Onoville Marina Park

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www.Onoville.com

Administrative Offices:
Catt. County Dept. of EDPT
303 Court St.
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REQUEST FOR PROPOSAL

Onoville Marina Park Rehabilitation and Expansion Project

DATE: August 19, 2021

FROM: Cattaraugus County Department of Economic Development, Planning and Tourism for Onoville Marina Park

I. General Information

Onoville Marina Park is located on the southwest side of the Allegheny River on the west bank of the Allegheny Reservoir, just north of the Pennsylvania state line. By car, Onoville Marina is roughly 8 miles south of exit 17 off Interstate I86 by way of West Perimeter Road, to the Marinas east is the Seneca Nation of Indians Territory. The Park is a popular retreat for many families throughout western New York and Pennsylvania. The land is owned by the US Army Corps of Engineers and is leased to the County to facilitate the Park and its operations.

The Department of Economic Development, Planning and Tourism (EDPT) oversees the operation of Onoville Marina Park. EDPT is seeking proposals from qualified engineering firms to design a site layout that maximizes the value of the space at the current Onoville Marina Park. The design would include a new campsite pattern that will increase the number of sites available, water, waste water and electric site layout using a Computer Aided Design software (CAD), and estimated costs and time of construction.

The consultant will also design a site layout for the Onoville Marina Park Sawmill Run Expansion Project that is located directly across the street from the current marina park. This too will include all infrastructure needs, electric, water and waste water system designs including all costs and construction timeline.

All questions and proposals need to be submitted through the Onoville Marina Park Project site at: **www.CattCo.org/OMP202109**

Questions Due Electronically: August 31, 2021

Proposal due: September 24th, 2021 at 1:00 pm Eastern Standard Time

Expected Start Date: October 12th, 2021

Please contact Kate O'Stricker at kmostricker@cattco.org or by phone at 716-938-2320 for any questions or concerns.

II. Project Description

EDPT is looking for an Engineering and Design firm to design a sustainable approach to the redevelopment and expansion of Onoville Marina Park. The redevelopment and expansion will be used to enhance the appreciation of Onoville Marina Parks' natural and scenic resources while establishing Onoville as an outdoor recreation destination and expanding the local and regional economy.

The redevelopment and design project should take into account the following:

- Minimizing the environmental impacts through sensitive siting improvements
- Protecting and enhancing habitat areas within and around the campground sites
- Recycling waste products and striving to limit waste as much as possible
- Working to reduce maintenance costs and operations costs for increased efficiency

III. Scope of Work

Please carefully read the following information that details the County's expectations in relation to the project scope of work. The selected contractor will provide the county with professional services to realize the successful implementations of all aspects of this scope.

Site Analysis

- All designs must adhere to Federal, State and Local Laws and Ordinances
- Facility design will be compatible with natural processes, esthetically pleasing, functional, energy- and water-efficient, cost-effective, universally designed, and as welcoming as possible to all segments of the population

Site analysis will be the preliminary step in the design process, to analyze potential development sites as it relates to the project. It will evaluate the existing site and the potentially new sites by identifying specific site issues, such as physical, environmental, cultural, and legal attributes. The analysis will identify different opportunities and constraints for alternative uses of the site. It will be used as the basis of design for site selection and/or program development and reinforces goals for a cost-effective, environmentally sensitive, and maintainable and sustainable approach to project development.

EDPT would like the firm to use GIS and survey data to identify areas of vulnerability. Site analysis can be prepared as a narrative or in graphic format but should include many of the following: • topographic analysis • slope analysis • analysis of physical features • accessibility features and deficiencies • access and circulation, including traffic and parking studies • archeological sites •

vegetation existing water bodies, floodplains, wetlands, drainage ways • site history • history of existing structures and landscape • on-site utility studies • off-site utility studies • buildings and structures • views and vistas • dark skies • environmental studies and reports (i.e., snow and wind loads) • climate studies • geotechnical/soils • hydrologic studies, watershed modeling studies • project requirements • existing condition assessment • A review of other park projects and adjacent development.

DESIGN CONSIDERATIONS

Capacity of existing utilities and infrastructure (safety, water, electric, sanitary, and road design).

- Verify power needs and existing capacity: other entities' (upgrades, meters, transformers, service, etc.), utility easements and possible associated agreements, etc. Larger electrical service or telecommunications may be required to meet increased need (for instance if electrical hookups are added). If larger service is needed, it may require the servicing utility company to upgrade their facilities, or upgrades of facilities may not be possible to meet additional needs. Upgrades may require additional cost for review and approval of design, permitting requirements, and installation of conduit to upgrade electricity.
- Verify capacity of all existing utility services is adequate for all proposed upgrades. Verify size, type, and condition of all existing utility lines and perform any testing (like flow test) to verify minimum required water pressure and flow is available at the proposed point of tie-in for the water system.
- Fire alarm emergency response (cell, telephone, fiber connection): confirm the system that is required and check that services can provide uninterrupted response.
- Sanitary sewer services: Verify capacity of leach field, sewer plant, and any downstream effect.
- Evaluate costs associated with the possible alternative for use of an RBC treatment plant. (EDPT has access to a new and never used RBC treatment plant that appears to be appropriate size and capacity, but needs to have it moved from an offsite location to the marina).

Design Process

Campground and Marina design often includes common sequential components. The following list is a brief overview of common sequential considerations that should be included in the design plan, however it is not inclusive of all facilities and furnishings. Aesthetic considerations must also be included as an overlay to guide design.

1. Roadway layout within the campground:

a. Geometry

b. Grades

c. Drainage and culverts

d. Basic utility layout and planning

e. Material volumes (earthwork cut/fill, aggregate, asphalt)

f. Site clearing (trees and rocks)

2. Determine facilities to be provided

a. Comfort stations, shower, administrative buildings, electrical hookups, etc.

b. Size systems related to facility – water, wastewater, electrical, etc.

3. Campsite layout design

a. Campsite types and layouts, fit to site (including camp hosts)

b. Locate facilities on the site (including trash and recycling locations, comfort stations, etc.)

c. Trails to facilities

4. Define site furnishings

a. Picnic tables

b. Fire ring

c. Concrete or aggregate pad for parking, tables, and tents

d. Bear box (if applicable)

e. Directional signs and other signs

f. Shelters/pavilions/wind barriers

g. Other miscellaneous as applicable (light hangers, hammock stands, dog bag dispensers, etc.)

5. Barriers, landscaping and irrigation (if applicable)

Defining Site Development

Proper site preparation means fewer frustrating setbacks during construction but also avoids conflicting with local and federal rules and guidelines. Site preparation and site development include the following: • Soil Survey: Geotechnical report related to site soil properties • Brush Removal or Grubbing: first the vegetation is cleared and then the surface soil layer is removed. • Tree Clearing and Limbing: Removing trees and limbs is very labor intensive. It requires proper equipment and an experienced contractor. • Stump and Embedded Rock Removal: Stumps and large boulders can create major problems for contractors and can impact layout of program (i.e.,

location of roads and utilities) • Erosion Control: Control of surface runoff and soil loss. Erosion control is planned in the design phase and implemented by an experienced team. • Excavation: The use of manual tools or heavy equipment to remove material from the surface, usually soil or rock. Digging is the combination of two processes, the first breaking or cutting of the surface and the second, the removal and relocation of the material found there. • Trenching: Trenches are often created to install underground infrastructure or utilities (e.i., gas main lines, water main lines, or telephone lines), or later to access these installations. • Grading: To reconfigure the topography of a site or to stabilize slopes. • Fill Export/Import: Land clearing also includes removing excess soil or bringing more material onto the site.

Low-Impact Development

Low-impact development (LID) is a term used to describe a site planning and engineering design approach to manage stormwater runoff that preserves the site's natural hydrological and biological character. EDPT would like the design of the Onoville Marina Park to encompass low-impact development in site development by implementing some of the following: • Minimize impervious surfaces and roads • Minimize the area of construction and material storage • Maintain the existing topography and drainage systems to greatest extent possible • Involve park and region resources early in the design process • Establish tree and habitat protection zones in design and construction phases • Conserve existing topsoil.

CAMPGROUND LAYOUTS

EDPT would like a design that takes the following into consideration:

- Place the campground in a way that avoids both naturally and culturally sensitive resources.
- Campground designed like a neighborhood, where all services are easy to access from each campsite connected by trails, signage to orient visitors to services within and out of the campground, and simple circulation throughout the campground.
- Simplifying vehicular circulation, minimizing pedestrian conflicts, and accommodating the requirements of large vehicles by providing adequate space for turning, backing, and good overall visibility.

***Waterfront sites**. Onoville campsites may be prone to flooding or other natural events, and it is important to design for this. Ensuring the resiliency of services that are provided will decrease maintenance costs over time such as using a waterproof facility or locating built amenities outside of typical flood areas.

Topography • Retain and protect character-defining topographic features. Use natural topography of site to guide location of roads, campsites, buildings, services, and trails. • Use topography to screen infrastructure (campsites, roads, trails, buildings). • Use low rooflines, natural materials, and colors where appropriate to blend architecture with topography and surrounding landscape. [Potential graphic] • Retain and protect character-defining topographic features. Viewsheds • Protect and enhance character-defining views and vistas for visitor viewing from campground common areas and individual campsites. • Use key vistas and the creation of vistas to influence campground orientation and layout. • Screen campgrounds and associated infrastructure from park roads. • Protect and enhance character-defining views and vistas for visitor viewing from campground common areas and individual campsites.

Campsites • Replace missing amenities/features of campsites to ensure each campsite has similar services to the same campsite type. • Make furniture (picnic tables, cooking areas, tent pads, bear boxes) visually minimal but accessible to all people. • Maintain relatively flat surface to reduce erosion and increase accessibility and camper comfort. Smaller RVs, camper vans, and car tents do not have vehicle leveling ability. • Provide easy access to natural features of the park (e.g., trails, views, natural outcroppings, streams). • Use natural delineators of stone, rock, or logs anchored into ground to prevent campsite enlargement and resource impacts. • Be sensitive to the needs and the diversity of the visitor. Develop sites that meet the needs of those with physical limitations, parents with small children, and larger families. • Replace missing amenities/features of campsites to ensure each campsite has similar services as identified for new construction. Replace with a design style comparable to the existing or character-defining style of campground.

RFP Submittal

IV. Evaluation Criteria and Selection Process:

All proposals shall be reviewed and evaluated by EDPT Staff. Those firms determined acceptable for the award based on an evaluation using the selection criteria reflected below, will be interviewed either in person, on-line or by phone whichever is deemed most appropriate by the selection committee.

• Quality of proposed staff filling key positions and record of previously completed projects (minimum of 3, but not more than 5) of similar scope and size completed within the past 5-10 years. Please include a verifiable record of completing projects on time and on budget. A record of providing services that fully met or exceeded the client's expectations.

• Proposed Project Process Plan that includes a process design that demonstrates a detailed and comprehensive understanding of the project scope of services. The plan/process design includes all the requisite resources and the proposed schedule meets the project required timeline for project completion. The individual proposed to act as the primary contact that has the requisite

skills and direct experience necessary to successfully complete the project goals/objectives. The Process Plan accurately identifies all major challenges/opportunities and includes innovative/creative proposed solutions (best practices) that have produced verifiable positive results on past projects.

- Anticipated Project Schedule
- Total fee for services.

AWARD OF A CONTRACT

After all interviews have been completed, the selection committee will forward their final recommendation for award to the Cattaraugus County Legislature for approval. The award will be made to the most qualified firm after evaluation of all responses, interviews, a thorough review of their qualifications, completion of negotiations and acceptance of their fee.

The right is reserved to reject any and all responses received; and, in all cases, the CCEDPT will be the sole judge as to whether the response has, or has not, satisfactorily met the requirements of this RFP.

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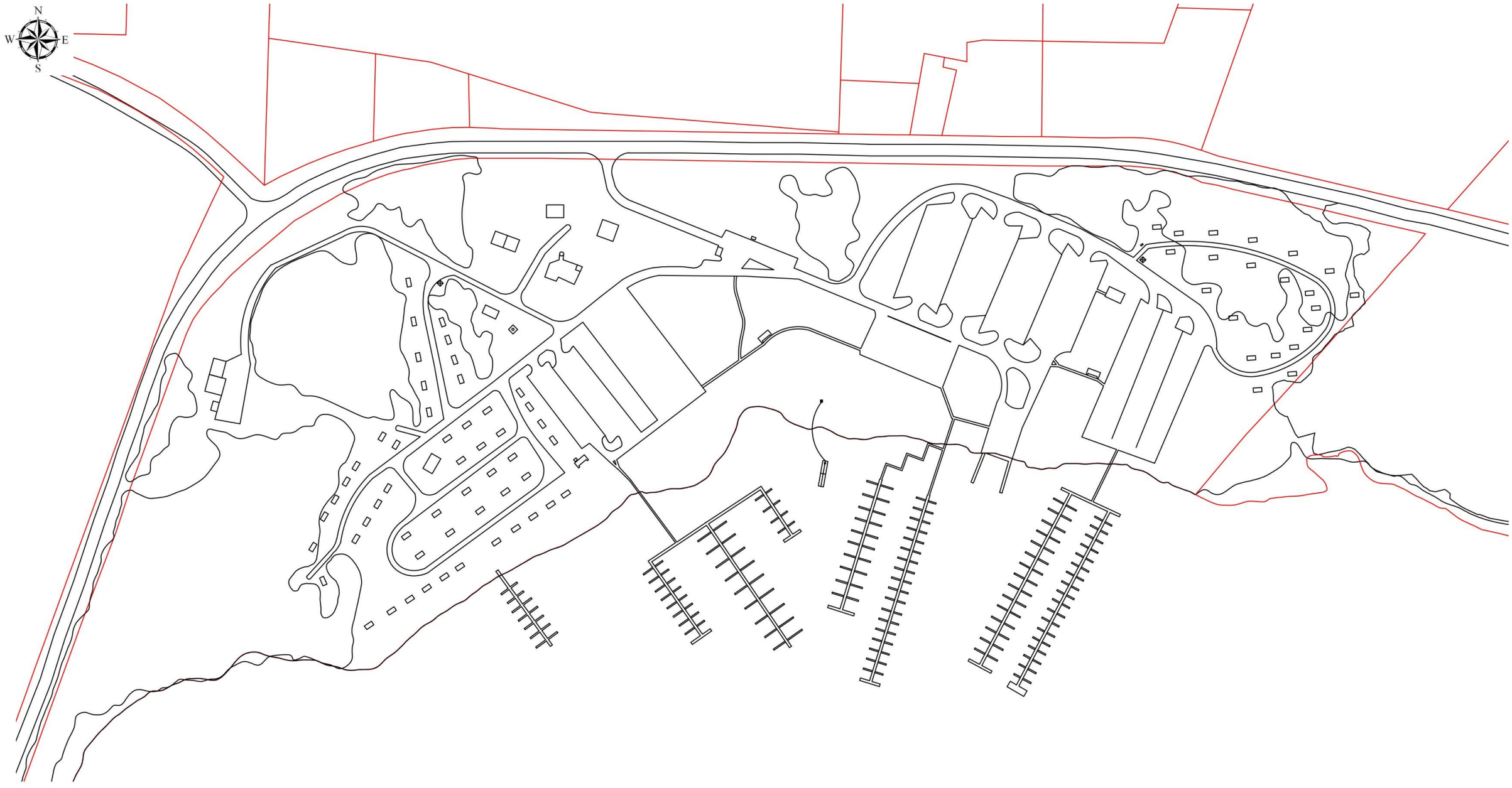
ONOVILLE MARINA

Site Plan – All Parcels



ONOVILLE MARINA

Site Plan – Satellite View