

REQUEST FOR PROPOSALS

Town of Blanca Festival Park Design + Planning Services

PURPOSE: This Request for Proposal is to provide the selection process for Professional Services to provide design and planning services for Blanca Festival Park. Blanca was recently awarded a CDOT Main Street Revitalization Grant for the first phase of construction on the park. Consultants will be responsible for engaging subconsultants on services that they are not able to provide in-house.

PROPOSAL AMOUNT: The Town desires to utilize a Fixed Price Best Value structure in the selection of the Consultant. The Town offers \$30,000 for the entire study including subconsultants. The consultant to offer the most credible data, recommendations and action/implementation plan would be the selected consultant.

OVERVIEW: The Town of Blanca in Costilla County is one of the poorest counties in Colorado and is in an area largely surrounded by private lands, which allows for little access to open spaces for our citizens. 53% of the population is low income and 49% are people of color. The project will support and benefit these disadvantaged populations by introducing recreational, entrepreneurial, and community-building opportunities in a unique way within the community. The community doesn't have access to trails or public lands to support the healthy and active lifestyle that our citizens strive to lead. Additionally, there is a state highway running through town which presents some challenges for our community to gather and enjoy the town.

The Festival Park project will support our community vitality by establishing a safe, comfortable, and accessible place for the people to gather and celebrate. The Festival Park project is focused on enhancing a vacant lot with some amenities that will support community gathering and expand economic vitality through a designated location for markets and vendors to sell to the community with comfortable walking and shade conditions.

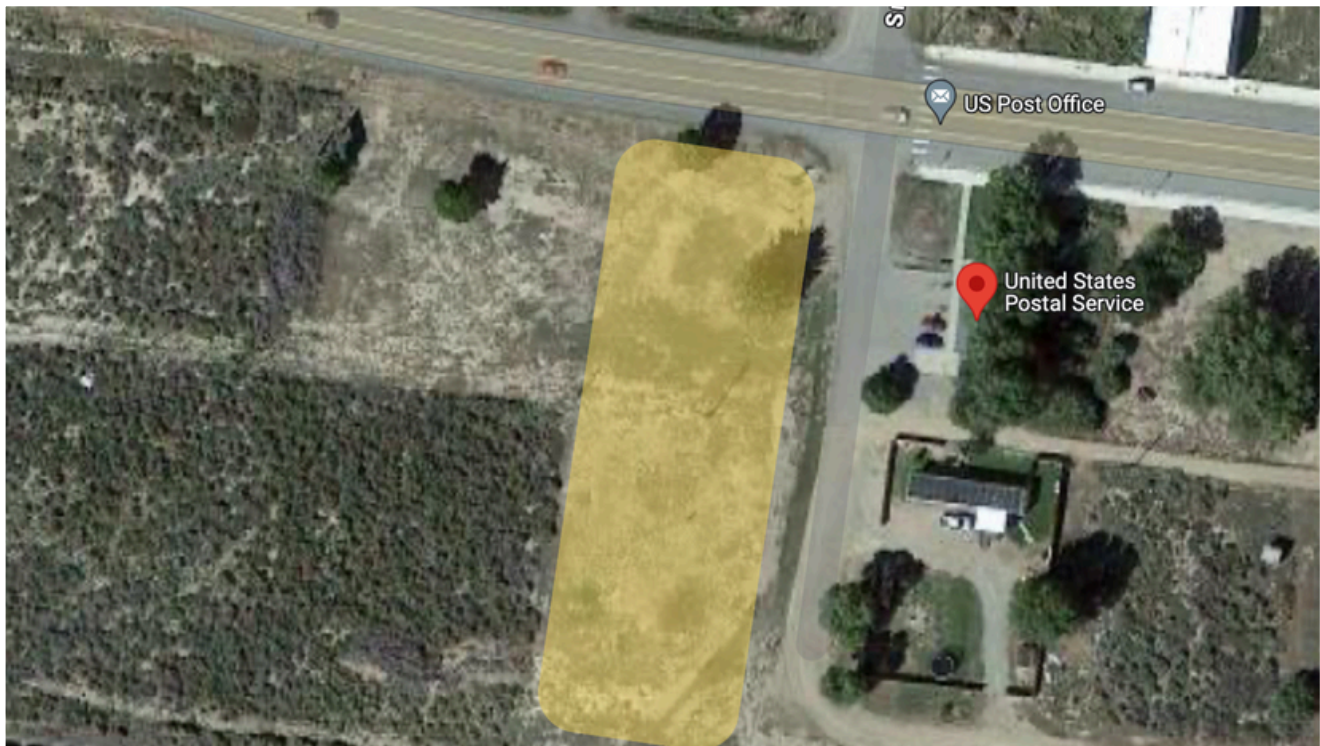
PROJECT DETAILS

The Festival Park project will create an attractive and comfortable outdoor space and a sense of place for our community which is surrounded by private lands and currently has just one small playground area. The plan is to establish a Festival Park for community gathering, concerts, markets, and locally focused engagement with a creative entrepreneur training aspect. The community itself doesn't have access to trails or public lands to support the healthy and active lifestyle that our citizens strive to lead. Additionally, there is a state highway running through town which presents some challenges for our community to gather and enjoy the town. The park is a key anchor point to the downtown and by increasing the activity there, it will increase the vitality of the main corridor through town.

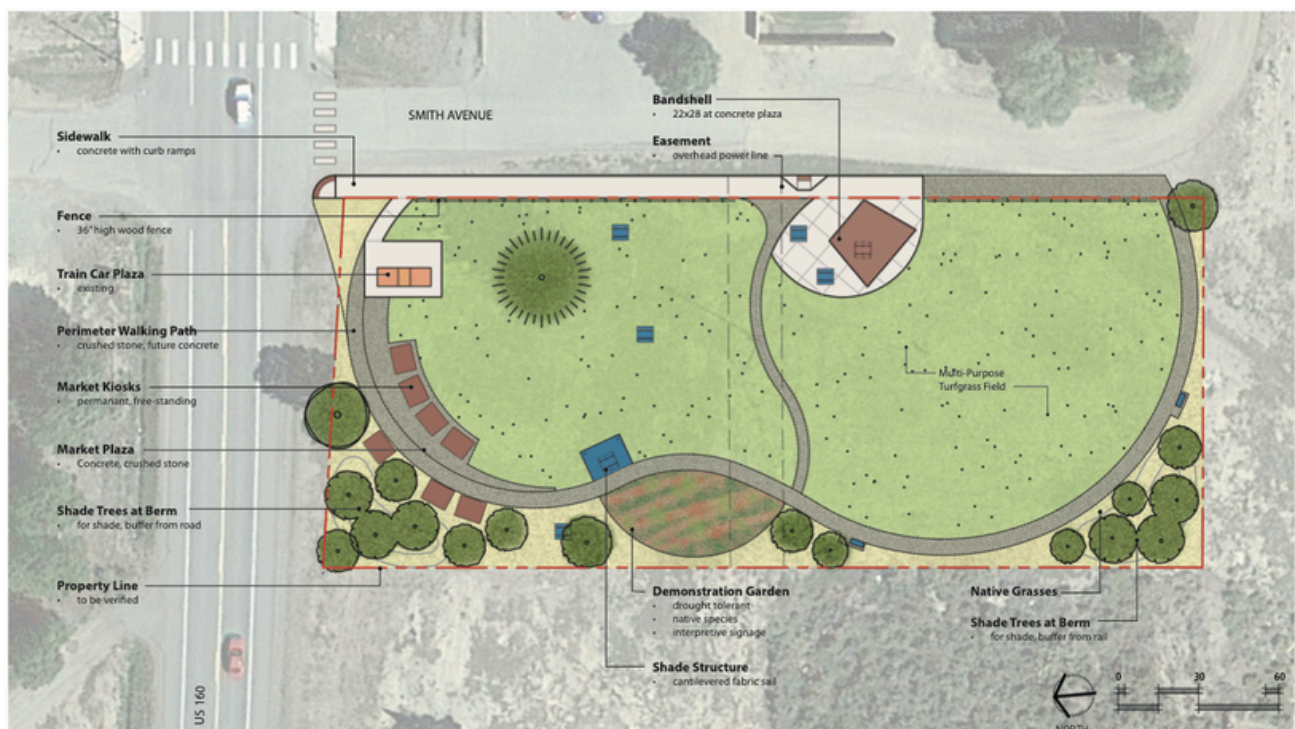
This project will create recreational opportunities including picnic tables, multi-purpose grass field for sports, open air pavilion i.e. concerts or movies, walking path, and shady places to hang out, and also develop opportunities for youth and entrepreneurs to try out a concept and help improve their livelihoods through small open air kiosk structures that can be rented by entrepreneurs. This project will also help to bring together the community again for festivals. Overall, this unique community space will encourage community, healthy lifestyles, and improve quality of life. The park will also serve as a gateway to encourage tourists to stop and maybe spend some money in the community.

BLANCA FESTIVAL PARK

CONTEXT MAP



CONCEPTUAL PLAN



BLANCA FESTIVAL PARK CONCEPT PLAN

Blanca, Colorado

APRIL 2024

DHM DESIGN
LANDSCAPE ARCHITECTURE
URBAN DESIGN
PLANNING

BLANCA FESTIVAL PARK CURRENT PICTURES



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The Festival Park is an important and timely community-driven effort to support access to outdoor community space, opportunities for youth and entrepreneurs, and workforce training in one of Colorado’s smallest and most economically challenged communities.

Amy Raney, Owner of Spindrift Sandboards

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As the Costilla County Economic Developer, I believe that the success in San Luis, demonstrates the feasibility of this approach in Blanca. It is even more likely to succeed because it is inclusive with the Town, private business owners, and citizens have shown a commitment to making it happen through engagement and time dedicated.

David Aragon, CCEDC

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“Music events in the park would be a great way to draw tourism and promote community bonding.”

“Trees are very important for outdoor spaces in this area because there are very high winds here. Thank you for improving our space.”

Blanca Survey Respondents

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SOURCES OF FUNDS

- Town Funds
- DOLA EIAF Planning Grant

SCOPE OF SERVICES

The Town is seeking a multi-disciplinary project Consultant Team (Consultant) to provide professional survey, landscape architectural design, and civil engineering services and prepare construction contract documents for construction of Blanca Festival Park.

Consultant Team to provide:

Task 1: Topographic survey

1. Survey the project area for existing surface features, topography, and utilities as necessary for design and utility investigations.
2. Perform survey work necessary to establish all right of way/property boundaries and easements within the project area. Survey work shall be performed in accordance with CDOT standards for survey within their right of way.
3. Prepare an AutoCAD basemap of the site for use in subsequent design and plan preparation

All civil design work shall be performed under the direction of and stamped by a professional engineer (PE) registered in the State of Colorado. All landscaping design shall be performed under the direction of and stamped by a landscape architect registered in the State of Colorado. All survey work shall be performed under the direction of and stamped by a public land surveyor registered in the State of Colorado. Survey control and project drawings shall be tied into the Town's control network.

Task 2: Prepare Stormwater Protection Plan (SWMP) and Permit Application assuming over site is over one-acre in total.

Task 3: Detailed Project Design and Stakeholder Outreach

1. Project Management and Meetings to include kick-off meeting, and bi-weekly, virtual meetings to inform stakeholders of progress and evaluate design solutions
2. Facilitate one virtual or in-person public meeting to solicit feedback on park plans and amenities.
3. Incorporate community feedback and prepare Design Development (50%) documents including general site layout with grading and drainage, materials, site furnishings, and planting sheets. Irrigation and electrical plans shall be schematic, and assumed to be design|build. 50% documents shall include a detailed cost estimate and phasing plan to accommodate construction budget.
4. Identify potential grant opportunities and/or in-kind contributions.
5. Prepare a Design Brief for custom market kiosks for school use.

6. Prepare Final (100%) contract documents to procure bids for construction/installation services. Final documents shall advance 50% documents, include technical data and specifications, graphic details of assemblies, and SWMP application.
7. Address bidder questions as requested by the Town (assume 16 hours). Submit stamped and signed Bid documents at Contractor Award. The Town will perform all construction administration activities.
8. Prepare a copy of physical materials i.e. poster, packets, etc. for community use
9. Prepare graphic artwork to advertise a Opening Celebration.

Project Schedule to note substantial completion by June 2025.

GENERAL CONSIDERATIONS

The Town requests that all services and deliverables listed in the Scope of Work be included in the proposal.

Please provide your fee structure and budget.

Please indicate any possible additional charges to the standard fee or total budget. Provide a fee schedule and a description of those services to be performed.

If any service or deliverable is unable to be met it must be clearly communicated in the Vendor History and Experience Section as well as clearly identified in any additional charges to the standard fees.

STRUCTURED RESPONSE TO THE RFP

1. Narrative:

- Outline your approach and vision for Blanca Festival Park.
- Describe how your proposal aligns with the community's project goals.
- Qualifications of the development team.
- Timeline for completion of each phase of the project and the final presentation
- Fee structure and budget for all services and deliverables

2. Additional Attachments (optional):

- Examples of similar projects completed.

PROPOSED SCHEDULE

RFP Deadline: **October 16, 2024**

Review by Town of Blanca team: October 23, 2024

Award by: October 30, 2024

Technical Assistance:

If you have any questions regarding any elements of this Request for Proposal, you may contact Rayna Sanchez at blancaco@gojade.org

Evaluation and Selection Criteria

Proposals will be reviewed by the Review Committee including agency delegates from the Parks and Recreation Commission, other community boards/representatives and the UCD Master's Student/Intern.

Selection Method:

The objective of the review committee will be to evaluate the proposals against the following criteria:

- Quality of the proposed plan
- Cost competitiveness to market standards
- Satisfaction of submittal of the most information requested in the RFP.

SUBMISSION

All Proposals must be received electronically at blancaco@gojade.org by **October 16, 2024**.