



**CITY OF LAKEWOOD
6000 Main Street SW
Lakewood, WA 98499
253-589-2489**

Request for Qualifications

American Lake Park Waterfront Access Upgrades

**Submittals must be received by the City Clerk,
6000 Main Street SW, Lakewood, WA 98499
no later than Noon on Wednesday, March 2nd, 2022**

**Questions should be directed to
Stacey Reding, Capital Project Coordinator
at 253-983-7852**

American Lake Park Waterfront Access Upgrades

City of Lakewood (City) is requesting statements of qualifications, (SOQ), from firms qualified and interested in providing professional design services, engineering and construction management to assist the City in developing final design and construction documents for shoreline and accessibility upgrades at American Lake Park, located at 9222 Veterans Drive SW, Lakewood, WA. Services needed may include: surveying, detailed pedestrian pathway design, restroom design, bulkhead and retaining wall design, soils and drainage evaluations and reports, water access permitting, and construction document preparation for implementation of approved Preliminary Concept Plans, (attached). Final contract will include design development, preparation of construction documents, permitting, bidding assistance, and construction administration services.

Deliverables:

Work will include but not be limited to the following tasks:

- Site Analysis & Inventory: surveying, environmental evaluation as needed, adherence to state regulatory guidelines and requirements for development of waterfront land
- Site Development thru Construction: Schematic Design and Development Plans, cost estimates, construction documents, bid package preparation, permit submittal and construction management.

Site Information: American Lake Park is a 5.5+ acre site on the north shore of American Lake, located in the Lake City neighborhood of the city of Lakewood. This is a popular park providing one of only two public access points to American Lake. This facility features a swimming beach; public boat launch; playground, restroom, a view of Mt Rainer to the south, and a mix of mature evergreens and Garry oak trees above the beach access.

Project Background: The park has served as a community park for many years and was owned and maintained by Pierce County until it was transferred to the City of Lakewood in 1996 following incorporation of the city. Past park amenities included a caretaker house, hangars, and storage and launching facilities for seaplane operations. The structures have since been demolished. American Lake serves as the seaplane airport runway and the western most dock near the boat launch serves as an emergency access point for float planes via a state emergency management grant. In 2009 a master plan was created and the boat launch area was completely renovated. Recent improvements (2019-2021) include painting a large mural along the retaining wall behind the swimming beach, repaving the parking lot, installation of an all access playground and large picnic shelter. The city has recently purchased property just north of the park with the intent to develop an overflow parking lot to serve the park in the busiest summer months.

Project Scope: The City has secured multiple state grant funds through both the Recreation Conservation Office (RCO) and the Department of Commerce (DOC) to address park improvements. The development goals are to improve safety and access by building an ADA accessible walkway from the park entry and upland zones to the shoreline and waterfront

areas, install a small shelter, replace a deteriorated stone retaining wall and bulkhead, add a new restroom and entry plaza, and restore open space areas. The project will also include associated signage, utilities, and site furnishings. The renovation should address current safety and maintenance issues including site visibility, access and safety between the boat launch and beach facility users, and capacity management for peak summer usage. Adherence to crime prevention through environmental design (CPTED) strategies and grant funding requirements should be prioritized throughout the design process.

Budget / Funding: \$2,000,000 for design, permitting and construction

Tentative Schedule:

Feb 16 th , 2022	Ad posted
Feb 23 rd , 2022	RFI Deadline
Mar. 2 nd , 2022	Submission Deadline
Mar 18 th , 2022	Review Submissions/ Interviews
May 2 nd , 2022	Contract Award
May-Nov 2022	Design & Permitting
Dec -May 2023	Bidding, Contract Award & Construction
June 2023	Project Completion

Submittals: SOQs should be prepared simply and economically, providing straightforward and concise information. Please limit the submittal to no more than 15 pages. The City shall not be responsible for any costs incurred by the firm in preparing, submitting or presenting its response to the RFQ. Please submit three hard copies of the SOQ plus emailing an electronic version. The proposal shall include and be organized in the following manner:

Cover Sheet, Letter of Interest and Statement of Qualifications: The statement should include general information on the firm including the firm's background and expertise with similar type projects.

Project Team: Identify the key personnel and sub-consultants who will work directly on this project, their professional qualifications, and office location.

Project Approach: Provide a description and supporting graphics of how the project would be approached, designed, and any creative methods to accomplish the tasks described in the scope understanding budget constraints.

A list of similar type projects completed in Washington State within the last five (5) years with descriptions or examples of work performed. For each of the examples include the name, and phone number of a local reference associated or familiar with the project.

Consultant Selection Criteria: Consultant will be selected based on the following criteria:

1. Ability to provide the services based on the contemplated scope of work.
2. Creative approach to accomplishing the tasks.
3. Relative experience of the firm and the individuals assigned to this project, and other matters relating to park design.
4. References.
5. Other information as appropriate.

The RFQs will be evaluated by a committee comprised of City staff. The top two (or more) consultants will be invited to interview with the evaluation committee. Interview format will be determined and shared after the RFQ's are reviewed. Final selection for this project will be based on a combination of interview results, RFQ's, and past performance and references.

For information regarding project scope and submittal requirements contact Stacey Reding, Capital Project Coordinator at 253-983-7852 or sreding@cityoflakewood.us

Site Location



American Lake Park – 9222 Veterans Drive SW, Lakewood, Washington, 98498





- — — — — PROPERTY BOUNDARY
- - - - - PROJECT AREA

American Lake Park- ALEA Project # 20-1760D Site Plan

