

# QUINCY PARK DISTRICT/ADAMS COUNTY/CITY OF QUINCY

## Riverfront Promenade/Boardwalk and Visitor Boat Dock

### Design and Engineering Request for Qualifications (RFQ)

#### Overview

Quincy is the economic and cultural hub of west-central Illinois, serving nearly 300,000 people within a 75 mile radius. Built on limestone bluffs with striking views of the Mississippi River, the City is located on the river's east bank in Adams County, Illinois. Known as the "Gem City," Quincy remains a prominent river town with a population of more than 40,000.

Residents on both sides of the river rely upon two bridges for their daily commute to work. The Bayview Bridge carries westbound U.S. Highway 24 traffic to West Quincy, MO. Eastbound traffic is carried by the Quincy Soldier's Memorial Bridge just to the south. The bridges visually frame views of the Mississippi from a system of public parks on the riverfront. Bayview is a cable-stayed span with tall towers. The bridge is particularly dramatic when lit at night.

#### Project Summary

The Quincy riverfront is one of the greatest amenities and attractions for residents and visitors to the region. Currently Quincy's riverfront has three parks – Clat Adams, Bicentennial and Edgewater—that are connected by a linear trail system. While the riverfront parks are certainly pleasant spaces for relaxation, they were designed as passive green space for viewing the river.

What is missing is a significant facility that will tie the riverfront to the Mississippi itself—a dock attraction to draw boaters and residents on a daily basis. The City of Quincy, Adams County and the Quincy Park District seek to expand the riverfront park system by adding a riverfront promenade, boardwalk and boat dock at the foot of Hampshire Street.



The sponsor is soliciting statements of interest from qualified engineering and architectural firms to prepare preliminary design concepts, obtain the required permits, and prepare final plans, specifications, and estimates for the construction of a riverfront pier, boardwalk and visitor dock. The initial development area has approximate 400 feet of river frontage (see Exhibit A) which currently includes a boat landing and is located between Bicentennial Park and the Quincy Water Treatment Plant. The elevated plaza design needs to address access to the river via a boardwalk, accommodation for docking large river vessels as well as day-boaters, pedestrian and bicycle connections to adjacent parks and private vendor opportunities on the plaza. Part of this proposal is to provide a concept design for the area between the bridges and how the promenade, boardwalk and boat dock will tie into the overall design. Budget for this project is expected to be \$4,000,000 to \$6,000,000 and all construction work on this

promenade, boardwalk and boat dock project will be required to be in compliance with the Prevailing Wage Act.

## **Background Information**

The Quincy Next Strategic Plan was adopted by the Quincy City Council in March 2018. The plan focuses on four areas: general economic development, downtown/riverfront development, transportation/infrastructure/safety, and tourism/arts/recreation. Over 180 community members served on task forces to guide the plan. One of the top initiatives garnered from public input was Quincy's Riverfront is the City's greatest natural asset, with the potential to serve many different roles including tourism destination, center of community activity, thriving restaurant and retail district and attractive residential location. The Quincy Next Strategic Plan can be reviewed at: [http://www.quincyl.gov/files/documents/document/000/000/820.ADOPTED\\_Quincy%20Next%20Strategic%20Plan\\_March%202018.pdf](http://www.quincyl.gov/files/documents/document/000/000/820.ADOPTED_Quincy%20Next%20Strategic%20Plan_March%202018.pdf)

Illinois Department of Transportation conducted a Phase 1 Planning Study for the replacement of Quincy Memorial Bridge over the Mississippi River. The preferred location for the new Memorial Bridge is the York Street alignment which is two blocks south of the current Maine St Bridge alignment.

## **Submission Requirements**

Sponsor: City of Quincy, Adams County and Quincy Park District  
Due Date: No later than 4.00 pm on August 16, 2018  
Delivery: Quincy Park District  
1231 Bonansinga Dr, Quincy Illinois 63201  
Deliverables: Technical Qualifications - 1 electronic 5 hard copies

Request for Qualifications shall be submitted in a sealed envelope clearly marked on the outside of the envelope: RFQ for: Riverfront Promenade/Boardwalk and Visitor Boat Dock

RFQ Inquiries: Inquirers concerning the RFQ can be made only by email to: Rome Frericks, Executive Director, Quincy Park District: [rfrericks@quincyparkdistrict.com](mailto:rfrericks@quincyparkdistrict.com)

## **Basic Qualifications**

Consultants must have experience, skills, vision and creativity in developing waterfront projects. The riverfront design should include state-of-the-art philosophy towards infrastructure and waterfront design specifically with boardwalks and dock designs associated with rivers with significant water flow, water depth changes and flooding. The selected planning team and sub-consultants must have the qualifications in waterfront engineering, architecture, riverfront design with graphic abilities to express concept plans to the public and elected officials.

Requested qualifications of team/firm submitting RFQ:

- Demonstrate waterfront architecture/engineering expertise and successful execution of projects of similar scope and scale.
- Demonstrate understanding of river navigation and flooding impacts on structures in the River.
- Experience and ability to suggest cost-containing strategies for sustainable design to lower operation and maintenance cost.
- Community Meeting facilitation skills.
- Expertise with bike/pedestrian transportation engineering and trail development.

- Past riverfront recreation design, engineering and development successes.
- Past experience with obtaining state and federal permits.

### **Services Required and Scope of Work**

- Necessary field surveys and field reconnaissance work (including property / right of way locations) to obtain and develop needed information for the improvements.
- Development of a concept plan with the focus on the promenade, boardwalk and boat dock at the location shown in Exhibit A and how they tie into the riverfront between the Bayview Bridge (Broadway St.) and future Memorial Bridge replacement (York St.) in terms pedestrian and boater access.
- Preparation of 3 preliminary options with 3D visual renderings and estimates of probable cost to be presented to the community for comment for the overall project between Broadway and York Streets.
- Develop a phasing sequence and budget in coordination with the community for the implementation of the overall project including annual maintenance and operation costs.
- Once a preliminary design option is chosen by the community, the consultant shall prepare final construction plans, specifications, bid documents, estimate of probable cost, and estimate of construction time for the first phase of the project.
- Acquisition of the required permits from state and federal agencies.
- Coordination with utilities and railroad companies.
- Up to 3 Community Meetings.
- Arrange for and conduct a preconstruction conference with the contractor(s) for the Phase 1 project prior to the start of construction. The preconstruction conference will be coordinated with community officials.

### **Statement of Interest (SOI) Requirements**

For a firm to be considered, four bound hard copies and one electronic copy (preferably PDF) of the SOI is required to be received Thursday, August 16, 2018 (delivery instructions above). Note that the SOI should follow the order set forth in this section. The SOI should be limited to 40 pages (including Title Page).

Each submission should include a preliminary section which includes the following:

1. Title page – include the firm’s name, contact person and contact information for the firm and contact person
2. Table of Contents
3. Transmittal Letter – include the following:
  - a. Signed statement regarding the proposer’s understanding of the work to be done,
  - b. Commitment to perform the work within the time period,
  - c. Statement attesting that the firm will perform the work according to the standards required herein, and
  - d. Irrevocable offer for 60 days.
4. A listing of prior experience in providing like services. Include a list of prior projects similar in size and scope and persons to contract for references. Project listed should have been completed within the past 10 years and should be for the persons that will be assigned to this project.
5. The experience of the principals and staff of the firm that will be assigned to this project.

6. Demonstrated special experience of persons proposed for the design team with design of boardwalks and boat docks of this size and nature.
7. Demonstrated experience with various environmental reports that might be required by this projects. Examples included but are not limited to environmental assessments, geotechnical samplings, environmental impact assessments, land and river use permits and regulations, bid laws and procedures and construction management experience and abilities.
8. The approach that will be taken to conduct the work along with a timeline schedule to complete all work. Major work elements shall be shown.
9. A comprehensive listing of Consultants and/or subcontractors that would likely be used a part of the design team.
10. A current manpower allocation chart or graph or written description that describes manpower available for this project.

### **Evaluation of the SOI**

The Statement of Interest will be rated based on:

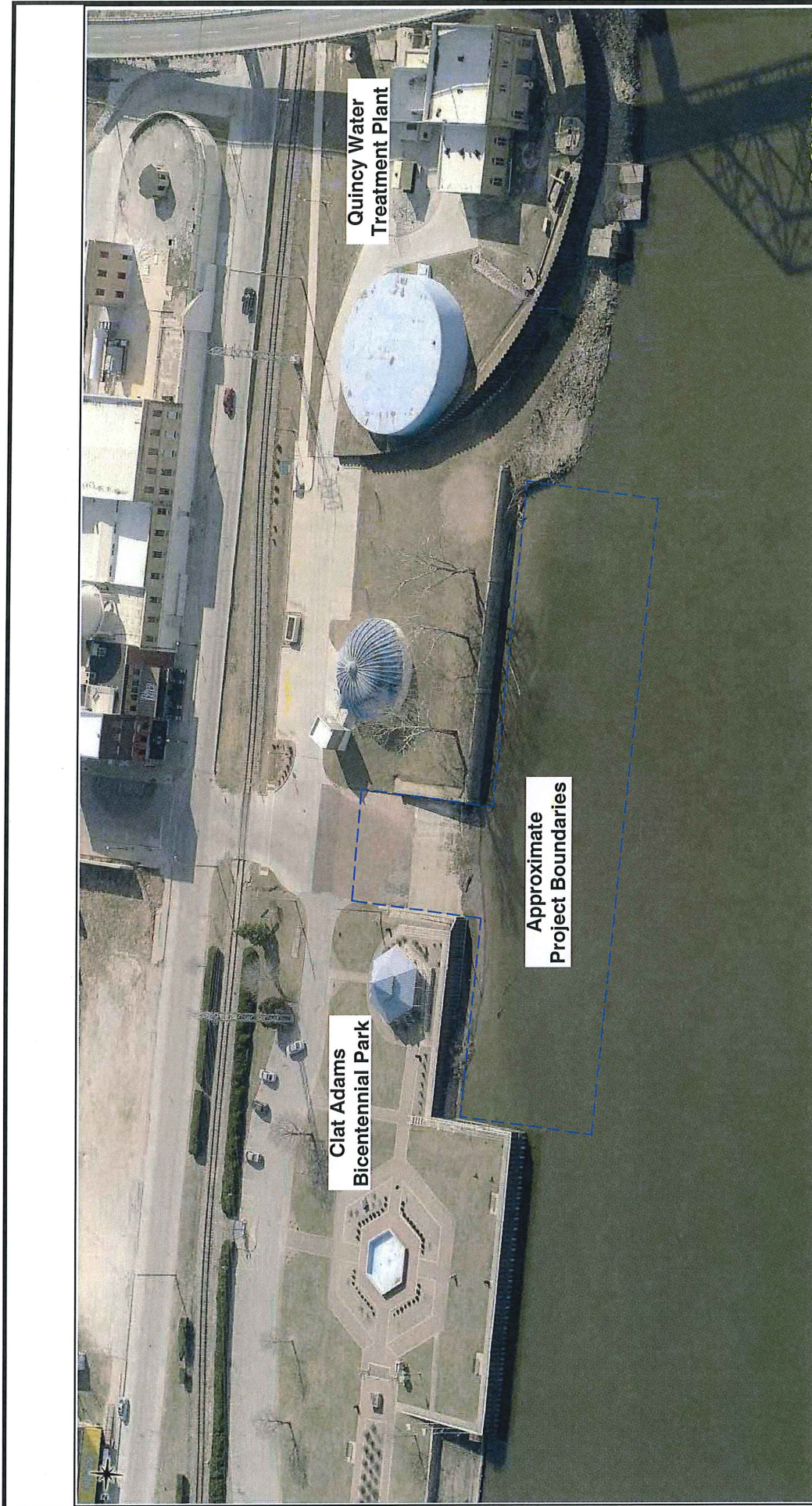
| <u>Rating Description</u>  | <u>Weighted %</u> |
|--|-------------------|
| Past performance   | 12.5%             |
| Proposed staffing from prime and any sub consultants                   | 12.5%             |
| Available capacity of the firm   | 12.5%             |
| The firms experience with the required project work                    | 25%               |
| The firms understanding / method of accomplishing project requirements | 25%               |
| Proximity of the firm and any sub consultants                          | 12.5%             |

### **Oral Presentation**

During the evaluation process, Quincy Park District, Adams County and City of Quincy at its discretion, request any one or all firms to make oral presentations. If requested to present, the presentation is a requirement for final selection. The presentation and Q&A with the selection committee will last approximately 30 minutes. Such presentations will provide firms an opportunity to answer any questions the committee may have on a firm's proposal. Not all firms may be asked to make such oral presentations.

### **Reservation**

Quincy Park District, Adams County and City of Quincy reserve the right to reject any and all proposals.



**Exhibit A**

Riverfront Promenade/Boardwalk  
and Visitor Boat Dock

July 2018

Request for Qualifications

