



Vineyard City

125 South Main Street • Vineyard, UT 84059 • phone: 801.226.1929

REQUEST FOR PROPOSALS (RFP)

Professional Planning and Design Services Vineyard City Waterfront

1. INVITATION

Vineyard City is pleased to invite your firm to submit qualifications, conceptual design proposal, and engineering design services related to the Vineyard Shoreline. Attached you will find materials describing the project, as well as the scope of services and deliverables.

Submit your proposal for professional services as described in the RFP by no later than 3 P.M. on May 12, 2021. It is the city's intention to promptly review proposals and to schedule interviews with selected firms shortly thereafter. We look forward to receiving and reviewing your proposal.

Sincerely,

Morgan Brim, AICP
Community Development Director
Phone: 385.248.7029
Email: morganb@vineyardutah.org

2. BACKGROUND

Vineyard City is Utah's fastest growing community and located in the heart of Utah County. It is part of an urban metro-area whose neighboring cities are Orem, Lindon and Provo Cities and positioned on the northeastern shoreline of Utah Lake. The city boasts quality residential neighborhoods, business districts, and several parks. The current waterfront is used extensively for fishing, paddle boating, and watersports. Utah Valley University is planning to build a 225-acre campus within the city which is poised to attract many visitors. The city incorporated in 1989, and is currently home to more than 17,000 people, with a land area of five square miles. Vineyard has a unique blend of small-town atmosphere with a suburban character. The city also enjoys a unique core of urban lifestyles and conveniences, in addition to vibrant natural features and outstanding recreational opportunities. Since the city's incorporation, municipal resources have been focused into building one of Utah's premier park and open space recreation systems. Vineyard's parks have grown from 7 acres to over 44 acres and an additional 28 acres are under construction. The city considers the waterfront as the foremost component of future recreational activities and economic development.

Vineyard's waterfront comprises approximately 3.4 miles of shoreline. The waterfront will offer diverse recreational opportunities and ecological benefits to the community as resources are invested into it. The city's northern waterfront will host a vibrant mixed-use Downtown served by commuter rail (FrontRunner), large event facilities, and several thousand residents. Vineyard Downtown is designed to front onto and engage with the shoreline. Conversely, the Walkara Way Conservation Area, a multi-jurisdictional conservation project, is located on the southern shoreline and is in the process of removing invasive plant species in addition to the remediation of the shoreline. Shoreline elements are connected through the Utah Lake Shoreline Trail System, which is planned for over 100 miles in length and will loop the entire boundary of Utah Lake.



3. EVALUATION OF CONSULTANTS

The city reserves the right to amend, withdraw, and cancel this RFP. The city also reserves the right to reject all responses to this RFP at any time prior to the agreement execution. Furthermore, the city reserves the right to request additional information about any and all proposals that in the city's opinion is necessary to assure the consultant's competence, number of qualified employees, business organization, experience, and financial resources are adequate to perform the services.

The consultant teams with the top three (3) scoring proposals will be invited to participate in virtual interviews. The interview will be an opportunity for the selection panel to ask the consultant team for clarification on the proposal and other questions if needed. Please use the interview as an opportunity to **demonstrate the virtual meeting platform, tools, and techniques proposed to be used for community outreach**. The consultant teams should discuss their proposed community outreach program and demonstrate their abilities and ideas for conducting virtual community outreach meetings for the project. The consultant is responsible for selecting their own virtual interview platform to use in order to demonstrate their ability to engage with the community. The consultant teams' virtual meeting link must be provided to the city staff contact provided on this RFP at least 72 hours prior to the scheduled interview time.

Evaluation Criteria	Weight
Qualifications and availability of key personnel and project team	20
Experience in developing cost estimates that are reflective of the current bidding climate	20
Experience conducting community engagement, gathering input, and leading oral presentations	20
Overall quality content and responsiveness to RFP requirements	15
Economic development experience with local government agencies	15
Demonstrated competency of the Consultant to perform high quality work, to control costs, and meet time schedules	10
Total	100

4. SCOPE OF WORK

The scope of work for consultant services includes the following tasks:

- a. Develop a project timeline to be approved by city staff to include project kickoff meeting, meetings with steering committee, public input sessions, presentations to Bicycle Advisory Commission, Planning Commission and City Council and project deliverables. Please note, project deliverables are due to the city February 2022. The city anticipates initiating construction of high priority projects in the Spring of 2022.
- b. Meet with city staff and visit the project site to gain a complete understanding of the existing conditions and needs for preparing the preliminary and final plans and specifications for the project.
- c. Organize and facilitate a tour of city lake front with staff members and city officials of key project areas.
- d. Provide draft concept plan and project list with established costs for public and staff input.
- e. The consultant will be expected to manage and coordinate community outreach efforts, including graphic design and marketing services. In-person community workshops/meetings will only be allowed to take place if State, County and local COVID-19 guidelines allow. The consultant must plan for some, but likely all, outreach efforts to take place virtually.

In their proposal, the consultant team must demonstrate their experience, ability, and ideas for engaging with the community in a meaningful way during outreach efforts. Outreach efforts need to be inclusive of a wide range of ages, socio-economic, and cultural backgrounds, and include a wide range of ways for the community to engage and provide feedback. The city expects the consultants to provide surveys, online GIS map-based public comment tools, online tools for interactive design charrettes, a web-based project hub to make project information widely available and transparent to the community, and other ways to create a robust community outreach program. The city expects the consultant to host and conduct dynamic and engaging community outreach with compelling content, audience participation and using participation tools such as real-time polling, surveys, shared drawing screens, and other means to create opportunities for lively community interaction.

- f. Following public input solicitation, present updated draft to Bicycle Advisory Commission, Planning Commission and City Council. The consultant should anticipate separate meetings with each public body.
- g. Final deliverables shall be provided to the city no later than February 2022 unless an extension is mutually agreed upon by the city and consultant. Final deliverables shall include:
 - A comprehensive lakeshore concept plan and design showing all projects agreed to by the steering committee and aforementioned public bodies displayed in one exhibit. Of these projects the city expects the consultant to provide engineering and design documents as described in the following **bullet points**.
 - The consultant shall work with steering committee and public bodies to identify high priority projects consistent with approved Tourism, Recreation, Cultural, Convention (TRCC) grant, awarded by Utah County to Vineyard City. The consultant shall prepare final design/engineering, bid and construction documents necessary to initiate construction of high priority projects. It is the intention of Vineyard City to begin construction of high priority projects in Spring, 2022. Projects identified for final design and engineering shall fall within the funding appropriated through the TRCC grant.
 - It is expected projects not identified as “high priority” the consultant shall prepare ten percent (10%) engineered drawings with anticipated costs.
 - The city expects the consultant to incorporate new ideas for the lake front that will elevate the Vineyard Shoreline as a unique and exciting place to visit. This plan shall provide recommendations for lakefront economic development strategies.

5. WATERFRONT PROJECTS

The waterfront design shall include the total length of Vineyard’s waterfront and shoreline. The city is looking for specific projects to improve the ecological quality of the waterfront, improved public access, economic development opportunities of land adjacent to the waterfront and recreational projects within, or may extend into, the lake. For the purposes of this RFP, the waterfront is separated into two planning areas: Waterfront South and Waterfront North. The city expects the consultant to provide designs for each listed project and to propose amendments to projects and to propose new projects. The city’s vision of the waterfront is to provide a unique experience for its users and to create an atmosphere that will attract tourists within the region and state.



a. Waterfront South

The Waterfront South planning area is intended to provide pristine areas for reflection and the enjoyment of wildlife. This planning area contains Sunset Beach Park on the north, a trailhead at Center Street, and the Walkara Way Conservation Area on the south. There are several opportunities in this planning area to improve access to the water and additional recreational opportunities. The Walkara Way Conservation Area was conserved for the purpose of providing a natural open space setting which will attract visitors interested in learning about the functions of Utah Lake and its wildlife.

The consultant will be responsible for incorporating the following projects into the plan:

- Improvements to the Walkara Way Beach and associated amenities
- Trailhead and park area west of Clegg Farm
- Improvements to the existing Center Street Trailhead
- Restoration of beach areas and added water front access points
- Revisioning of an existing stormwater outfall on northside of Sunset Beach Park to establish a water feature attraction that is safe and usable.



b. Waterfront North

The Waterfront North planning area is intended to provide more of an entertainment purpose and a direct interface into the lake through a dual pier system located on either side of an improved Vineyard Beach. This area also provides an opportunity for the future Vineyard Downtown to connect with the waterfront. The General Plan of the city indicates that the waterfront in this planning area will play a major role in the development of the Downtown and become a catalyst for economic development.

The Downtown will contain a boardwalk with ground floor retail, entertainment, and residential uses. Two promenades will extend through the downtown and connect into the waterfront trail system. A 50-acre historic storm water detention pond, which served the former Geneva Steel Mill, is located on the northern end of this planning area and provides opportunities for remediation and recreation. The city was recently awarded a tourism and recreation grant through Utah County to assist with improving the existing Vineyard Beach and surrounding waterfront. The concept plan submitted for the grant contains several projects that should be considered by the consultant in their design. The consultant will be responsible for incorporating the following projects in their design:

- Reuse of former Geneva Mill detention pond
- Economic development recommendations for future board walk area and Downtown land abutting waterfront
- Transition considerations from promenade parks into the waterfront
- Design of water front park and Vineyard Beach/expansion areas
- Incorporation of lake front elements shown in the Vineyard Downtown Special Use District and Lake Front Improvement grant application



6. PROPOSAL SUBMISSION REQUIREMENTS

Proposals are sought from firms with expertise in waterfront design, engineering and cost estimating services. Information provided will play a significant role in the city's selection of the consultant team considered best qualified to provide the scope of services. Proposals must be submitted no later than 3 P.M. May 12, 2021. Respondents shall provide their submittals in a mailing envelope clearly marked "Request for Proposals – Waterfront Professional Planning and Design Services."

Submissions should be addressed as follows:

To: Morgan Brim
Community Development Director
125 S. Main Street
Vineyard, Utah 84059

Submittals may also be hand-delivered in person to the main desk on the first floor of the city offices by the required date and time. Submittals delivered after the posted deadline will not be considered for selection. Submittals will not be accepted by fax, telephone, or email. To promote waste reduction and resource conservation, please submit one (1) hard copy of your team's qualification package as well as a PDF copy saved to a labeled USB drive. Submittals shall not contain plastic bindings, plastic, or laminated pages. Double sided documents are preferred. Please avoid superfluous use of paper (such as separate title sheets or chapter dividers). Submittals shall be limited to 20 pages maximum of 8.5 x 11-inch paper (minimum 10 pt. font size), resulting in ten sheets if double-sided.

Questions about this RFP must be emailed no later than May 5, 2021 at 2:00pm to the morganb@vineyardutah.org.

Interviews for shortlisted firms are anticipated during the week of May 17, 2021. The city reserves the right to select a Consultant from submitted proposals alone.

Please provide the following in your Proposal Package:

- a. **Cover Letter:** Please submit a one-page letter of intent listing the proposed team (prime and sub consultants) and commitment to providing the services described in the scope of work.
- b. **Statement of Experience:** Identify the proposed project manager and key personnel of the project team; include the relevant experience, qualifications, hours of availability, and project roles for each member.
- c. **References:** Three (minimum) client references for recent projects for waterfront design and economic development projects (within the last 5 years) led by the proposed project manager. Please include the full name of the client, reference name, phone number and e-mail.
- d. **Relevant Sample Work:** Describe past performance in completing similar scope of services for other clients (Preferably public agencies). Provide the following information for no more than (5) five relevant projects that have been completed or in progress by members of the consultant team.
 - Name of project
 - Project website, if applicable
 - Brief project description highlighting special attributes/features of the project
 - Project design team
 - Reference name and contact information
 - Project cost estimate and construction cost, if applicable
- e. **Rate and Service Structure:** provide hourly rate for all staff members on the consultant team.
 - If additional charges are assessed for travel or other items please indicate. Also detail any minimum hourly requirements. Otherwise, this rate should be all-inclusive.
 - If use of subconsultants is proposed, indicate if a billing mark-up will apply and, if so, how much the mark-up will be.

All costs for developing submittals in response to this RFP are the obligation of the Consultant and are not chargeable to the city. All submittals will become property of the city and will not be returned. Submittals may be withdrawn at any time prior to published close date, provided notification is received in writing to the contact listed on this RFP. Submittals cannot be withdrawn after the published close date.

7. ATTACHMENTS

The following attachments will assist the Consultant in understanding lake side projects and improvements that are of interest to the city for this Waterfront Design.

- a. Downtown Plan
- b. Utah County Grant Application
- c. Walkara Way Project <https://utahlakecommission.org/walkara-way-project/>
- d. General Plan <https://www.vineyardutah.org/DocumentCenter/View/111/General-Plan-PDF>



Master Plan

Downtown Vineyard



Transit Plaza



Civic Center Plaza

Downtown Vineyard



Civic Center



Lakefront

Downtown Vineyard



Lakefront Parkway

Downtown Vineyard



Utah County Commission

Tanner Ainge
Nathan Ivie
Bill Lee

51 S University Ave.
Suite 320
Provo, UT 84601

801-851-8100
www.utahcounty.gov

Tourism, Recreation, Cultural, Convention (TRCC) / Transient Room Tax (TRT) Funding Request Application for Public Entities

Municipality/Entity: Vineyard

Name of Preparer/Contact Person: Morgan Brim

Mailing Address: Vineyard City Hall, 125 S Main St, Vineyard, UT 84059

Phone: 801-226-1929 Email: morganb@vineyardutah.org

Cost of Proposal: \$ 2,954,766.01 (Requesting Funding for Phase I only)

Project Name: Vineyard Waterfront Project

****Please submit a detailed project description with your funding request****

Please indicate which purpose applies to your request for revenue by checking one of the boxes below:

- Financing tourism promotion:
- The development, operation, and maintenance of the following publicly owned and operated facilities:
 - Cultural Facility
 - Recreation Facility
 - Tourist Facility

Detailed Project Description:

The intent of this project is to improve the waterfront of Vineyard City to promote recreation and tourism in the area. We are proposing existing trail improvements and connectivity to Utah Lake Parkway trail. Along with this we are proposing landscape improvements, beach improvements and expansion, parking for beach access, and site amenities such as a natural playground, plazas, a wooden pier, and potentially a lighthouse to draw people into the area. Developer has plans for promenades that will connect the Front Runner station to the waterfront, attracting people to the area and providing access.

(Please attach any additional Project Information)



**VINEYARD - BEACH FRONT CONCEPT
PRELIMINARY OPINION OF PROBABLE COSTS (OPC's)**

NOTE: OPC'S ARE FOR PRELIMINARY USE ONLY AND ARE NOT GUARANTEED FOR CONSTRUCTION PURPOSES.

PHASE-1

ITEM NO.	ITEM DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
DEMOLITION AND GRADING					
1	MOBILIZATION	1	LUMP	\$ 100,000.00	\$ 100,000.00
2	PERMITTING (STATE ENGINEER & DEQ)	1	LUMP	\$ 10,000.00	\$ 10,000.00
3	PERMITTING (ARMY CORP. / NEPA (6-12 MONTHS))	1	LUMP	\$ 50,000.00	\$ 50,000.00
4	CLEAR & GRUB	794,262	SQUARE FOOT	\$ 0.75	\$ 595,696.50
5	EXCAVATION (SAND BEACH, RETAINING WALLS & PLANTING AREAS)	7,500	CUBIC YARD	\$ 5.00	\$ 37,500.00
6	DREDGING AND CONSTRUCTION PREPARATION OF PIER, ISLAND & SAND SAVER WALL	2,800	CUBIC YARD	\$ 15.00	\$ 42,000.00
7	CONSTRUCTION STAKING & SURVEY	1	LUMP	\$ 20,000.00	\$ 20,000.00
SUB TOTAL					\$ 855,196.50
SWPPP / EROSION CONTROL					
8	SILT FENCE	1,800	LINEAR FOOT	\$ 2.69	\$ 4,842.00
9	STABILIZED CONSTRUCTION ENTRANCE	1,250	SQUARE FOOT	\$ 1.61	\$ 2,012.50
10	INLET BARRIER	3	EACH	\$ 162.00	\$ 486.00
SUB TOTAL					\$ 7,340.50
BEACH AREAS					
11	SAND BEACH (441,178 SF @12" DEPTH = 16,333CY)	1,764	TON	\$ 35.00	\$ 61,740.00
12	SAND SAVER WALL	750	LINEAR FOOT	\$ 250.00	\$ 187,500.00
SUB TOTAL					\$ 249,240.00
UTILITIES					
13	STORM SEWER MANHOLE	5	EACH	\$ 3,000.00	\$ 15,000.00
14	STORM SEWER	5,636	LINEAR FOOT	\$ 50.00	\$ 281,800.00
15	CATCH BASIN / STORM DRAIN COMBINATION	3	EACH	\$ 2,500.00	\$ 7,500.00
16	SANITARY SEWER	1	LUMP SUM	\$ 50,000.00	\$ 50,000.00
17	WATER	1	LUMP SUM	\$ 42,000.00	\$ 42,000.00
18	LIGHTING	1	LUMP SUM	\$ 120,000.00	\$ 120,000.00
19	ELECTRICAL (TRANSFORMER/WIRING/CONDUIT/METER/PANELS)	1	LUMP SUM	\$ 150,000.00	\$ 150,000.00
SUB TOTAL					\$ 666,300.00
TRAILS					
20	PRIMARY TRAIL (7,333 LF AT 5" CONCRETE DEPTH AND 10' WIDTH)	73,330	SQUARE FOOT	\$ 5.00	\$ 366,650.00
21	UNTREATED BASE COURSE FOR PRIMARY TRAILS (4" BASE OVER 73,330 FT²)	310	TON	\$ 25.00	\$ 7,750.00
SUB TOTAL					\$ 374,400.00
CENTRAL AREA - HARDSCAPE					
22	4" CONCRETE PAVEMENT W/ 8" UTBC BASE	5,300	SQUARE FOOT	\$ 5.00	\$ 26,500.00
23	BOULDER RETAINING WALL (5-WALLS 8' HEIGHT BY 5' WIDTH X 1,216 LINEAR FEET)	2,432	TON	\$ 100.00	\$ 243,200.00
24	WOODEN STAIRS TO BEACH (2-SETS) AT EACH PROMANADE CONNECTION POINT	2	LUMP SUM	\$ 50,000.00	\$ 100,000.00
SUB TOTAL					\$ 369,700.00
LANDSCAPE AREAS					
25	ALL LANDSCAPE AND IRRIGATION	1	LUMP SUM	\$ 350,000.00	\$ 350,000.00
SUB TOTAL					\$ 350,000.00
ROADWAY (VINEYARD RD.) & PARKING					
26	24" CURB & GUTTER (INCLUDES 8" UNTREATED BASE COURSE) - ROADWAY	5,636	LINEAR FOOT	\$ 20.00	\$ 112,720.00
27	ASPHALT PAVING (4" DEPTH OVER 191,624 FT²) - ROADWAY	4,407	TON	\$ 70.00	\$ 308,490.00
28	UNTREATED BASE COURSE (8" DEPTH OVER 191,624 FT²) - ROADWAY	8,814	TON	\$ 25.00	\$ 220,350.00
29	GEOGRID TEXTILE (SUB-BASE) -ROADWAY	191,624	SQUARE FOOT	\$ 0.50	\$ 95,812.00
30	24" CURB & GUTTER (INCLUDES 8" UNTREATED BASE COURSE) - PARKING	1,359	LINEAR FOOT	\$ 20.00	\$ 27,180.00
31	ASPHALT PAVING (4" DEPTH OVER 47,942 FT²) - PARKING	1,102	TON	\$ 70.00	\$ 77,140.00
32	UNTREATED BASE COURSE (8" DEPTH OVER 47,942 FT²) - PARKING	2,205	TON	\$ 25.00	\$ 55,125.00
33	GEOGRID TEXTILE FABRIC OVER SUB BASE - PARKING	47,942	SQUARE FOOT	\$ 0.50	\$ 23,971.00
34	ADA RAMPS	12	EACH	\$ 1,500.00	\$ 18,000.00
35	PARKING STALL STRIPING (52 STALLS @ 18' LONG)	936	LINEAR FOOT	\$ 2.15	\$ 2,012.40
36	PARKING LOT / ROADWAY SIGNAGE	6	EACH	\$ 800.00	\$ 4,800.00
37	CROSSWALK STRIPING (6 CROSSINGS)	80	LINEAR FOOT	\$ 3.50	\$ 280.00
SUB TOTAL					\$ 945,880.40
ALTERNATE AMENITIES					
38	CXT PREFABRICATED RESTROOM (LOCATED AT PARKING LOT)	1	LUMP SUM	\$ 250,000.00	\$ 250,000.00
39	PLAYGROUND & STRUCTURE	1	LUMP SUM	\$ 200,000.00	\$ 200,000.00
40	WOODEN PIER	1	LUMP SUM	\$ 250,000.00	\$ 250,000.00
41	PROMANADE CONNECTIONS AT BEACH AREA	2	LUMP SUM	\$ 80,000.00	\$ 160,000.00
42	LIGHTHOUSE ISLAND	1	LUMP SUM	\$ 500,000.00	\$ 500,000.00
SUB TOTAL					\$ 1,360,000.00
SITE SUB TOTAL					\$ 5,178,057.40
15% PLANNING LEVEL CONTINGENCY					\$ 776,708.61
PHASE-1 TOTAL:					\$ 5,954,766.01
Funding Request					\$ 2,954,766.01

ENGINEER'S DISCLAIMER ON THE BID SCHEDULE:

This quantities provided within this OPC are made on the basis of the ENGINEER'S experience and qualifications and represents the ENGINEER'S best judgement as an experienced and qualified professional generally familiar with the industry. However, since the ENGINEER has no control over the cost, labor, materials, equipment, or services furnished by others, or over the contractor's methods of determining prices, or over competitive bidding or market conditions, the ENGINEER cannot and does not guarantee that proposals, bids, or actual construction cost will not vary. As a result, it is the bidders and/or contractor's responsibility to verify ALL quantities provided within this OPC.

Context Map



Context Map Source: Flagship Homes

Vineyard Concept

Vineyard, Utah 02.24.20

Exhibit Map



- 1 Wetland Improvements, & Educational Signage
- 2 Proposed Trail Connects to Utah Lake Pkwy Trail
- 3 Pier With Restaurant
- 4 Virginia Beach
- 5 Improved Beach Area With Terraced Retaining Walls
- 6 Proposed Lower Trail
- 7 Pier With Lighthouse
- 8 Sand Saver Wall
- 9 Existing Utah Lake Pkwy Trail to be Improved
- 10 Potential Marina Area
- 11 Potential Cable Surf Park
- 12 Edge Homes Development

Precedent Image



Vineyard Concept

Vineyard, Utah 02.24.20



Phase One Map



PHASE ONE



- 1** Improved Trail Connects to Utah Lake Pkwy Trail
- 2** Pier With Restaurant
- 3** Improved Virginia Beach and Expanded Beach Area With Terraced Retaining Walls
- 4** Proposed Natural Playground
- 5** Proposed Lower Trail
- 6** Stairs to Beach Area
- 7** Pier With Lighthouse
- 8** Sand Saver Wall
- 9** Beach Access Parking & Drop-Off
- 10** Vineyard Rd Improvement

Master Plan Renderings



A Lakefront



B Lakefront Parkway

Vineyard Concept

Vineyard, Utah 02.24.20

