

REQUEST FOR QUALIFICATIONS

RFQ #2021-04
Springville City 1600 South Area Plan

Submit your Qualifications via <https://tinyurl.com/springvillebids> :
Qualifications must be submitted prior to the date and time indicated. Responses will not be accepted after:

Wednesday, March 17 - 10:00 a.m.

All questions regarding this RFQ shall be submitted
through Sciquest

Josh Yost, Community Development Director

Email: jyost@springville.org

Phone: (801) 489-2705

Delivery Requirement:

FAILURE TO SIGN THIS SECTION WILL DISQUALIFY YOUR RESPONSE

The undersigned agrees to furnish the articles and/or services listed in this document at the prices and terms stated, subject to the requirements of this Request for Proposal including, but not limited to, the standard contract terms and conditions:

Firm Name	
Signature	
Printed Name	
Date	Phone
Fax	
Email	Website

Springville City 1600 South Area Plan RFQ

INTRODUCTION

Springville City is seeking statements of qualifications from multidisciplinary consultant teams to participate in the creation of an area plan for an area surrounding the 1600 South Corridor between the planned I-15 interchange and SR-51.

Project Area Description

1600 South has long been the de facto southern boundary of formal development in Springville City. Development pressure is currently increasing as the Utah Department of Transportation plans for the construction of an I-15 freeway interchange at 1600 South. This new freeway access combined with the area's proximity to expanding development in Spanish Fork to the south has created new opportunities for the evolution of this corridor from a minor street with marginal land uses to a key center of growth in the city and region.

The current Springville General Plan designates the area directly to the north of 1600 South as a mix of Industrial Manufacturing and Commercial with Low Density Residential beyond. South of 1600 South the future land use is designated as Industrial Manufacturing or Agricultural. Currently the area to the south is home to a variety of disparate land uses interspersed with agriculture. These uses range from scattered single family homes and storage units, to contractor yards and steel fabrication along SR 51 to an agricultural equipment dealer and a large automobile salvage business along 1600 S. To the north are found a concrete plant, single family subdivisions, marginal industrial and junk yard properties, and large agricultural areas.

The study area is roughly 1,200 acres with about 300 acres already developed in single-family housing.

The scope of the 1600 South Corridor planning process can be grouped in the following interrelated subjects as follows.

Scope

- Urban Design
 - Plan for a neighborhood of lasting value that will foster an enhanced quality of life for its residents and visitors.
 - Identify unique elements of the study area that can be employed to establish a character and identity for this area of Springville.
- Land Use
 - Select and place an economically viable mix of land uses, in the context of a mixed-use neighborhood.
 - Determine a market supportable range of housing options, including Moderate Income Housing.
 - Plan for the rationalization of the Springville-Spanish Fork municipal boundary.
 - Develop planning scenarios and identify criteria for selecting a preferred alternative.
- Transportation
 - Plan a connected network of local streets to augment the collector/arterial grid.
 - Consider the impact of a future eastward extension of 1600 S to Highway 89.

- Plan for high quality active transportation facilities throughout the area, providing connections within and through the area including to the potential Springville Frontrunner Station and to eastern Springville, northern Spanish Fork and Mapleton City.
- Analyze the UDOT’s proposed design of 1600 South, including the proposed interchange, from a placemaking perspective and make recommendations to align the character of the street with the planned future land uses and to prioritize active transportation modes.
- Open Space and Natural Areas
 - Identify sensitive riparian and other natural or agricultural resources and provide recommendations for their preservation and integration into development.
 - Plan for a variety of open spaces, parks and other public gathering areas.
- Economic Analysis and Infrastructure
 - Perform fiscal impact analysis of each planning scenario.
 - Quantify impacts to utility systems and the costs of needed improvements.
- Zoning
 - Recommend a land use regulation framework to implement the plan.
 - Recommend a structure for the incremental development of complete neighborhoods while allowing for development to respond to market conditions over an extended period.
- Process
 - Create a robust public participation plan identifying participation opportunities and outreach strategies for a complete range of potential participants. Plan for the integration of this process with other planning processes currently underway in Springville, including the Springville Active Transportation Plan, Parks and Recreation Master Plan, Downtown Main Street Plan, and a planned update of the Springville General Plan.

Stakeholders

Key stakeholders include the following

- Springville City
- Spanish Fork City
- Study area property owners
- Study area residents
- UDOT
- General public

SUBMITTAL REQUIREMENTS

Cover Include project name, respondent name, and date

Section 1 Cover Letter – Introductory cover letter identifying the lead firm, contact information for the proposed project manager, and a statement that the respondent has reviewed this RFQ (2 pages max)

Section 2 Team Organization – Overview of the team organization indicating the lead firm and lead individual for each component of the work (2 pages max)

Section 3 Summary of Qualifications – Statement of project understanding and summary of qualifications and approach to perform the work and meet the City’s goals as stated in the objective section, based on the team’s skills and experiences (4 pages max)

Section 4 Relevant Experience – Descriptions of no more than five projects that are comparable in terms of plan development, public engagement processes, and/or other aspects relevant to this project. Each description should generally include the following (2 pages max per project):

- Name, location, and description of the type of project including project size
- The members of the proposed consulting team that were involved and the services they performed
- Project process and project management methods
- Project timeline
- Public engagement processes utilized
- At least one reference with contact information

Section 5 Firm Descriptions – Description of each participating firm such as history, services offered/general experiences, number of employees, location of offices (2 pages max per firm)

Section 6 Resumes – Resumes for the key project personnel shown on the chart contained in Section 2 including the location of the primary office to which they are assigned (2-page max per individual)

Section 7 Approach – General explanation of approach to specifically addressing the 1600 South Corridor Plan and reasoning for choosing the proposed approach. (6-page max)

Format Requirements of Submittals

Proposals will be submitted electronically through Scquest. The City reserves the right to reject submittals that fail to contain all required information or fail to follow the instructions contained in this RFQ.

Consideration of Qualification Submittals

Submittals will be reviewed by the qualifications review committee which may include the City Administrator, Assistant City Administrator (City Attorney), Community Development Director, City Planner or additional staff. The City will select one or more respondents from which to solicit bids for the project. Depending upon the number and quality of submittals, interviews may be conducted during this initial RFQ process.

The qualifications review committee will assess each response against the criteria listed in the following section, Evaluation Criteria. The City and Committee will consider each respondent’s general qualifications, project history, interviews, and the evaluation criteria set forth in this RFQ.

EVALUATION CRITERIA

The following criteria will be assessed by the review committee.

I. Development Team

- a) Types of experience in the field
- b) Diversity of services provided including planning, public engagement, project management, etc.
- c) Ability to complete the project within a set timeline
- d) Professional and project references

II. Experience to successfully undertake this project

- a) Experience with similar corridor/area plan processes
- b) Experience securing innovative planning outcomes
- c) Experience with managing a public engagement process
- d) Experience with data collection and evaluation
- e) Capability to provide the required essential elements of the plan
- f) Proven capacity to deliver the project requirements on time and on budget

III. Project understanding and approach

- a) Understanding of City's goals and desires for the project
- b) Approach to incorporating public engagement
- c) Approach to working with the City in crafting an ultimate plan