



## **Madison Township**

### **Request for Qualifications**

#### **STANTON PARK SHORE EROSION CONTROL PROTECTION PLAN**

Madison Township, Ohio's largest township, publicly holds the 35 acre Stanton Park. Stanton Park has 1,100 feet of shoreline on the shores of Lake Erie. The park is identified in the 2005 Lake County Coastal Development Plan as a key, publicly owned parcel which with proper planning, design and investment would result in a Lake County Coast Line that is more accessible, economically viable and locally relevant.

The Stanton Park shoreline along Lake Erie has been slowly eroding away, creating a difficult and dangerous area for park visitors who want to access the lake shore. The shoreline needs to be protected.

To address this need, Madison Township has received Congressional Discretionary Funding to prepare a shore protection plan for the portion of the park affected by wave and runoff erosion. The plan will provide a design that satisfies all coastal permitting and will position the park for further upland development in order to provide greater utility and public access to Lake Erie.

**JUNE 2011**

#### **TOWNSHIP TRUSTEES**

**Peter Wayman, Clerk Pro Tempore**

**William Brotzman, Chairman**

**Max Anderson Jr., Co-Chairman**

**Larry Advey, Township Administrator**

## Legal Notice

### **Request for Statement of Qualifications for Design Services Madison Township Trustees Lake County, Ohio**

#### **Stanton Park Shore Erosion Control Protection Plan (PID xxxx)**

Pursuant to Ohio Revised Code Sections 307.86 and 9.33 to 9.333, Notice is hereby given to any interested firm providing Design Services that the Madison Township Board of Trustees is seeking qualification statements for Design Services for Stanton Park Shore Erosion Control Protection, Madison Township, OH described below:

Stanton Park has 35 acres and 1,100 feet of Lake Erie Shoreline. The purpose of the project is to design a plan that will protect the shoreline by the creation/protection of a public beach and bluff stabilization by mitigating surface runoff and groundwater erosion. The plan will integrate with and serve as a foundation for future land-side improvements at the park.

The designer will provide plans, permits, cost estimates, and bid documents. The successful consultant must be ODOT pre-qualified and demonstrate knowledge of the requirements of the ACE and ODNR permitting process and shoreline design requirements.

Questions should be directed to:

Bruce Landeg, P.E., P.S.  
Project Manager  
440.350.2770  
Bruce.Landeg@lakecountyohio.gov

A detailed Project Description, Scope and Requirements of Letters of Interest can be found under the "Legal Notices" section entitled *Stanton Park Shore Erosion Control Protection – Design Services*. Documents can also be obtained at the office of James R. Gills, P.E., P.S., Lake County Engineer, 550 Blackbrook Road, Painesville, Ohio 44077.

Qualification Statements for Design Services for Stanton Park Shore Erosion Control Protection shall be received at the Lake County Engineer's Office at the above address no later than 4:30pm on [ Day ], [ Month ], 2011.

BY ORDER OF THE BOARD OF MADISON TOWNSHIP TRUSTEES, Lake County, Ohio.

TOWNSHIP TRUSTEES  
Peter Wayman, Clerk Pro Tempore  
William Brotzman, Chairman  
Max Anderson Jr., Co-Chairman

Larry Advey, Township Administrator

Publish: The News Herald  
Day, Month, 2011  
ODOT Website

## Public Agency Authority and Responsibility

Madison Township obtained a TEA-21 OH062 Earmark for preliminary engineering and construction of a shore protection project. On October 14, 2010, the Board of Lake County Commissioners adopted Resolution (20101014\EO5) (E7) authorizing the Lake County Engineer to sponsor and apply to the NOACA Transportation Plan for the Stanton Park Shore Erosion Control Protection project in Madison Township, Ohio. Madison Township has spent approximately \$1.8 million total between two land acquisitions for greenway enhancement, utilizing the TEA-21 Earmark. Madison Township wants to use the remainder of the earmark to do the shoreline protection work. The project was approved by the NOACA Governing Board on May 13, 2011 via Resolution No. 2011-020.

## Project Background

In 2001, Lake County began the process of developing a Coastal Development Plan. The result of this effort was the development of the Lake County Coastal Development Plan (CDP), a Conceptual Master Plan and a Focus Area Plan. The Coastal Development Plan identified seven publicly owned locations along the County's 27 mile shoreline that provided opportunities for development. Public ownership was considered a key to success as an acquisition issue would be eliminated and resources could be devoted to needed improvements, not legal proceedings. Stanton Park in Madison Township was chosen as one of the seven sites considered critical due to its potential development opportunities in the event that necessary shoreline protections and other public infrastructure improvements were completed (Exhibit A).

Stanton Park is owned by the Township and consists of 35 acres (Exhibit B). Stanton Park has 1,100 feet of shoreline, 1,100 feet of road frontage and several buildings as well as an in-ground pool and all public utilities. Prior to acquisition by Madison Township, the property was owned by the Catholic Diocese and used as a retreat center. More recently, the Township has leased out the chapel and community hall for weddings and other special events. Several structures on the site were used to house participants in retreat activities, but are not considered useable at this time.

In addition, the Park sits on a bluff approximately 50 feet above Lake Erie. This bluff is subject to erosion caused by surface runoff and groundwater seepage while the beach is subject to wave-driven erosion.

In April of 2009, Madison Township solicited proposals for parties interested in developing Stanton Park in a manner consistent with the 2005 Coastal Development Plan.

The development would include modification to the bluff to address erosion issues and shoreline protection required to provide a swimming beach, extended stay, year round cottages, a community center, and other amenities to serve visitors to the site (see excerpts from A Proposal for Stanton Park, Compass Point by FORUM Architectural Services in the Appendix). As the property was purchased with Federal funds, it will be necessary for the site to remain in public hands. However, a long term lease, sufficient to recover a developer's investment is anticipated.

Therefore, the development of a shore protection plan for the coastal portion of Stanton Park will serve to ensure the Park's long-term viability. The Plan will: 1) analyze the existing conditions; 2) develop a specific shore protection design with respect to the proposed Compass Point Development; and 3) mitigate surface water runoff erosion from the bluffs. The plan will utilize sustainable design principles and maintain a balance between promoting the ecological health of the natural areas and improving beach access to park visitors.

## Project Description

### *Purpose & Need:*

The 2008 Lake Erie Protection and Restoration Plan noted that land use change along the Lake Erie shoreline over the past several decades has been significant, particularly in two areas: the conversion of greenspace to urbanized land use and the fact that only 13% of the entire Ohio shoreline is accessible to the public. Therefore, preserving and enhancing shoreline parks such as Stanton Park, is essential to ensure the conservation of greenspace in densely developed areas and the provision of direct public access to Lake Erie.

The purpose of the project is to design a plan that will protect the Lake Erie shoreline from erosion and establish a beach along Stanton Park in Madison Township, Lake County, Ohio. Three types of bluff protection have been considered: a stepped approach; a continuous slope; and do nothing. The various ideas have been discussed with the Ohio Department of Natural Resources (ODNR). Considering the need for a publicly accessible shoreline, Madison Township is aggressively pursuing a shore-land protection project as detailed in this RFQ.

Madison Township had an existing site plan of the near-shore areas prepared by Matrix Engineering in 2005. A copy of the plan is included in this RFQ (Exhibit D).

The completion of the Stanton Park Shore Erosion Control Protection will serve as a foundation for contemplated future land-side improvements at the Park. Cost estimates provided for the approved shoreline improvements will guide the Township in seeking and leveraging additional construction funding through grants and programs.

## General Scope of Work

Madison Township is seeking a consultant or team of consultants to provide preliminary and final professional engineering services to prepare the Stanton Park Shore Erosion Control Protection Plan. This plan is to work in harmony with the future development plan/vision document (See Appendix). Services are to include: shore structure design, permitting, and submerged land leases (as required) and a Consistency Statement from permitting agencies. All field work (survey and geotechnical) and design work for proposed major elements such as: segmented breakwaters, revetment of shoreline, beach nourishment, and/or site and grading plans are to be included in the deliverables. The successful consultant or consulting team shall take the project from preliminary engineering, through detailed design and permitting, up to bidding of the project for construction. The detailed plan can be categorized into the following two major components of shoreline erosion control: Beach Protection and Bluff Stabilization.

These components will evaluate shoreline stability along the 1,100 foot long beach and develop a new design to create, protect and enhance the beach area. In addition, the plan will focus on mitigating erosion in the northeast corner of the site where existing and potential bluff failure must be stabilized. The two components are further detailed below:

### Beach Creation/Protection

- a) Specific elements to be addressed in the beach protection portion of the design include:
  - Evaluate alternatives and prepare a design and cost estimate(s) for an erosion protected beach system. For example, segmented breakwater designs in shallow near-shore areas may prove feasible for reducing wave energy, arresting erosion

and creating a beach area. Improvements to also consider ADA accessibility and swimming safety (including life guarding stations).

- Recent ACE permits detail a complex and costly shoreline/sand monitoring system. A typical special condition excerpt section for a recent, detached, breakwater project is attached (Exhibit H). The designer is to produce a plan that will substantially mitigate and/or account for these cumbersome and costly monitoring conditions.
- Shore improvements that have a positive, littoral impact on adjacent properties.
- Prepare a public involvement plan that 1) embraces the adjacent property owner via communication, cooperation and coordination; 2) supports the proposed public involvement activities shown on the proposed timetable in the following section.
- Submerged lease legal descriptions and applications as required.

### Bluff Stabilization

b) Specific elements to be addressed in the bluff stabilization portion of this design include:

- Work limits: within the easterly and westerly property boundaries, work limits begin 500' southerly (from the 7/13/2005 shoreline as shown on Exhibit D) and extend into Lake Erie as far as the proposed beach protection plan requires. A balanced cut-fill site is economically desirable or alternatively a proposed off-site haul location may be considered for construction spoils based on the cost benefits.
- The Compass Point Conceptual Plan has an integral land use plan for all of Stanton Park. The complete proposal is in the conceptual stage, but is available for review in preparation for proposal submission. The proposed sloping and terraced-tier contours shall consider the Compass Point land-use concepts as well as lake view-sheds and a future development of multiple one-story structures. An elevation profile demonstrating integration with this concept shall be prepared along with the final grading plan. Proposed building site pads shown in the Compass Point Conceptual Plan should also be considered in terms of elevation, size, and soil compaction for future building foundations designed by others.
- Upland site plan to stabilize the bluff based on mitigating the major erosion stressors including but not limited to slope, ground water and surface water. Surface water and runoff recommendations may include modification or reductions to parking and storm water management techniques appropriate to the soil conditions. Existing and potential bluff failure as evidenced in the northeast corner of the site must be stabilized.
- Conduct additional geotechnical investigation and granular analysis of existing soils, if required. Determine the long-term stable slope terracing and the suitability of onsite granular excavating for possible use in beach nourishment. See Exhibit D and Exhibit G for existing monitoring well locations.
- Analyze the specific location of the beach area in relation to other (proposed Compass Point) features along the land-side and develop a preferred scenario for a breakwater system to sustain a stable beach area for swimming activities.
- Demolition plan for all structures to be removed and utilities to be abandoned within the project grading and work limits.
- Storm Water Pollution Prevention Plan (SWP3) to be designed and submitted by Consultant.

### Public Participation

Public participation will be an important component of the process. Meetings with a Technical Advisory Committee comprised of local stakeholders including Madison Township, Lake County Engineer, Lake County Planning Commission, Coastal Planning Committee, Lake County Port Authority, Rabbit Run Community Arts Association, FORUM Architectural Services, Lake County Soil and Water Conservation District, Ohio Department of Natural

Resources (ODNR), Ohio Department of Transportation (ODOT), and others will be held on a regular basis throughout the planning process. In addition, two public meetings will be held on site to provide the opportunity for public input at specific intervals.

### Project Outcome and Deliverables

The consultant team shall prepare a Shore Erosion Control Protection Plan for the portion of Stanton Park defined in the Scope of Work. The development of this plan will ensure that the park will continue to provide public access for future generations.

The Shore Erosion Control Protection Plan will address two technical components:

- Shore Protection Plan
- Bluff Stabilization Plan

Public involvement is a third component; also to be accomplished by the Consultant.

The following outlines the key events and deliverables for the project. Completion of the key event timetable blanks is part of the submission for each consultant team along with proposed technical milestones.

Deliverable	
<b>Project start up</b> Identify Advisory Committee Set meeting schedule for Technical Advisory Committee Set Public Meeting Schedule Estimated Delivery Date _____	
Key Events	Public Involvement
<b>Evaluation &amp; Update of Existing Conditions/Geotechnical Investigation and Survey</b> Estimated Delivery Date _____	Stakeholder/TAC Meeting
<b>50% Review Submission</b> Estimated Delivery Date _____	
<b>First Public Meeting</b> Estimated Delivery Date _____	
<b>90% Review Submission</b> Estimated Delivery Date _____	Stakeholder/TAC Meeting
<b>Second Public Meeting</b> Estimated Delivery Date _____	
<b>Final Site, Facility and Public Access Plan</b> Estimated Delivery Date _____	ODNR, ACE, Public Agency Approvals, Consistency Statement and Support of any Public Agency Driven Comment Periods/Meetings

Deliverables shall include combinations of reports, specifications, maps/plans and permits generally described as follows:

- **Reports** are to be a narrative with corresponding graphics, such as charts, tables, photos and maps that illustrate the existing conditions, opportunities and constraints. Each component may be prepared individually, or integrated with composite maps,

possibly with the use of overlays (10 hard copies) at the 50% submission. The report, is also to be delivered in Microsoft Word® and/or Access® format on CD (2 copies).

- **Progress Maps/Plans** with narrative summaries are to be prepared for each stakeholder and public meeting. Ten original copies of each map in hard copy are to be delivered to the Lake County Engineer prior to each meeting. Ten original copies of the final plan for each component shall also be delivered on CD. Additional copies of the final plan are to be delivered to Advisory Committee members. A final plan map of the Project Area Work Limits will be provided in AutoCAD® 2008.
- **A Summary of Public Meeting Comments**, concerns and discussion from the technical advisory and public meetings are to be prepared in a report format and included in the final report.
- **Final Plan Bid Documents**, along with detailed opinions of probable construction costs, should be included in the final submission. Permits, maps, tables and lists are to be delivered in hard copy (10 copies) and in AutoCAD® 2008, Microsoft Word® and/or Access® format on CD (2 copies). Any tables and lists are to be in a format that can be updated periodically as the project is implemented.

### Consultant Qualifications

Consultant or consultant teams responding should have previous experience in each of the areas of the study including coastal engineering, slope stability, sustainable design, recreational facility evaluation & planning, public involvement, and working with governmental agencies (specifically ODNR and ACE) or other similar organizations. Consultants should have successfully completed similar projects.

Additionally the consultant must be ODOT prequalified on this project in the following areas:

- District 12 input required -

### RFQ Submission Requirements and Evaluation

Consultants interested in being considered for a contract to provide the requested services should reply with five (5) copies in the attached Letter of Interest (LOI) format on \_\_\_\_\_, 2011 to Bruce Landeg, P.E., P.S., Chief Deputy Engineer, Lake County Engineer, 550 Blackbrook Road, Painesville, Ohio 44077.

The proposals will be reviewed and interviews will be conducted by a Qualification Based Selection (QBS) Committee comprised of Madison Township, Lake County Engineer, Lake County Planning Commission, and Lake County Port Authority staff and possibly ODNR/ODOT. The selection committee will review and screen the proposals with a focus on areas shown on the enclosed "Consultant Selection Rating Form".

A more detailed scope of work and level of effort will be finalized with the consultant/consultant team deemed to be most qualified. After any adjustments are mutually agreed upon, and a fee is negotiated, a recommendation will be presented to the Madison Township Trustees to authorize a Professional Services Agreement.

## Information Contacts

The following individuals are available as information contacts regarding this RFQ. Questions or inquiries should be submitted in writing, and responses will be forwarded, in writing, to all potential submitters. Neither Lake County nor Madison Township will be responsible for any oral instructions.

Project Manager: Bruce Landeg, P.E., P.S., Chief Deputy Engineer  
Lake County Engineer  
550 Blackbrook Road  
Painesville, Ohio 44077  
440.350.2770  
Bruce.Landeg@lakecountyohio.gov

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**STANTON PARK SHORE EROSION CONTROL PROTECTION PLAN**  
**MADISON TOWNSHIP, OHIO**  
**REQUEST FOR QUALIFICATIONS**  
**RESPONSE DATE: \_\_\_\_\_**

**REQUIREMENTS FOR THE LETTER OF INTEREST**

**A. General Instructions for Preparing and Submitting a Letter of Interest**

1. Provide the information requested in hardcopy in the Letter of Interest Format (Item B below), in the same order listed, and an original letter signed by an officer of the firm. Do not send additional forms, resumes, brochures, or other material.
2. Letters of Interest shall be limited to ten (10) single-sided pages.
3. Please adhere to the following in preparing and binding letters of interest:
  - a. Provide a minimum of one and one half (1.5) inch top margin on all sheets.
  - b. Page numbers must be centered at the bottom of each page.
  - c. Use eight and one half (8.5) inch by eleven (11) inch bond weight paper only.
  - d. Bind letters of interest by stapling at the upper left-hand corner only. Do not utilize any other binding system.
  - e. Do not provide tabbed inserts or other features that may interfere with machine copying.
4. Faxed copies will not be accepted.
5. Letters of Interest must be received by 4:30 pm EST on the due date.

**B. Letter of Interest Format**

1. List the types of services for which your firm is currently pre-qualified by ODOT, and list significant sub consultants, their current pre-qualification categories, and the percentage of work to be performed by each sub consultant.
2. List the Project Manager and other key staff members, including key sub consultant staff. Include breakout of project engineers, inspectors and other staff members that will be responsible for the project. Also indicate the number of such personnel available for assignment to this project.
3. Provide a representative listing of projects similar in scope and size to the proposed project that has been performed by the firm.
4. Briefly describe the experience of personnel within the firm on similar projects.
5. Briefly describe the technical capability within the firm as a precursor to your specific technical approach in no. 7.
6. List the present workload of the firm relative to capacity and availability to provide requested services.
7. Describe the technical project approach to completing this project.

Selection sub-factors: Thorough understanding of ODNR's and ACE's permitting process and Consistency Statement. Familiarity with ODNR's Coastal Design Manual.

Project Approach as detailed in L.O.I.

Interested firms should submit Letters of Interest by\_\_\_\_\_.

# Stanton Park Shore Erosion Control Protection Plan

## Consultant Selection Rating Form

Name of Construction  
Management Firm:

<b>Criteria</b>	<b>Rating</b>	<b>Weight</b>	<b>Score</b>
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**I. PERSONNEL AND FACILITIES**

Qualifications of project manager

Description of assigned staff, facilities, and geographic location of these for the project

Anticipated services of sub-consultants

	1.5	
	1.5	
	1.0	

**II. EXPERIENCE**

Firm's past performance working with the Lake County Engineer and/or ACE/ODNR agencies

ODOT Prequalification, MBE/DBE participation etc.

Firm's experience with similar projects, include references

	1.5	
	1.0	
	1.0	

**III. TEAM CAPABILITY**

Discuss technical ability to perform this project with an emphasis on your project approach and ideas

Present workload of staff relative to this project

	2.0	
	1.0	

**TOTAL**

**Rating Key:** 2=Poor, 4=Fair, 6=Good, 8=Excellent, 10=Superior