

REQUEST FOR PROPOSALS ANDROSCOGGIN TRANSPORTATION RESOURCE CENTER

Auburn – New Auburn Village Center

PROJECT ANNOUNCEMENT

The Androscoggin Transportation Resource Center (ATRC), as the designated Metropolitan Planning Organization (MPO) for the urbanized area of Lewiston-Auburn, Maine, in cooperation with the Maine Department of Transportation (MaineDOT), is seeking to obtain the services of a qualified consulting firm to conduct a study of the New Auburn Village Center.

STUDY CORRIDOR:



Traffic and economic difficulties are impacting the image of New Auburn. This study will attempt to identify and improve the vehicular, bicycle and pedestrian layout of New Auburn in an urban design framework that reinforces the traditional historic village and urban/downtown transition character and encourages private investment.

The study area will be from the bridge over the Little Androscoggin River on Main St, to the Bernard Lown Peace Bridge, to the intersection of Riverside Drive and Mill Street, up Cook Street and including all the side streets to 5th Street and then to Mill Street.

STUDY BACKGROUND

New Auburn residents see transportation as one of the major issues facing the community. They are concerned about automobile traffic, in particular the speed and volume of vehicles that travel through the community as well as issues surrounding limited access into and out of the area. A significant percentage of the population does not own a vehicle. Residents have identified a conflict between travel modes. There is a need for improved sidewalks, crosswalks and bicycle lanes to ensure safe travel options for all residents and to link residential areas to businesses. Residents also see a need to ensure that public transit options continue to meet the needs of residents.

Residents and the business community are also concerned with the loss of businesses and the general deterioration of the community. There is a strong desire to address issues such as limited parking, poor building conditions, high vacancy rates, and the high volume of commuter traffic. These features are seen as having a negative impact on the way that current and prospective residents and investors perceive New Auburn. There is a distinct need to redevelop and rehabilitate the area with a focus on traffic and quality of life. The neighborhood also wishes to encourage businesses that support the surrounding locale and revitalize the business area in a mixed-use format.

Significant recent planning has occurred in New Auburn that identifies needs and opportunities in this neighborhood. In 2007, the Lewiston-Auburn Central Business District study outlined some improvements to the New Auburn Village Center. New Auburn residents were actively engaged in development of the 2009 New Auburn Master Plan and the City of Auburn's 2010 Comprehensive Plan. They also participated in an ATRC Walking Audit in 2012. A currently active study in Lewiston which may make recommendations for changes to the Cedar Street/Bernard Lown Peace Bridge should be considered for compatibility. The Lewiston Riverfront Island Master Plan should also be referenced.

OBJECTIVES OF THE STUDY

The objective of this study is to develop a plan to:

1. Review the existing transportation network and land-uses through the New Auburn Village Center District;
2. Determine effectiveness of the network in light of proposed land-use changes;
3. Identify and evaluate vehicle, bicycle, pedestrian, transit, and parking transportation alternatives that include both physical improvements and those that may involve city ordinances and development standards;
4. Work with an to be established Advisory Committee, as well as local community businesses and residents on recommendations;
5. Develop recommendations for the network to improve traffic flow while respecting the traditional core village of New Auburn, and;
6. Develop cost estimates and prioritized list of improvements/recommendations, which may include project phasing.

ANTICIPATED GENERAL SCOPE OF SERVICES

The following study tasks are general in nature. The consultant is encouraged to modify and/or expand on the scope for the purpose of improving the study results.

Task One: Data Collection

The consultant will collect data in the study area to include classified traffic counts, turning movement counts, bicycle/pedestrian amenities, on-street parking, and transit routes/stops. Reviews of past and developing studies should be considered. Outreach beyond the steering committee will need to be made to additional local businesses and residents. The ATRC can provide turning movement counts at the signalized intersections from 2009.

Task Two: Schematic Development Plan

The consultant will develop conceptual level plans for review with the ATRC and Auburn city staff. The concepts will identify the potential zoning and land use of this area for commercial and residential land uses. The concepts will incorporate known elements of development, both committed and projected, and serve the needs of commuters and residents. The concepts will consider zoning, natural features, the City of Auburn Site Plan regulations, the New Auburn Master Plan, the City of Auburn Comprehensive Plan, and the current and anticipated uses of the parcels. Any proposed roadway layout will consider existing parcel lines, topography, soils and wetlands. Detailed geometric studies of the roadway alignment are anticipated. (The development of a one-way loop road configuration is one alternative that may be considered but is not to be the only option.) Design alternatives should be developed with equal consideration of the following criteria:

- Preservation of existing businesses and potential for future economic development and growth;
- Bicycle, pedestrian and parking needs and amenities;
- Livability, streetscape, access to public transit and mixed use development potential;
- Phasing options; and,
- Incorporate the proposed land use changes as identified in the Comprehensive Plan in the determination of different design alternatives.

It is anticipated that up to four proposed streetscape renderings will be prepared as part of this task. From the development plans considered, one concept will be chosen as the preferred Schematic Development Plan and advanced for use in developing trip generation and distribution. The ATRC/City of Auburn shall provide GIS/ACAD files of the study area including topography, wetlands, roadway network, and property lines.

Task Three: Graphic Plan and Report

A graphic plan will be prepared depicting existing and proposed zoning, land use, and traffic pattern layouts. A summary table will be presented that compares the traffic volumes on the adjacent roadway network for the existing condition, the 2020 and 2030 “no-build” scenarios, and the 2020 and 2030 “full build-out”. The level of service (LOS) of intersections adjacent to the study area will also be evaluated for the 2020 and 2030 no-build and build scenarios. A brief technical report will be prepared to describe the methodology of the developed plans and a prioritized list of recommendations, including cost opinions and phasing as necessary. A

qualitative assessment of the impact from the traffic increase for the “full build-out” scenario will be provided. Preliminary recommendations for roadway and intersection improvements will be discussed qualitatively. Ten bound copies of the final technical report will be provided.

Task Four: Meetings

The Consultant will attend technical meetings with the ATRC, the City of Auburn, and a project steering committee as needed to advance the study. At minimum there will be 5 meetings with staff and/or an advisory committee and 3 public meetings; 6 meetings total.

SUBMISSION REQUIREMENTS

Proposals must include the items listed below. Six (6) copies of the proposal must be submitted.

- (1) A brief history of the firm;
- (2) Names, addresses, and qualifications of the subcontractor(s);
- (3) A description of relevant projects in which identified key staff played a central role in carrying out the work program;
- (4) References for relevant projects;
- (5) Names and qualifications of specific staff tasked for the project, including the project manager;
- (6) Statement of project understanding;
- (7) Detailed scope of services;
- (8) A project schedule organized by task that includes a summary of person-hours by key staff by task. The schedule should also indicate the timing of proposed meetings and delivery of products; and
- (9) A lump sum cost for completing the project broken down by task, by key staff.

Two sealed envelopes shall be submitted in the proposal. The first sealed envelope, shall contain all information minus cost information, and shall be labeled, “Non-Price Proposal”. The second sealed envelope shall contain the total project cost stated as a firm fixed-price, and shall be labeled, “Price Proposal”. Proposals shall be titled “Auburn – New Auburn Center Study” and addressed to:

*AVCOG/ATRC
125 MANLEY ROAD
AUBURN, ME 04210*

Proposals shall be accepted at the AVCOG offices no later than **4:00 p.m. on Wednesday, March 6, 2013**. At this time, all proposals shall be opened and recorded.

Questions and Clarifications

All questions and clarifications shall be directed to Jennifer Williams, ATRC (207)783-9186 or jwilliams@avcog.org.

SELECTION PROCESS

An ATRC/City of Auburn Selection Committee will review, evaluate and rate each non-price proposal based on the following criteria:

Selection Criteria

- (1) Firm Qualification
- (2) Qualifications of Project Manager and Staff
- (3) Understanding of project objectives
- (4) Responsiveness to submittal requirements
- (5) References

Following the evaluation, ATRC may decide to conduct oral interviews with any or all of the candidate firms. Following the interview process (if deemed necessary), ATRC will open the price proposal of the top rated firm and attempt to negotiate a contract with the firm. If an agreement cannot be reached with the selected firm, ATRC will negotiate with the next highest rated firm. Once a contract is executed, the consultant will be instructed to commence work on the project.

Consultant Selection Schedule

Proposals Due	Wednesday, March 6, 2013 by 4:00PM
Interviews (if deemed necessary)	Week of March 18, 2013
Consultant Selection	March 28, 2013
Notice to Proceed	March 29, 2013

The selected firm or team must demonstrate that they have sufficient and appropriately qualified staff to complete the project. The selected firm must meet state and federal affirmative action and equal opportunity employment practices.