



REQUEST FOR QUALIFICATIONS

Chouteau Greenway - Design Competition Manager

SUBMITTAL DUE DATE: Friday, April 28, 2017 at 2:00pm local time

SUBMITTAL LOCATION: GREAT RIVERS GREENWAY DISTRICT
6178 DELMAR BLVD
ST. LOUIS, MO 63112
ATTN: Todd Antoine, tantoine@grgstl.org

Questions or information related to this request should be submitted via email by 9:00am local time on Friday, April 21, 2017 to:

Todd Antoine
Great Rivers Greenway District
Email: tantoine@grgstl.org

All questions and responses will be uploaded to the Great Rivers Greenway website <http://greatriversgreenway.org/jobs-bids/> by 5:00pm local time on April 24, 2017.

QUALIFICATIONS DESIRED:

Great Rivers Greenway is seeking a Design Manager/Design Competition Manager to provide four distinct, but interrelated, tasks:

1. Data Collection and Coordination including site analysis, coordination with relevant agencies and stakeholders, and recording of all findings and determinations into a Design Program appropriate for a Design Competition Process
2. Authorship and Implementation of a Design Competition Process to explore potential design concepts for the selected area of exploration
3. Management of the approved Design Competition Process, and
4. Coordination and Facilitation of Design Workshop(s) between the selected Design Team (identified through the Competition), Great Rivers Greenway and stakeholders with the goal of refining and developing a final Design Concept to guide future implementation of Chouteau Greenway within Great Rivers Greenway's River Ring network of greenways.

PURPOSE:

Chouteau Greenway is about creating connectivity through infrastructure, community engagement and environment. The proposed greenway stretches from Forest Park and Washington University on the west through the central corridor of downtown St. Louis to the Gateway Arch and the Mississippi River. The purpose is to form a dynamic, unique and creative experience that knits together a corridor of iconic neighborhoods, tech innovation, major health and education institutions, historic industry structures and linking the emerging retail, office, residential, recreation and entertainment spaces.

GOALS:

- To create a symbolic and actual connection that is visible and an experience in and of itself.
- To be an economic development and neighborhood catalyst by connecting people and places from Forest Park to St. Louis University (SLU) and SLU/Grand Center across I-64 to SLU Medical Campus and east to downtown.
- To create a unique and an inviting experience that links multiple destinations and engages people in a lifestyle that promotes a strong sense of community.
- To provide and link multiple transportation options for commuters and residents.
- To celebrate people, education, health, technology and innovation.
- To create a safe, clean and sustainable environment throughout the greenway and its partner projects.
- To ensure that the design and engineering of the proposed greenway are creative, thoughtful and dynamic but considerate of costs, environmental impact and user experience.
- To create an urban experience for the greenway referencing its location in the City of St. Louis and part of the urban fabric.
- To emphasize placemaking along the greenway supporting the desire to make this a dynamic place, not just by connecting destinations but through the creation of new public spaces and places.

Partners:

- Great Rivers Greenway
- City of St. Louis
- Missouri Department of Transportation
- Bi-State Development Agency
- East-West Gateway Council of Governments
- Saint Louis University
- Washington University in St. Louis
- Cortex Innovation District
- Forest Park Forever
- Grand Center, Inc.
- Armory District - Green Street Development
- BJC Healthcare
- City Foundry STL - Lawrence Group
- Koman Group
- Olive West Properties LLC

Great Rivers Greenway Background:

Great Rivers Greenway is a regional parks and trails district, created by a vote of the people in the year 2000 to leave a legacy for future generations. That vote created a sales tax that funds our district to build, bring to life and care for the network of greenways. In 2013, the region dedicated additional funds to parks and greenways and we became the stewards of the local investment in the CityArchRiver Project, the transformation of the area surrounding the Gateway Arch. Our district includes the 1,200 square miles and nearly 2 million citizens in St. Louis City, St. Louis County and St. Charles County.

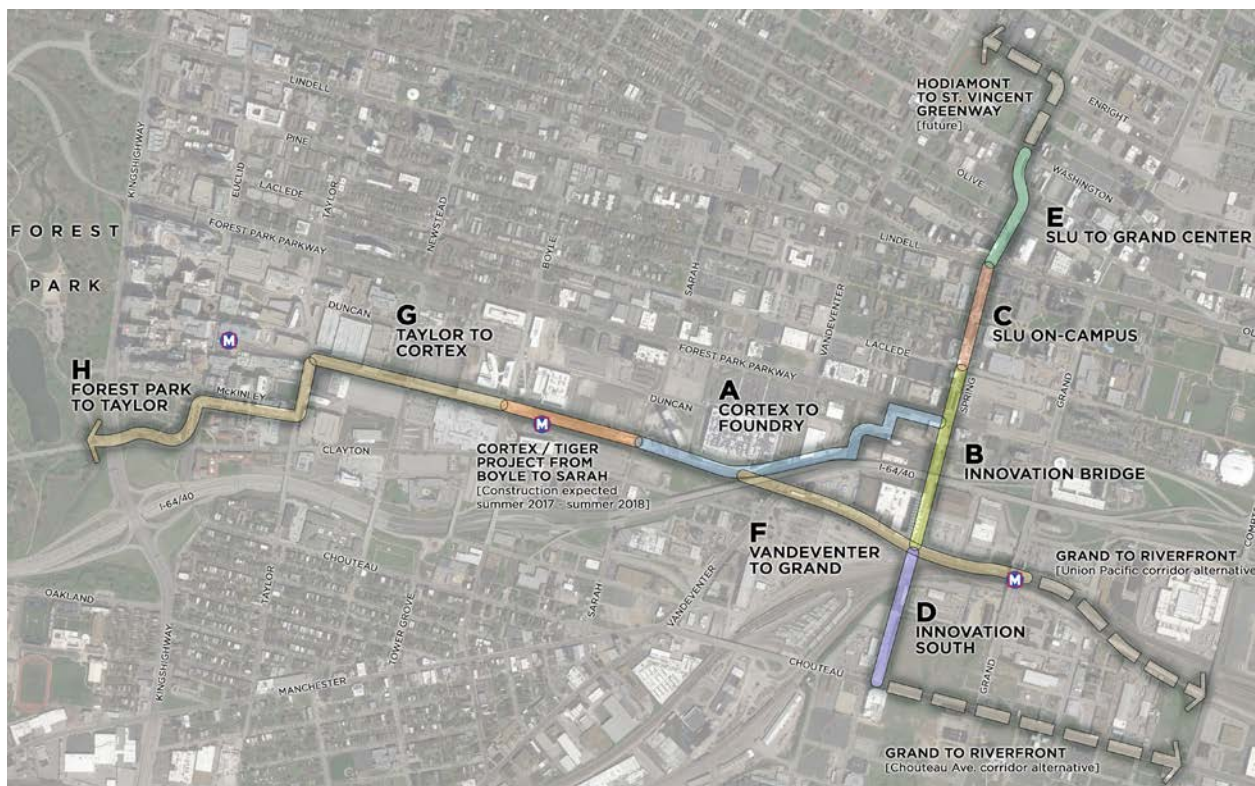
Chouteau Greenway Background:

Chouteau Greenway is a planned 5-mile greenway through the heart of St. Louis and is planned to connect Forest Park with the Gateway Arch and Mississippi Riverfront. The first phase of Chouteau Greenway to be built will be a short segment between Boyle and Sarah Avenues within the Cortex Innovation Community, in conjunction with a new MetroLink light rail station. This area of the city is currently experiencing a dramatic transformation with major redevelopment investments centered on life sciences, medical care and research. Chouteau Greenway will be a key component in fostering active lifestyles in the

district while offering alternative transportation options. Development of the first phase is expected to break ground later this spring and be complete in 2018.

Great Rivers Greenway's next priority for the Chouteau corridor is to connect the first phase project west from Boyle Avenue to Forest Park and east from Sarah Avenue to Saint Louis University and the Grand MetroLink Station. The eastern connections are further subdivided according to participating stakeholders, as described and referenced in the exhibit below:

- A. **Cortex to Foundry.** Sarah Avenue east to City Foundry and Spring Ave along MetroLink and former Norfolk Southern rail alignment.
- B. **Innovation Bridge.** Saint Louis University to the Armory District along Spring Avenue from Laclede to MetroLink with a bridge structure located between the east and west-bound lanes of I-64.
- C. **Saint Louis University On-Campus.** Along the Spring walkway between Laclede and Lindell.
- D. **Innovation South.** Extension to SLU Medical Campus along Spring Avenue between MetroLink and Chouteau Ave.
- E. **Saint Louis University to Grand Center.** Lindell to Washington Avenue along Spring connecting to Grand Center and proposed Olive West development.
- F. **Vandeventer to Grand.** Along MetroLink from the back of Ikea to the Grand MetroLink Station.
- G. **Taylor to Cortex.** Along MetroLink, connecting to the first phase project at Cortex.
- H. **Forest Park to Taylor.** In a corridor to be determined that would provide a direct connection to Forest Park near (or utilizing) the Clayton Avenue underpass to the intersection of Taylor Avenue and MetroLink. (Previous studies have recommended following Clayton, Euclid, McKinley and Taylor Avenues but this alignment may be revised in collaboration with Forest Park Forever's Great Streets planning initiative and ongoing medical center planning by BJC and WUMC.)



For more information on our current plans for Chouteau Greenway, please visit our web page: <http://greatriversgreenway.org/chouteau-greenway-master-plan/>

PROPOSED SCOPE OF DESIGN WORK

Task 1: UNDERTAKE DATA COLLECTION, COORDINATION AND PREPARATION OF DESIGN PROGRAM

The tasks would include but are not limited to the following:

- a. Collect and review existing plans and anticipated development projects and infrastructure improvements within approximately ½ mile of the planned greenway corridor.
- b. Coordinate with existing consultant teams and staff from the various agencies and organizations as needed. This should include the formation of a Technical Advisory Committee made up of various agencies, organizations and stakeholders to assist the consultant during the planning effort. Prepare meeting agendas and minutes as needed.
- c. Work with staff from the City of St. Louis, Great Rivers Greenway and other transportation agencies to understand available right-of-way, possible uses, and limitations with using corridors for public use.
- d. Interview and coordinate with various agencies, organizations (both identified as well as other organizations not yet identified) within the project area that may be useful for the development of the conceptual plan.
- e. Identify and confirm the “connecting segments” between the currently planned projects with the various agencies and organizations. Prepare materials as needed to properly explain the “connecting segments” to the various parties.
- f. Prepare a GIS-based map identifying the strengths, weaknesses and opportunities for the proposed greenway corridor. Solicit feedback from the various parties involved on the project and refine the map as needed.
- g. From the Data Collection and feedback, prepare an appropriate Design Program, Design Goals, maps and graphics sufficient for directing design exploration in a Design Competition.

Task 2: AUTHOR AND IMPLEMENT A DESIGN COMPETITION PROCESS:

The task will include, but not be limited to, the following:

- a. Determine an appropriate form of Design Competition to solicit qualifications and design concepts from multi-disciplinary teams.
- b. Create an overall schedule and budget to support the Design Competition Process.
- c. Establish the Jury or Selection Committee to adjudicate the Design Competition Process. The Jury should reflect appropriate professional expertise but also include specific stakeholders.
- d. Define the role of a Technical Advisory Committee and a role and process for citizen input. Collaborate with Great Rivers Greenway and project stakeholders to select participants on the committee and to provide citizen input.
- e. Work with the partner organizations to establish clear goals and expectations for the project to provide to the teams.
- f. Develop the Competition Manual for the Design Competition including, but not limited to the following:
 - Letter of Invitation from Great Rivers Greenway
 - Table of Contents
 - Description of Great Rivers Greenway overall, and expected Chouteau Greenway segment within the River Ring
 - Design Program/Challenge/Goals for Concept Design

- Required composition of the Design Team as to mandatory and optional disciplines
 - Site maps and descriptions as appropriate
 - Rules, Regulations and Protocols for the Competition Process
 - Submittal Requirements for all stages of the Competition Process
 - Identification of the Jury/Selection Committee
 - Description of the Funding and Collaborating Partners
- g. Prepare all materials and coordinate with Great Rivers Greenway staff for production of materials and incorporation on Great Rivers Greenway website.

Task 3: MANAGE THE DESIGN COMPETITION PROCESS:

The task will include, but not be limited to, the following:

- a. Coordinate outreach and publication required to solicit interest in the Competition.
- b. Manage distribution of materials to potential participants.
- c. Receive, catalog and determine compliance for all materials submitted for all phases of the Design Competition.
- d. Coordinate and facilitate all Jury sessions including final selection of the recommended Design Team.
- e. Prepare Jury Reports sufficient for presentation to Great Rivers Greenway, stakeholders and City agencies and public engagement activities.
- f. Recommend and identify opportunities for media interaction and publication of Competition results.

Task 4: FACILITATE DESIGN WORKSHOPS:

The task will include, but not be limited to, the following:

- a. Arrange and create an agenda for a full day Design Workshop between the stakeholders and the selected Design Team to identify and determine refinements to the Design Concept.
- b. Facilitate the Design Workshop activities.
- c. Work with the selected Design Team to create a refined Design Concept appropriate for guiding development of the Chouteau Greenway section of Great Rivers Greenway's River Ring.
- d. With the selected Design Team and Great Rivers Greenway, determine Design Principles that can be applied to development of future phases of the River Ring.

INSTRUCTIONS FOR PREPARING SUBMITTALS

Please submit one (1) statement of qualifications electronically to Todd Antoine: tantoine@grgstl.org in .pdf format or delivered on a thumb drive to 6178 Delmar Blvd, St. Louis, MO 63112 Attn: RFQ CHOUTEAU Submittals should contain the following information:

- Maximum of fifteen page submittal including the approach to this project the firm will be taking to accomplish the goals of each project with an estimated schedule with anticipated submission dates for project deliverables, coordination meetings, etc. Keep each project separate in order to avoid confusion.
- Firm overview with any relevant changes in firm's staff, expertise, DBE/WBE/MBE status, conflict of interest, judgments, claims, arbitration proceedings or suits pending since initially submitting qualifications to be included in the District's approved vendors list. Include specific role of sub-consultants, if any.

- Project manager and organization chart of proposed team to be involved in the project stating their professional credentials. Please clearly state the individual representing the contractual authority of the firm.
- Current and upcoming project commitments of key personnel and available capacity for this project over the next six to nine months including any sub-consultants identified in the submittal.
- Project descriptions for three (3) recent projects with a similar scope performed by the firm within the last five (5) years. Only three projects are required but should represent projects similar to the ones described in this RFQ. Include the following:
 - Provide name of client (include contact information)
 - Description of projects.
 - Objectives of projects.
 - Strategy employed and services provided.
 - Key personnel involved, year the project was completed and approximate budget.
- Any additional information relevant to the requested scope of services.

SELECTION PROCESS AND CRITERIA

Selection Criteria:

1. Demonstrated experience in programming, planning and design of projects impacting the public realm.
2. Demonstrated experience in the urban design of the public realm and how open space interacts with existing and planned structures.
3. Demonstrated knowledge of the needs of specific land uses and their interrelationship with the public realm.
4. Demonstrated experience working in St. Louis on projects arising from public/private partnerships.
5. Demonstrated experience in authoring and managing Design Competitions that address urban landscapes and pathways, and the implementation programs and techniques including public, public/private, and private initiatives.

Responses to the RFQ must comply with the following:

1. Cover letter. With signature by a person qualified to enter into contracts for the legal entity (1 page maximum).
2. Response to the Scope of Work. Include any proposed modifications to the published Scope (2 pages maximum).
3. Compliance to the Selection Criteria. For each Criteria, include a short, concise narrative and a maximum of two (2) examples of projects per Criteria (6 pages maximum).
4. References for the Respondent. Include a maximum of three (3) references with contact information that can be contacted for reference purposes (1 page maximum).
5. Resume of Respondent and Firm. Include a personal resume of Respondent and key support personnel. (1 page maximum per individual/firm).
6. Additional information required by Great Rivers Greenway for contracting purposes.

7. Additional Information supplied at the discretion of the Responder. Include any additional written or graphic information appropriate to the RFQ response. (3 page maximum).

All material is to be submitted in a single PDF that can be printed out on 8-1/2 x 11 paper (vertical format).

A review committee including partners will evaluate all responses to this RFQ. The committee may contact any or all respondents to clarify submitted information prior to the interviews. The committee may also choose to schedule interviews.

Upon selection of a firm, the District will negotiate a scope of services and other terms and conditions of an agreement with the selected firm. If such negotiations are not successful, the District reserves the right to begin negotiations with other respondents. Respondents whose qualifications are not accepted will be notified as soon as practical.

Important Considerations

The District reserves the right, at its sole discretion, to 1) reject any or all submittals when, in its opinion, it is determined to be in the public interest to do so, 2) waive minor informalities of a submittal, 3) cancel, revise, or extend this solicitation, 4) request additional information which the District deems necessary.

This Request for Qualifications does not obligate the District to pay any costs incurred by any respondent in the submission of statements of qualifications or in making necessary studies or design for the preparation thereof, or for procuring or contracting for the services to be furnished under this request for qualifications. The District will give preference to firms located in the District (St. Louis City, St. Louis County and/or St. Charles County) and secondly, in the State of Missouri, when other considerations are equal.