



Request for Qualifications

For

A Sustainability Coordinator/Owner's Representative and
Sustainable Design Assistance

October 2012

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Introduction

The Town of Nederland is requesting qualifications from individuals and/or firms to provide sustainable design assistance, design phase project management and project sustainability measurements for the Nederland Pedestrian Enhancement Design & Nederland Pedestrian Management Improvement Project CDOT Project No. STU M935-003.

The Town of Nederland has committed to becoming a sustainable community. To help achieve this goal, the Town wishes to hire a sustainability consultant that can perform the tasks listed under Scope.

Respondents shall have proven sustainable design experience in the areas of LEED-Neighborhood Development, smart growth, low impact design, green development and recycled and renewable material utilization.

Scope

- Coordinate workshops with Town participants that summarizes the intent, points and credits of the LEED-ND rating system, The Sustainable Sites Initiative and other sustainable rating system that may apply.
- Review the proposed design and provide a list of points/credits from selected rating systems that may be successfully applied to the project.
- Work with the design team and Town participants to document the level of sustainability, i.e. points/credits achieved accompanied by explanations/documentation of how each credit is achieved, will be achieved or explanation of why the credit/point will not be achieved.
- Assist the Town and design team in completing and maintaining the Owner's Project Requirements (OPR).
- Review the Basis of Design and verify to what extent the OPR is satisfied.
- Coordinate with selected design team and attend design team meetings on behalf of the Town to maintain the design schedule and budget.
- Keep the Town abreast on status of design phase tasks, responsible party, expected completion and all circumstances related to said tasks.

Budget

Provide break out of tasks performed, hours and cost per hour of individuals involved in tasks for each phase. Range of costs is acceptable. Final tasks and budget will be negotiated with selected firm/individual.

Schedule

Contracts for this work will need to be finalized by November 2012. The project is just beginning and a calendar will be produced soon identifying key dates for deliverables and will be coordinated once contracts are signed. It is important for respondents to understand that the anticipated project

schedule will be very aggressive, with the desire to have completed construction documents by February/March of 2013. The selected consultant will need to be able to enter into a process that is expected to progress rapidly.

Submission Requirements

- cover letter
- introduction to the firm and team
- explanation of approach, philosophy
- explanation of work to be performed
- project schedule
- resumes of key personnel
- list of green design "tools" that the team would use (and why they are appropriate)
- lists of subconsultants and their qualifications
- statement of qualifications
- compensation (broken down by phase) or fee structure
- sample projects and other relevant experience
- references

Submit qualifications electronically to alishar@nederlandco.org by Friday, Oct. 26, 2012 at 5 p.m.

Questions, concerns or clarifications may also be sent to the above email address.

Evaluation Methodology

The Town will choose multiple individuals/firms in order to compare performance during this phase for selection of individual/firms for an implementation phase (full design documents and implementation assistance).

The Town will review qualification packages and be in contact with the most qualified individuals/firms based on the following criteria:

- Demonstrated ability to communicate and perform specialized sustainability coordination and sustainable design assistance services with an emphasis on addressing the objectives listed in the OPR.
- Ability to communicate design ideas and to offer a wide range of options.
- Ability to obtain funding for any aspect of a similar remodel project.
- Experience of comparable projects.
- Estimated cost to provide scope.

Appendix A
(Owner's Project Requirements)



TOWN OF NEDERLAND
OWNER'S PROJECT REQUIREMENTS

Nederland Pedestrian Enhancement Design (NedPeds)
and
Nederland Pedestrian Transportation and Storm Water
Management Improvement Project

Nederland, Colorado

September 7, 2012

Revised October 4, 2012

Introduction:

The goal of the Owner's Project Requirements (OPR) is to understand the project goals for the Owner as it relates to sustainable, high performance design. The OPR also helps to influence decisions made during the design process by conveying the desires and interests of the Owner to the design team. This will be achieved through an outline of specific questions and general questions about community needs and sustainability goals and practices.

This document should be completed in the Pre-Design Phase of a project. After completion, the document should be distributed throughout the design team to increase understanding of the Owner's goals and interests.

The OPR is considered a "living document" and should be updated to include any changes to the Owner's project goals at the end of design and construction.

Location:

Nederland, Colorado

Construction:

The project is to be a 'Design-Bid-Build' construction process.

LEED Goals:

Meet the basic tenets of LEED per Town Resolution 2011-21 "*to insure that all projects developed in the Town of Nederland will comply with applicable sections of the LEED Rating System, and or other similar systems*". The project consultants should reference the "LEED Neighborhood Development Rating System" and the "Sustainable Sites Initiative Guidelines and Performance Benchmarks" to identify clear and measurable goals to increase the project's sustainability. They should also document which of these objectives could be addressed in this project and how they could be achieved.

Project Description:

The Town of Nederland has come to recognize that healthy ecosystems provide essential services that sustain life and therefore understands the importance of placing the preservation, protection, or enhancement of ecosystem services at the top of the community's priority list.

Additionally, the Town of Nederland recognizes the impact land development and management practices can have on ecosystem services.

Following is a list of ecosystem services that can be preserved, protected or enhanced through the use of sustainable land development and management practices:

1. Air and water cleansing:
 - Removing and reducing pollutants in air and water

- Habitat functions
 - Providing refuge and reproduction habitat to plants and animals, thereby contributing to conservation of biological and genetic diversity and evolutionary process
2. Water supply and regulation:
 - Storing and providing water within watersheds and aquifers
 - Waste decomposition and treatment
 - Breaking down wastes and recycling nutrients
 3. Erosion and sediment control:
 - Retaining soil within an ecosystem, preventing damage from erosion and siltation
 4. Human health and well-being benefits:
 - Enhancing physical, mental and social well-being as a result of interaction with nature
 5. Hazard mitigation:
 - Reducing vulnerability to damage from flooding, storm surge, wildfire and drought
 - Food and renewable non-food products
 - Producing food, fuel, energy, medicine or other products for human use
 6. Pollination:
 - Providing pollinator species for reproduction of crops and other plants
 7. Cultural benefits:
 - Enhancing cultural, educational, aesthetics and spiritual experiences as a result of interaction with nature

The importance of ecosystem services were not considered in traditional land use development and management practices within the Town of Nederland. This has resulted in a loss of ecosystem functionality including storm water management, erosion and sedimentation control.

Additionally, the Town has also come to recognize the ecological benefits of increasing the use of non-motorized transportation in Town and throughout our region.

The Town of Nederland has committed to becoming a sustainable community and has committed to move forward in a sustainable manner.

Background

A need for safe pedestrian/biking trails that would allow residents and visitors to safely and easily walk or bike between from the east to the west end of town was established by PROSAB and SAB.

The central and south portions of town have been connected by a sidewalk built in 2009. The east to west connectivity is hampered by a lack of defined, non-motorized paths and increased traffic.

Several thunderstorms last summer also showed that there has been a dramatic increase in the velocity/volume of water in North Beaver Creek that caused damage to property adjacent to the creek. The eastern portion of 2nd Street is dirt, while the upper section to the west is paved. Open drainage ditches on each side of the street make crossing the street impractical for some residents and walking down the street is equally impractical due to many large pot holes that reappear after each large rain event. Children and young people going to the Family and Teen Center from other areas of town must use the center of the street for walking due to large drainage ditches on either side of the road, forcing them to walk in the middle of the street with and between cars. The need for safe pedestrian and bicycle paths is becoming more acute as development of vacant land brings more traffic and parked cars.

The Need for the Project:

Using 2nd Street to connect the Post Office to the Library will allow people living on 2nd Street to have safe, non-motorized access to both locations. Many children and families live on 2nd Street and the street has become hazardous with increased vehicular traffic, as well as from the deteriorating conditions of the road surface. The conditions of the road are unsustainable for the future due to erosion, instability, and continued maintenance.

In promoting a healthy community, Nederland strives to encourage alternative modes of transportation. The need for this is to encourage a healthier lifestyle, while also helping to decrease obesity which is a problem nationwide. Colorado's obesity rate is the lowest in the country for adults, but the obesity rate for children is rising. This is due in part to a decrease in physical activity and more passive indoor activities. In order to help lower this rate, healthy cities have adopted multi-modal forms of transportation. The proposed east/west pedestrian/biking path will help to achieve this purpose.

The need for controlling storm water in the mountains is a concern due to the severity of the storms and the spring runoff. The water from high elevations needs to be safely directed to collection points for use by cities in other parts of the state. Debris and hazardous materials need to be filtered along the riparian corridors to insure clean and healthy drinking water downstream.

This project will address two major issues for the Nederland community in its quest to becoming sustainable:

1. **Improved non-motorized circulation:**

Reducing our dependence on traditional non-renewable forms of transportation is a small but important step in becoming a sustainable community. Developing a non-motorized circulation system that allow community members to walk or bike to local destinations and to region transportation portals will result in cleaner air, healthier community members, and a greater sense of community.

In order to improve non-motorized transportation, we must first understand how well our existing non-motorized transportation system functions, then determine where and how improvements should be made in order to be successful.

2. Improved watershed functionality through focused improvements in storm water management systems:

It is important for the town to develop and maintain a high functioning storm water management system which allows for safe transportation and protects property from damage, while also helping to retain and restore the watersheds natural ecosystem functionality. Preserving, protecting, enhancing and learning from healthy ecosystems are an essential part of becoming a sustainable community.

In order to effectively address storm water in our developed areas, the Town would like to understand how the watershed reacts naturally to storm water, then to develop solutions for managing storm water that work with the natural systems.

Therefore, tasks related to the inherent synergies of addressing non-motorized transportation and storm water management are:

- Development of a Need Statement (see Exhibit A attached) regarding non-motorized transportation and storm water management, including an explanation of the inherent synergies benefited by the chosen pathway route, with respect to existing traffic issues, and existing storm water management issues along the same corridor.
- Participation by consultants in an EPA-sponsored biomimicry workshop to determine focus of design objectives.
- Assessment of existing conditions regarding non-motorized transportation and storm water management.
- Voluntary compliance with EPA Municipal Separate Storm Sewer (MS 4) Standards.
- Development of measurable parameters that help our community determine functionality of our non-motorized transportation and storm water management systems.
- Development of design documents that result in improved non-motorized transportation and storm water management.

Funding Related Requirements:

The Town currently has funding available through the Denver Regional Council of Governments (DRCOG) that requires the following requirements which were listed in the original application for Phase II Sidewalks submitted in October 2010:

1. The project will provide an 8 ft. wide multi-use path for use by pedestrians and bicycles from East Street to Jackson Street connecting the Post Office with the Nederland Public Library and the RTD Park n Ride.
2. The path will connect to existing sidewalks and grade separation of North Beaver Creek.

3. The project will also include 20 bicycle racks (10 will be covered parking) and improved bus stops.
4. The bus stops will be improved by adding paving (currently the bus stops are dirt areas) and by providing a covered area at one stop.
5. The project will also include curb and gutter, curb ramps and crosswalk markings.

The Town intends to utilize this funding to focus on areas that offer the greatest potential for improvement to our non-motorized transportation system while at the same time addressing issues in our storm water management system.

Community Related Requirements:

- Coordination of several open community workshops geared toward better understanding of non-motorized transportation and storm water management. These workshops should be designed to encourage and improve our community's social interactions
- Protection of the town's rural and rustic character
- Protection of the environment through improved habitat and ecosystem functionality
- Utilization of local resources and labor while identifying opportunities for development of a localized economy
- Identification of opportunities for this project to further improve our communities social interactions
- Incorporating educational opportunities throughout the project
- Critical assessment of each decision for opportunities to achieve the following:
 - Reduce and eventually eliminate our dependence on fossil fuels and heavy metals
 - Reduce and eventually eliminate our dependence on man-made chemicals that persist in nature.
 - Reduce and eventually eliminate the destruction of nature.

Project Schedule and Budget (Owner):

The expected completion of this project is fall of 2013.

The total construction budget for the project is (\$)_____.

Future expansion goals: _____

Flexibility needs: _____

Schedule of operation: _____

Sustainability Goals and Objectives (Design Team):

Top 5 goals for sustainability and energy efficiency (energy, water, materials, etc.):

Energy goals: _____

Water goals: _____

Material goals: _____

Other: _____

Other: _____

Green Technologies and Systems (Design Team):

Top 3 green system or technologies that should be considered for this project:

1. _____

2. _____

3. _____

Other Requirements (Owner):

Community requirements: _____

Aesthetic requirements: _____

Security requirements: _____

Accessibility requirements: _____

Communication requirements: _____

Constructability requirements: _____

Health and hygiene requirements: _____

Capacity requirements: _____

Efficiency and Sustainability Goals and Practices:

Warranty Requirements:

Measure of Success in terms of Sustainability (Owner):

1. _____
2. _____
3. _____
4. _____

Exhibit A

Need Statement

created June 2012 by the Design Advisory Team
of the Nederland Downtown Development Authority

The Town of Nederland has come to recognize that healthy ecosystems provide essential services that sustain life and therefore understands the importance of placing the preservation, protection or enhancement of ecosystem services at the top of the community's priority list.

Additionally, the Town of Nederland recognizes the impact land development and management practices can have on ecosystem services.

Following is a list of ecosystem services that can be preserved, protected or enhanced through the use of sustainable land development and management practices.

Air and water cleansing

Removing and reducing pollutants in air and water.

Habitat functions

Providing refuge and reproduction habitat to plants and animals, thereby contributing to conservation of biological and genetic diversity and evolutionary process

Water supply and regulation

Storing and providing water within watersheds and aquifers

Waste decomposition and treatment

Breaking down wastes and recycling nutrients

Erosion and sediment control

Retaining soil within an ecosystem, preventing damage from erosion and siltation

Human health and well-being benefits

Enhancing physical, mental and social well-being as a result of interaction with nature

Hazard mitigation

Reducing vulnerability to damage from flooding, storm surge, wildfire and drought

Food and renewable non-food products

Producing food, fuel, energy, medicine or other products for human use

Pollination

Providing pollinator species for reproduction of crops and other plants

Cultural benefits

Enhancing cultural, educational, aesthetics and spiritual experiences as a result of interaction with nature

The importance of ecosystem services were not considered in traditional land use development and management practices within the Town of Nederland. This has resulted in a loss of ecosystem functionality including stormwater management, erosion and sedimentation control.

Additionally, the Town has also come to recognize the ecological benefits of increasing the use of non-motorized transportation in Town and throughout our region.

The Town of Nederland has committed to becoming a sustainable community and has committed to move forward in a sustainable manner.

Sustainable development is development that meets the needs of the present without compromising the ability of future generations or other communities from meeting their needs.

This project will address two major issues for the entire community of Nederland in its quest to becoming a sustainable community.

1. Improved non-motorized circulation

Reducing our dependence on traditional non-renewable forms of transportation is a small but important step in becoming a sustainable community. Developing a non-motorized circulation system that allow community members to walk or bike to local destinations and to region transportation portals results in cleaner air, healthier community members and a greater sense of community.

2. Improved watershed functionality through focused improvements in stormwater management systems.

Developing and maintaining a high functioning stormwater management system not only protects private property from damage but also helps retain and restore the watersheds natural ecosystem functionality. Preserving, protecting, enhancing and learning from healthy ecosystems are an essential part of becoming a sustainable community.

Non-motorized Circulation

In order to improve non-motorized transportation, we must first understand how to measure how well our existing non-motorized transportation system functions.

Once we understand the functionality of the existing non-motorized circulation system, we can then determine where and how improvements should be made in order for improvements to be successful.

Stormwater Management

In order to effectively address stormwater in our developed areas we must first understand how the water shed reacts naturally to stormwater.

Once we understand how our watershed reacts naturally to stormwater we can then develop solutions for managing stormwater that work with the natural systems as opposed to the traditional methods of working against the natural systems.

Background

A need for safe pedestrian/biking trails was established by PROSAB and SAB that would allow the habitants to safely and easily walk/bike between from the East to the west end of town.

The North and South ends of Town have been connected by a sidewalk built in 2009. The East to West connectivity is hampered by lack of defined non-motorized paths and increasing traffic due to development.

Several storms last summer also showed that since recent development on the North Beaver Creek meadow there had been a dramatic increase in the velocity of the water in North Beaver Creek causing damage to property further downstream. The lower portion of 2nd Street to the East is dirt while the upper section to the West that contains the Library is paved. The impact of nonpervious surfaces on watersheds is well documented and the Town of Nederland is a living example of these negative impacts.

Further development projects on 2nd Street have been unable to obtain accurate elevations for connecting sidewalks and handicap ramps, making some of them unusable. Open drainage ditches on each side of the street make crossing the street impractical for some residences and walking down the street is equally impractical for some residences due to many large pot holes that reappear after each large rain event. Children and young people going to the Family and Teen Center from other areas of Town must use the center of the street for walking due to large drainage ditches on either side of the road, forcing them to walk in the middle of the street with and between cars. The need for safe pedestrian and bicycling paths is becoming more acute as some of the vacant land in the area is developed bring more traffic and more parked cars.

The need for connectivity:

Using 2nd Street to connect the Post Office to library allows people living on second street non-motorized access to both locations safely. Many children and families live on 2nd Street and the street has become hazardous with increased vehicle traffic from the mixed use and commercial sections, as well as from the deteriorating conditions of the road surface.

Nederland has adoptive a sustainability Resolution that will direct the community going forward. The deteriorating conditions of the road are unsustainable for the future, not only from a cost stand point, but also from erosion and instability. Mountain communities have vanished over past decades due to wind and soil erosion, such as Caribou and others.

In promoting a healthy community, Nederland strives to encourage alternative modes of transportation. The need for this is to encourage a healthier lifestyle decreasing obesity which is a problem nationwide. Colorado's obesity rate is the lowest in the country for adults, but the obesity in children is rising rapidly from 3rd in the country to 23rd in 2011. This is due in part to a decrease in physical activity and more passive indoor activities. In order to lower this rate further, healthy cities have adopted multi-modal forms of transportation. The proposed east/west pedestrian/biking path will fulfilled this purpose.

The need for controlling storm water in the mountains is greater than in lower elevations due to the severity of the storms and the spring runoff. The water from even higher elevations needs to be safely directed to collection points for use by cities in other parts of the state. Debris and hazardous materials need to be filtered along the run off corridors to ensure clean and healthy drinking water downstream.

With this project we will be able to address two major issues for the entire community of Nederland. A walkable community, as well as a reduction in flooding from storm water runoff.