concerts, rotating exhibits and lunch vendors (market style). The park should provide a pleasant year-round visitor experience.

VRC sees the Confluence River Park as one part of a river-centric, resilient future for Montpelier. With many other development projects occurring concurrently in the City, it is important to consider how the Confluence River Park can connect and complement these projects, and how each project embraces the river.

Project Goals / Elements:

The primary goal of the Design is to provide universal public access to the river shore at the confluence of the North Branch and Main Stem of the Winooski River, as a gathering place for Montpelier residents and visitors. Additional, and complimentary, goals include flood adaptation, natural habitat conservation, river recreation opportunities (e.g. canoe water trail, fishing access) and water quality enhancement.

Specific elements of the Design shall include:

1. Means of pedestrian access from the upper terrace of the Park to the waterline of the rivers. Alternative designs should include: a) at-grade ramp system b) stairway or series of terraces
2. Consideration / incorporation of future development of recreational uses on the surface waters of the North Branch and Main Stem of the Winooski, such as fishing, wading, canoe access, kayaking, etc.
3. Incorporation of Universal Design in all elements of the project,
4. Flood Adaptation considerations including site grading to increase floodway capacity,
5. On-site treatment of surface runoff,
6. Creation of a variety of possibilities for public use including, but not limited to: a “stage” for concerts / public presentations, picnicking, bird watching, children’s play space, educational display, and more

The Design shall be creative, complement the city's riverfront "viewscape" and include alternatives to adjust to budget constraints as well as new opportunities that may arise. The Design shall minimize operation and maintenance costs. The project will be aesthetically superior and become a new focal point for downtown Montpelier.

Existing Conditions / Constraints

The Confluence River Park will be located at the eastern end of the city-owned "One Taylor Street" property. The area designated for the Confluence River Park is depicted on the attached site plan by Wagner Hodgson Landscape Architects and includes approximately 8,000 square feet of area bounded on the north by the property line, the west by the indicated parking area, the south by shoreline of the Main Stem of the Winooski River, and on the east by the shoreline of the North Branch of the Winooski River. On the Wagner Hodgson Site Plan, the Confluence River Park boundaries are noted in red. It is important to note that Conceptual Designs shall not extend beyond these established boundaries.

The site has been evaluated for contaminated conditions, is known to include contaminated subsurface soils, and is subject to a Corrective Action Plan (CAP) (<https://anrweb.vt.gov/PubDocs/DEC/Hazsites/20023024.CAP.Amendment.II.pdf>). Any new site alterations beyond the establishment of at-grade grass areas will require additional review and potential amendment of the approved CAP.

A dry laid stone retaining wall at the eastern end of the property, adjacent to the existing railroad bridge abutment, has been identified as an important historic and cultural resource, and must be conserved.

Deliverables:

Final Design Report due December 21st, 2018. Tasks will include:

- ✓ Site Reconnaissance and Analysis
- ✓ Evaluation of opportunities and constraints beyond what has been addressed here by VRC
- ✓ Conceptual site plan (set of conceptual options, up to three for consideration)
- ✓ Non-binding Order of Magnitude cost estimate for preferred conceptual design. This may include alternates with associated unit costs for consideration. Design phasing may be considered.
- ✓ Estimate of design fees based on the preferred concept for Schematic Design, Permitting, Design Development, Construction Documents and Construction Administration

Task 1 Site Reconnaissance and Analysis

Travel to the project site to evaluate general site conditions including recreational opportunities, access, topography, sensitive vegetation, adjacent land projects, obvious degradations and general river characteristics. A site analysis diagram should be developed to comprehensively document site conditions. Observations and topics of study may include but are not limited to:

- Pedestrian and vehicular circulation and access
- Existing vegetation
- Exterior lighting

- Stormwater management
- Views and solar exposure
- Observed sound levels
- Observed wind patterns
- Connectivity to context and transportation nodes
- General environmental conditions

Task 2 Evaluation of Opportunities and Constraints

Based on the site analysis, develop a matrix of opportunities and constraints including but not limited to what is laid out in this RFP. This matrix will present anticipated complications, insights into feasibility based on these constraints, and considerations based upon surrounding land use. VRC would like a short report describing these opportunities and constraints, to accompany the Conceptual Design that best capitalizes on the opportunities and creatively approaches the constraints.

Task 3 Conceptual Design

VRC expects a Conceptual Design that captures the full potential of the Confluence River Park as not only an attractive and user-friendly park in and of itself, but also a park that is part of a bigger-picture focus for Montpelier to “face the river”. VRC anticipates that this will be a compelling first step that encourages the City to take advantage of the many community benefits - economically, socially and environmentally - when we place high priority on recovering and conserving our urban waterway assets.

Task 4 Order of Magnitude Cost Estimate

VRC will need a cost estimate for the final, preferred Conceptual Design including design fees as described above.

Proposed Project Schedule

September 26 th , 2018	RFP Released
October 5 th , 2018	Deadline for submission of questions and Intent to Respond
October 11 th , 2018	RFP submission deadline
October 22 nd , 2018	Design Team notification, contract signed
October 22 nd – December 21 st 2018	Tasks above are met, and a series of meetings are held between Design Team and VRC / Confluence Park Advisory Committee regarding progress and opportunities for questions and provide feedback
December 21 st , 2018	Final Feasibility Study & Conceptual Design due to VRC

Bid Submission Process

Please furnish two (2) hardcopies and one (1) digital (PDF) proposal with pages numbered consecutively, preferably double sided.

A. Required Technical Information

1. Cover Letter

2. Qualifications of the Consultation Team – describe experience in areas needed to fulfill the project scope. Specifically list which proposed project team members have worked on which related projects.
3. Two examples of relevant completed projects.
4. Scope of Work – a scope of work for the project detailing the consultant’s proposed approach to the base scope of the tasks described in the RFP, and any recommended adjustments to the scope or tasks.
5. Proposed schedule – the schedule should include completion of work tasks and deliverables as well as any key meetings and comply with the timeline given in this RFP.
6. Project organization – discuss project management structure and relate the job categories listed
7. Resumes of key staff (not exceeding 2 pages for each), a brief description of their roles in the project, and a brief description of their work on related projects.
8. References – please provide a minimum of two, including the name and the telephone number of each
9. The proposal, encompassing items 1 – 7 above, shall not exceed 20 pages

B. Required Cost Information

Fee information should be included with the proposal, including a schedule of staff to be assigned to the project, their hourly rates, and estimated hours per person by task.

Note: Costs should not exceed \$15,000

Submittal Details

Questions and Intent to Respond should be emailed by 5:00 pm Friday, October 5th, 2018
Final Submission must be received no later than: 5:00 pm Thursday, October 11th, 2018

Attention to:
Richarda Ericson
Vermont River Conservancy
richarda@vermontriverconservancy.org

Mailing address:
29 Main St., Ste 11
Montpelier, VT 05602

Design Team Selection

VRC will select (and notify) a Design Team for this RFP by October 22nd, 2018. Design Team selection will be based on all bid submission materials, including qualifications, experience with urban river park design, and a proposed budget that comes in at or below the not to exceed requirement of \$15,000.

Attached / Linked Documents

1. Current site plan by Wagner Hodgson Landscape Architects for Transit Center with Confluence River Park boundaries noted in red. **Please note that the Conceptual Design must stay within the area marked in red.**
2. Corrective Action Plan:
<https://anrweb.vt.gov/PubDocs/DEC/Hazsites/20023024.CAP.Amendment.II.pdf>
3. Google Earth image of Confluence River Park site, with **approximate** boundary lines marked in red



ONE TAYLOR STREET -HOUSING & -TRANSIT

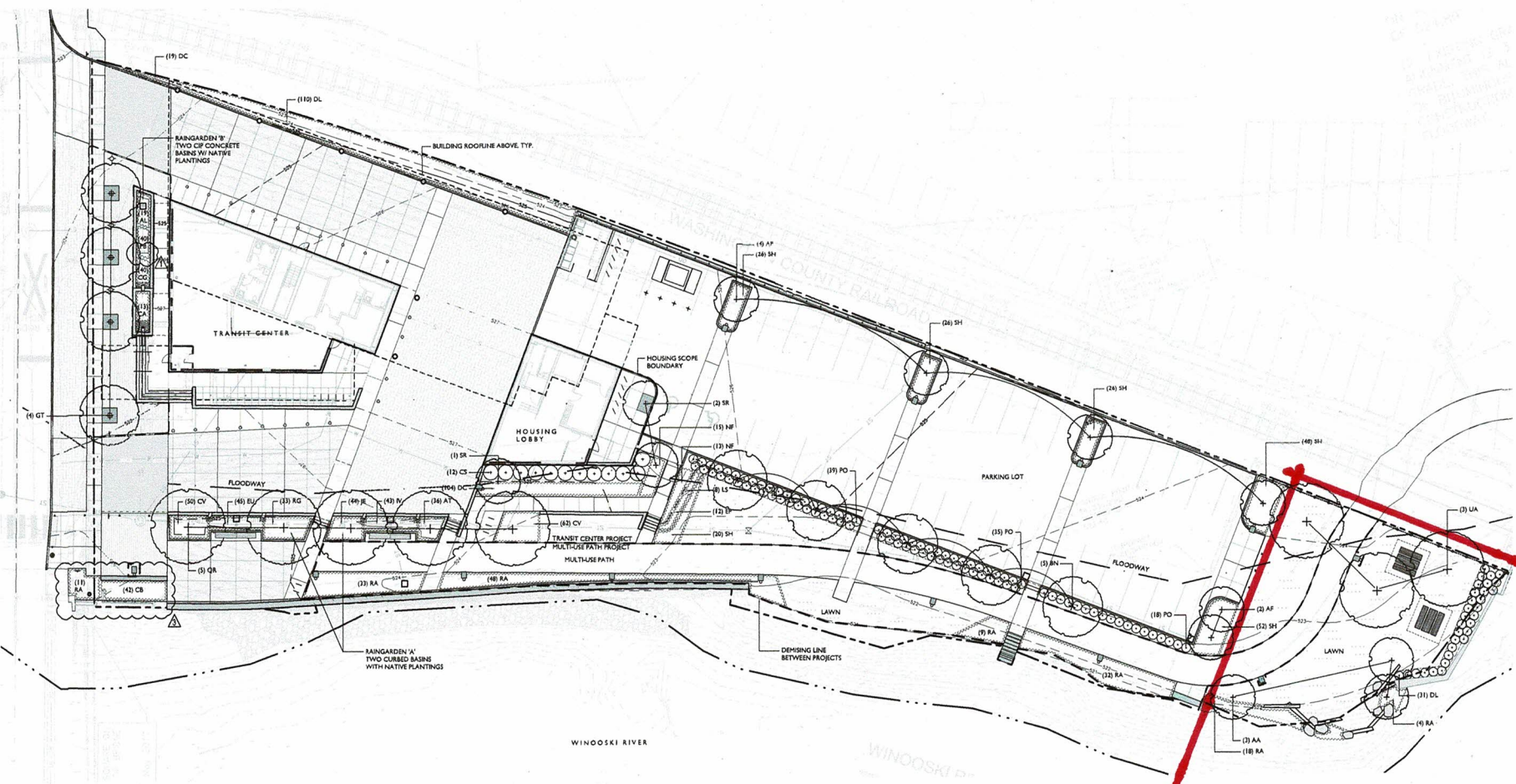
1 TAYLOR STREET MONTPELIER VT 05602

Revisions:
 ▲ ADDENDUM 1 APRIL 30, 2018
 ▲ ADDENDUM 3 IFC AUGUST 24, 2018

Phase: CIVIL AND LANDSCAPE SET
 Scale: 1/16" = 1'-0"
 Date: 04/13/18

PLANTING PLAN

L2.0



PLANT SCHEDULE

KEY	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	SPACING
DECIDUOUS TREES					
AA	3	<i>Avelanchier x grandiflora</i> 'Autumn Brilliance'	AUTUMN BRILLIANCE SERVICEBERRY	2.5'-3" CAL.	AS SHOWN
AF	6	<i>Acer x freemanii</i> 'Armstrong'	ARMSTRONG MAPLE	3.5'-4" CAL.	AS SHOWN
BN	5	<i>Betula nigra</i> 'Heritage'	HERITAGE RIVER BIRCH - SINGLE STEM	3.5'-4" CAL.	AS SHOWN
GT	4	<i>Gleditsia triacanthos</i> 'Shademaster'	SHADEMASTER HONEY LOCUST	4.5'-5" CAL.	AS SHOWN
SA	3	<i>Syringa racemosa</i> 'Ivory Silk'	IVORY SILK TREE	3-3.5" CAL.	AS SHOWN
QA	5	<i>Quercus Rubra</i>	NORTHERN RED OAK	4.5'-5" CAL.	AS SHOWN
UA	3	<i>Ulmus x 'Acadola'</i>	ACCOLADE ELM	3.5'-4" CAL.	AS SHOWN

SHRUBS-TRANSIT CENTER/HOUSING PROJECT

CS	12	<i>Cornus stolonifera</i> 'Arctic Fire'	ARCTIC FIRE DOGWOOD	#3	AS SHOWN
DL	141	<i>Desmodium illinoense</i>	BUSH HONEYBUCKLE	#2	1' O.C.
PD	92	<i>Physocarpus opalifolius</i> 'Little Devil'	LITTLE DEVIL DWARF NINEBARK	#2	AS SHOWN
RA	31	<i>Rhus aromatica</i> 'Gro-Low'	GRO-LOW DWARF FRAGRANT SUMAC	#3	4' O.C.

SHRUBS-MULTI-USE PATH PROJECT

RA	132	<i>Rhus aromatica</i> 'Gro-Low'	GRO-LOW DWARF FRAGRANT SUMAC	#3	4' O.C.
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ORNAMENTAL GRASSES & PERENNIALS

CB	41	<i>Calamagrostis canadensis</i>	WOODLAND PASTURE REED GRASS	#1	18" O.C.
DC	123	<i>Dichanthia capillaris</i>	TUFFED PINK GRASS	#1	18" O.C.
NF	28	<i>Nepeta faassenii</i> 'Blue Wonder'	CATMINT	#1	24" O.C.
SH	198	<i>Sporobolus heterolepis</i>	PRairie DROPSEED	#2	24" O.C.

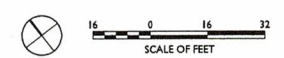
RAIN GARDEN PLANTINGS - A, B, & C

AL	19	<i>Athyrium filix-femina</i>	LADY FERN	#1	18" O.C.
AT	36	<i>Aster sp.</i>	BUTTERFLY WEED	#1	12" O.C.
CA	13	<i>Carex stricta</i>	TUSsock SEDGE	#1	24" O.C.
CG	46	<i>Cheilanthes glabra</i>	TURTLEHEAD	#1	12" O.C.
CV	50	<i>Carex vulpinoidea</i>	FOX SEDGE	#1	18" O.C.
EP	71	<i>Echinacea purpurea</i> 'Kim's Knee High'	PURPLE CONICHLINGER	#1	18" O.C.
EU	45	<i>Eupatorium purpureum</i>	LITTLE JOE PEE WEEED	#1	18" O.C.
IF	43	<i>Iris verticillata</i>	COMMON BLUEBELLS	#1	18" O.C.
JF	44	<i>Juncus effusus</i>	BLUE FLAG IRIS	#1	18" O.C.
LS	8	<i>Liatris spicata</i>	COMMON LIPS	#1	18" O.C.
LS	8	<i>Liatris spicata</i>	DENISE BLAZINGSTAR	#1	18" O.C.
PB	40	<i>Polygonatum biflorum</i>	SOLIDPHONY SEAL	#1	12" O.C.
RG	33	<i>Rudbeckia hirta</i> var. 'sulfurata' 'Goldsturm'	BLACK-EYED SUSAN	#1	24" O.C.

PLANTING NOTES

- All plant material in the plant schedule shall be nursery grown in accordance with ANSI in accordance with Z60.1 Standards for measurement of nursery stock.
- All plants shall be guaranteed by the Contractor for a period of one year from date of receipt of Provisional Acceptance of the completed installation by the Owner.
- Replacement plantings will be required prior to Final Acceptance for any plants which are missing, not true to specifications, have died or are unhealthy or uncharacteristic of the species (due to excessive pruning, damage or other reasons).
- All plant materials shall be selected and tagged at the nursery by Landscape Architect.
- The Landscape Architect's approval is required for any plant material substitutions.
- The Contractor is responsible for immediately notifying the Landscape Architect if any plant quantity discrepancies exist between the planting plan and the plant list.
- All shrubs and trees will be sprayed with the anti-desiccant "Wilt-Pruf" (or approved equal) prior to the first Winter (no later than November 30).
- The Landscape Contractor shall have the General Contractor locate all underground utilities in areas to be landscaped prior to commencing any excavation. Adjustments to tree locations will be allowed where utility conflicts are clearly a problem and with prior site approval by Landscape Architect.
- All plant beds, shrub and tree location shall be marked in the field by Contractor for Landscape Architect approval prior to installation.
- Adjustments to plant beds shall be approved by Landscape Architect.
- General Contractor is responsible for all erosion control measures during construction.
- All disturbed areas are to be topsoiled and seeded or sodded, as indicated in the planting plan.
- Mulch for non-rain-garden beds shall consist of double-stranded hardwood mulch or approved equal. Mulch for rain gardens shall be non-erodible. The Contractor is responsible for providing samples of all mulch types to Landscape Architect for approval. Mulch plant materials as shown on plan and detail.
- It is the intent of this contract to avoid any disturbance to existing trees or shrubs on site other than those specifically designated for transplant or removal. This is specifically important for the riparian plantings along the riverbank.

- Liquidated damages for trees damaged by construction operation shall be \$500 per caliper inch. Shrubs shall be \$100 each.
- During construction and until the end of warranty period, existing trees that are showing signs of stress as determined by the Landscape Architect are to be deep root fertilized two injections per caliper inch per tree at 18" - 24" depth with Peter's 20/20/20 fertilizer or Landscape Architect approved equal.
- Contractor is responsible for verifying and confirming all plant counts as supplied by the Landscape Architect with field conditions as constructed. Any discrepancies shall be reported to Landscape Architect for approval and direction.
- Tree transplanting shall be performed by a suitable hydraulic tree spade, sized as necessary to perform the work.
- Prior to commencement of any construction, all existing trees to remain shall receive tree protection fence at outer edge of drip line whenever possible. This is particularly important along the riparian corridor.
- In green space areas the Contractor shall install a fabric thick clean topsoil layer on top of a 4" thick compacted sand layer and geotextile fabric to provide separation to contaminated soils below. A construction detail for this capping method is provided on Sheet A000. All newly planted trees will be placed within a maximum of 12-inches of clean imported soil. See planting details on Sheet LS.2.



Christ Episcopal Church

Montpelier

Winooski River

Montpelier Parks Department

