



**City of Langley, WA,  
Request for Qualifications (RFQ)  
Seawall Park Design**

## **INTRODUCTION**

The City of Langley, WA is soliciting submissions from qualified designers/design teams for a design to improve the appearance and functionality of Seawall Park.

The City of Langley will choose a designer/ design team by scoring the qualifications of the firm and preliminary designs submitted. The designer/design team selected will be asked to complete the design for Seawall Park improvements.

Seawall Park is an existing .94-acre community park located north of First Street along Saratoga Passage. It is a narrow promenade with a larger open space at the east end. It has limited improvements consisting of memorial benches and picnic tables with three walkways to public beach access.

The City of Langley Parks and Open Space Commission has endorsed the City of Langley *Seawall Park Improvements Scope of Work* prepared by the Seawall Park Subcommittee (located at the end of this RFQ). This document is a summary compilation of public input and discussions to help guide the design for Seawall Park improvements.

## **STEP ONE: RESPONSE TO RFP**

### **Preparatory**

1. Review *Seawall Park Improvements Scope of Work*.
2. Review provided site survey.
3. Attend meeting of with City Public Works Department to discuss how City maintenance capabilities impact proposed designs.

### **Preliminary Design Concept and Approach Submittal**

Prepare a preliminary design concept and approach. This submittal must contain the following:

- A. Site Plan Layout** – A site plan layout indicating the locations of recommended improvements and park activities, such as seating areas, vertical elements such as shelters, walkways and landscaped areas.

- B. Design Elements** – Sketches of recommended architectural or design elements, such as shelters, walkways, seating and iconic design. Submission may be submitted in paper or digital form, but must be of a size that when printed will be legible.
- C. Narrative** – A narrative explaining the recommended design approach.
- D. Examples of Similar Features** – Submittals shall include graphic images of public park features similar to the ones being recommended. If relevant, some of the images should be of the designer’s past work.
- E. Designer resume** – Submittals shall contain a resume that includes:
  - 1. A cover letter with the contact person and contact information
  - 2. Current references for three projects similar in scope and complexity
  - 3. A stamped, self-addressed envelope if return of submittal documents is desired
  - 4. Examples or links to examples of projects similar in scope and complexity.

### **Selection Process**

At the first regular meeting after the application deadline, applications will be reviewed and scored at a meeting of the Seawall Park Subcommittee, using the criteria below. The subcommittee will then present the applications and their rankings to the Parks and Open Space committee (POS). POS will review the rankings, making changes as they see fit and then choose the designer/design team based on those criteria.

POS and the Seawall Park Subcommittee will present their recommendation to the Langley City Council, who will make the final decision regarding selection of the designer/ design team.

### **Design Concept Ranking Criteria**

The Seawall Park Subcommittee and the Parks and Open Space Commission will use these criterions to select the final designer/design team.

- 1. Application complete:** All requested elements are present and complete **(10 points)**
- 2 Past Experience:** The background and experience of the designer/design team. **(10 points)**
- 3 Design Quality:** The strength of the designer’s concept and demonstrated adherence to the scope-of-work. **(25 points)**

- 4 **Context:** The appropriateness of the concept within the architectural, geographical, socio-cultural and historical context, including scale and materials appropriate to the site and the city of Langley. **(25 points)**
- 5 **Preference:** South Whidbey designers. **(15 points)**

### **Submittal Process**

Questions should be addressed to Stan Berryman, head of Public Works for the city of Langley. He may be reached by phone at 360-221-4246 or by email at <mailto:sberryman@langleywa.org>

Applications can be sent one of two ways:

### **USPS**

Attention:  
Stan Berryman,  
Public Works Department  
City of Langley  
P.O. Box 366  
Langley, WA 98260

### **Hand delivered**

(For document security, designers are encouraged to hand deliver their qualifications to the Langley City Hall front desk to obtain a time and date receipt) Langley City Hall at 112 Second Street, Langley.

**The deadline for USPS and hand delivery is Tuesday, November 28, 2017 before 9:00AM**

### **STEP TWO: PARK DESIGN**

The designer/design team selected should be prepared to complete the following, based on the Scope of Work at the end of this document. The documents should be in paper format.

**Park Design Layout:** A site-plan design of park improvements that is to-scale. The plan should indicate the location of all park improvements, including planting areas, park furniture such as tables and benches, works-of-art, walkways and vertical improvements, such as shelters.

**Architectural Plans for Vertical Elements:** Architectural plans for vertical elements, such as shelters, that are to-scale.

**Architectural Plans for Park Furniture:** Architectural plans for park furniture, such as tables and benches that are to-scale.

**Planting Plan:** A Planting Plan that is to-scale and that indicates the locations and species of trees, shrubs, and perennials.

**Signage and Lighting Plan:** A plan that indicates the location of signs and lighting that is to-scale. The plan should include architectural drawings for completion of signs. The plan also should include graphic images of recommended lighting fixtures and sourcing for lighting fixtures. All lighting must be dark-sky compliant.

**Maintenance Guidelines:** Prepare written maintenance guidelines to guide City of Langley staff in caring for park improvements.

**Consulting Conference with Construction Firm:** The city's goal is to achieve high-quality but cost-effective design. With the participation of the City of Langley Public Works Department, consult with a qualified construction firm to prepare a preliminary opinion of phasing of the construction and probable construction costs for review.

### **Project Design Budget**

The estimated budget for completion of the above is \$5,000. However, the City of Langley will negotiate with the most qualified designer to obtain the contract amount.

### **Designer Responsibilities**

The selected designer will:

1. Execute and complete the design in a timely and professional manner, no later than 3 months after being chosen.
2. Present the Design Concept at a public meeting to obtain feedback and input. The City will sponsor and host the public meeting.
3. Adjust design elements based upon public input.
4. Maintain an effective working relationship with the POS, Seawall Park Subcommittee, and City staff.

## **City of Langley Seawall Park Improvements: Scope of Work September 12, 2017**

### **General considerations:**

- Materials ~~shall~~ should be durable and low-maintenance
- Reuse/recycle/repair existing infrastructure, if possible
- Design should avoid creating large “blind” areas that are not easily monitored by law enforcement and the public
- Design should leverage as much as possible Langley’s greatest strength: the willingness and desire of residents to donate time and money to public projects

### **Background information and design restrictions and considerations:**

- Langley is called Langley-by-the-Sea, and yet the First Street bluff severely restricts the ability to see and access the waterfront. A primary purpose of the Seawall Park improvements is to make the waterfront in Langley more visible, attractive and accessible.
- Whale Bell Park is a separate park from Seawall Park. However, Whale Bell Park and the asphalt extension of Anthes Avenue serve as a highly visible entry to Seawall Park. The desire is for the look and design of these two parks to be integrated.
- A pump station is located at the bottom of the Anthes Avenue extension. City workers must be able to access this plant via Anthes Avenue extension with trucks and large equipment, so a part of the area in front of the pump station can’t have structures that would impede that use.
- There also are pipes and underground utilities that run the length of the park. City workers’ access to this underground infrastructure must be preserved. A path over such areas would need to be pavers.
- The width of the public property from the seawall toward the bluff is generally only 10-12 feet wide. Improvements must be restricted to public property. There are two places where the property widens to include the bluff up to street level, the area around the Boy and Dog Park and the east end of the park.
- The city may at some point want to install full ADA access to Seawall Park. The design should leave room at the base of the bluff in the area of the Boy and Dog Park and at the far east for a hillside lift or elevator.
- The park’s windy location and lack of sunlight pose challenges to its enjoyment by the public. The design should focus on ways to ameliorate the harsh environment, by providing protected areas and locating amenities to maximize sun exposure.
- Funding for project will be piecemeal, so design should be able to be executed in phases.

## **Design specifications:**

Please review photo examples of many of these possibilities at:

<https://www.flickr.com/photos/157006017@N06/albums/with/7215768378021231>

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- Make the asphalt extension of Anthes Avenue more attractive with paint or by other means.
- Develop the flat area at the bottom of Anthes Avenue into a place that will attract people to come down the hill. Possibilities include, but are not limited to:
  - Making the pump station less dreary and utilitarian with paint or other means
  - Adding an “attraction” such as a tower, sculpture, or eagle snag that might serve as the iconic “signature” of the park.
  - A picnic area
  - A propane fire pit.
- As this is a linear waterfront park, the desire is for a ground-level path that winds through the park from one end to the other. The path should be wide enough for strollers and wheelchairs. The path may widen into ground-level platforms at intervals to accommodate seating and/or outdoor dining areas.
- The desire is for plenty of eating/outdoor dining possibilities. At least some of these should be able to accommodate people in wheelchairs.
- Provide for some areas to sit/eat that are protected from the prevailing wind. Some of these might also be covered for protection from rain.
- Include a general landscaping plan that shows the size and shape of beds, as well as the general height of plantings. Advise which existing trees and shrubs should be kept. Plants used should be suitable to the site and be drought and seaside tolerant native plants, trees and shrubs, unless keeping existing vegetation.
- Bluff stability is an issue in the selection of plants for some areas of the park. In these areas, the end goal is to create a self-supporting native plant community to help stabilize the high bank.
- Consider replacing the railing along the seawall if necessary for design.
- Include handrails on concrete stairs to beach.
- Include placement and design (though not actual content) of educational material. Educational materials should not obstruct the view significantly; Educational materials could include:
  - Maps to orient people to the geographic placement of the park and the identification of surrounding landmarks such as peaks, waterways, etc.
  - Some natural history information
  - Some historical information such as the use of the area by original native peoples, etc. This might be by means of placards and/or screens or murals attached to the fence at the east end of park or other areas.

- Design a larger flexible shelter at the east end of the park that is open enough in design to allow easy monitoring of the space and the area around and behind it. Might possibly include Plexiglas to preserve view.
- Include a fence or barrier at the east end of the park to restrict access to private property on other side. Fence/barrier might be a place for an educational mural or public art, but could also have some other design. Design fence in such a way that it doesn't preclude future access to the east, should that ever be possible.
- Incorporate functional art into infrastructure as much as possible. Designate a few locations suitable for other public art. Locations should not interfere with the primary purpose of the park, which is enjoyment of its natural beauty.
- Include activities that are fun to "do," rather than simply to look at, preferably that work for all ages. Examples include swings, other play/exercise equipment, a tower, sculptures/rocks to climb/sit on, etc.
- Include placement and design of trash and recycling receptacles.