



The Jewel of the Chesapeake Bay
North Beach, Maryland

8916 Chesapeake Avenue | Post Office Box 99
North Beach, MD 20714

410.257.9618 | 301.855.6681
www.northbeachmd.org

WORK SESSION
THURSDAY, JANUARY 3, 2013
NORTH BEACH TOWN HALL

- 1) Progress on Timber Breakwaters and Lower Pier
- 2) Update on the Wetlands Trail to Rose Haven
- 3) Update on the meeting with the Army Corps of Engineers
- 4) Review of the RFP for the 3rd Street Park
- 5) North Beach Development Potential (Commissioners letter to Chesapeake Beach)
- 6) Offer from Verizon to install an additional antennae on the water tower
- 7) Executive Session

Upcoming Events and Meetings

- a) Friday, January 4, 2013 – Ice Skating on the Pier – 6:00 p.m. to 10:00 p.m.
- b) Saturday, January 5, 2013 – Ice Skating on the Pier- 12:00 p.m. to 10:00 p.m.
- c) Sunday, January 6, 2013 – Ice Skating on the Pier – 12:00 p.m. to 6:00 p.m.
- d) Monday, January 7, 2013 - Special Events Meeting – 7:00 p.m. – North Beach Town Hall
- e) Monday, January 7, 2013 – Economic Development Committee Meeting – 7:00 p.m. Town Hall
- f) Tuesday, January 8, 2013 – 100 Best Communities for Young People Celebration at the North Beach Town Hall between 6:30 p.m. and 8:30 p.m. Public is invited to attend.
- g) Thursday, January 10, 2013 – Town Council Meeting – 7:00 p.m. at the North Beach Town Hall
- h) Saturday, January 19, 2013 – Meeting with residents in reference to 9th Street flood management – 10:00 a.m. –Town Hall
- i) Saturday, January 26, 2013 – Performing Arts Center Meeting – 10:00 a.m. – Town Hall

Mark R. Frazer, Mayor

Council Members: Mike Benton Gregory Dotson Gregory McNeill Randy Hummel Gwen Schiada Kenneth Wilcox

REQUEST FOR PROPOSALS
LANDSCAPE ARCHITECTURAL DESIGN
& SITE PLANNING SERVICES
3RD STREET PARK

TOWN OF NORTH BEACH
CALVERT COUNTY, MARYLAND

December 30, 2012

Purpose and Objective

The Town of North Beach requests proposals from firms with experience in landscape architectural design and site planning for a 0.7 acre parcel that the Town owns at the southwest corner of Bay Avenue and 3rd Street. See vicinity map (Attachment "A"). The purpose of the services being requested by the Town is to assist the Town with the planning and design services needed to develop the parcel into a community park site.

Background

The Town of North Beach recently acquired the 3rd Street park site from a developer who acquired the parcel from a private owner in 2006. For the period from the 1970's up to 2006, there was no development on the 3rd Street Park site. The Developer sold the property to the Town in November of 2012 when it abandoned the plans for multi-family housing use of the property. Prior to the 1970's, the site was occupied by the Calvert House, one of the last famous North Beach Boarding Houses or Hotels. Attachment "E" is a picture of the Calvert House from the 1950's. The Town purchased the site with the intent to make it into a community park to be utilized by both residents and visitors to the Town.

The site (Attachment "B" is a current plan of the site) is located on the west side of Bay Avenue which traverses the town from the south end of town to the north end of town adjacent to the Chesapeake Bay. On the opposite side of Bay Avenue, adjacent to the site, are the Town boardwalk and the Chesapeake Bay. The site is in the Town's waterfront zoning district. The waterfront district is intended to promote the development of a mix of uses that are respectful of and complement a waterfront location, and contribute to recreational and tourism activities for residents and visitors. Adjacent to the south end of the site is a residential area consisting of primarily single-family homes. To the west of the site are single-family residences and part of the site that contains a multi-family structure for senior apartments. On the north, the site is bounded by 3rd Street, with a multi-family structure on the north side of the street. The site is in the Town

Critical area and is designated Intensely Development Area (IDA). A portion of the property towards the Bay Avenue side is in the Critical Area tidal buffer

Attachment "C" is a recent aerial view of the site and surrounding area. A picture of the site looking from the intersection of Bay Avenue and 3rd Street is included as Attachment "D".

Intended Use of the Site

The Town has developed a list (Attachment "F") of potential uses and amenities for the site. This list is preliminary and is subject to modification once the Town starts working with the consulting firm selected for the 3rd Street Park project.

Scope of Work

At a minimum, the following tasks shall be performed by the firm selected by the Town for the Project.

1. Develop a list of potential uses and amenities for the project. For each item provide a cost estimate and a specification.
2. Work with the Town to select which items will be used in the final development of the site. This task will include providing preliminary site drawings showing how the items selected will be incorporated into the overall development of the site.
3. Based on the items selected by the Town, develop final drawings and specifications that the Town can use for procurement of construction services in accordance with the Town's bidding procedures. Some parts of the project may be completed by the Town's Public Works Department without bidding.
4. Provide services to the Town during the construction phase, including periodic site visits to check the quality of the work and provide interpretations of documents prepared by the Landscape Architect, if required.

The selected firm will not be responsible for obtaining any required governmental-type permits, as this work will be done by the Town Engineer.

Schedule

The Town expects to award a professional services contract for the services outlined in this RFP in February of 2013. The Town expects to start construction late spring or early summer 2013. Services of the successful firm will be scheduled accordingly.

Proposal Submittal

To be considered for this project, Landscape Architectural firms must submit three copies of their proposal to the Town of North Beach. At a minimum, proposals shall include the following information:

1. Description of the firm's understanding of the Town's requirements and approach to providing the required planning and design services.
2. List of proposed project personnel to be assigned to the project along with a description of their relative experience and qualifications.
3. List of the firm's similar experiences along with contact information for the consultant's clients for the similar experience.
4. Information on the firm's capabilities to accomplish the Town's work in time to meet the schedule.
5. Proposed fee schedule including billing rates and any reimbursable costs.
6. Additional information that the firm can provide to assist the Town in their evaluation of proposals as described in the *Evaluation of Proposals* section in this RFP.

Proposals are due and must be received no later than 4:00 p.m. February 5, 2013 at the following address:

Town of North Beach
Attn: Stacy Wilkerson, Town Clerk
8916 Chesapeake Avenue
P.O. Box 99
North Beach, MD 20714

A pre-proposal conference will be Thursday January 17, 2013 at 1:00 p.m. in the Town Hall, 8916 Chesapeake Avenue, North Beach, MD 20714. Attendance is recommended for all interested in submitting a proposal. A site visit will be included with the pre-proposal conference.

Costs for preparation of requested proposals shall be borne by those submitting proposals.

Evaluation of Proposals

The Town's staff will review all proposals submitted. After reviewing the proposals, staff may, at its discretion, invite to interview one or more of the firms whose proposals appear to meet the Town's requirements. The purpose of such an interview would be for the firm to elaborate upon their proposal before a recommendation or ranking of the proposal is made. Interview responses, along with the written proposal will become part of the firm's submission to be evaluated pursuant to the *Evaluation Criteria*. Upon completion of the review and evaluation of all proposals by Town staff, they will make a recommendation to the North Beach Town Council, who will make the final decision on the award of a contract for professional services for the project.

The Town, in its discretion, may award the contract to the responsible and responsive proposer submitting the proposal, which is deemed to be the most advantageous to the Town, price and other factors listed in this RFP being considered.

Evaluation Criteria

In order to evaluate each proposal received, the Town of North Beach will use the following evaluation criteria, listed in order of relative importance:

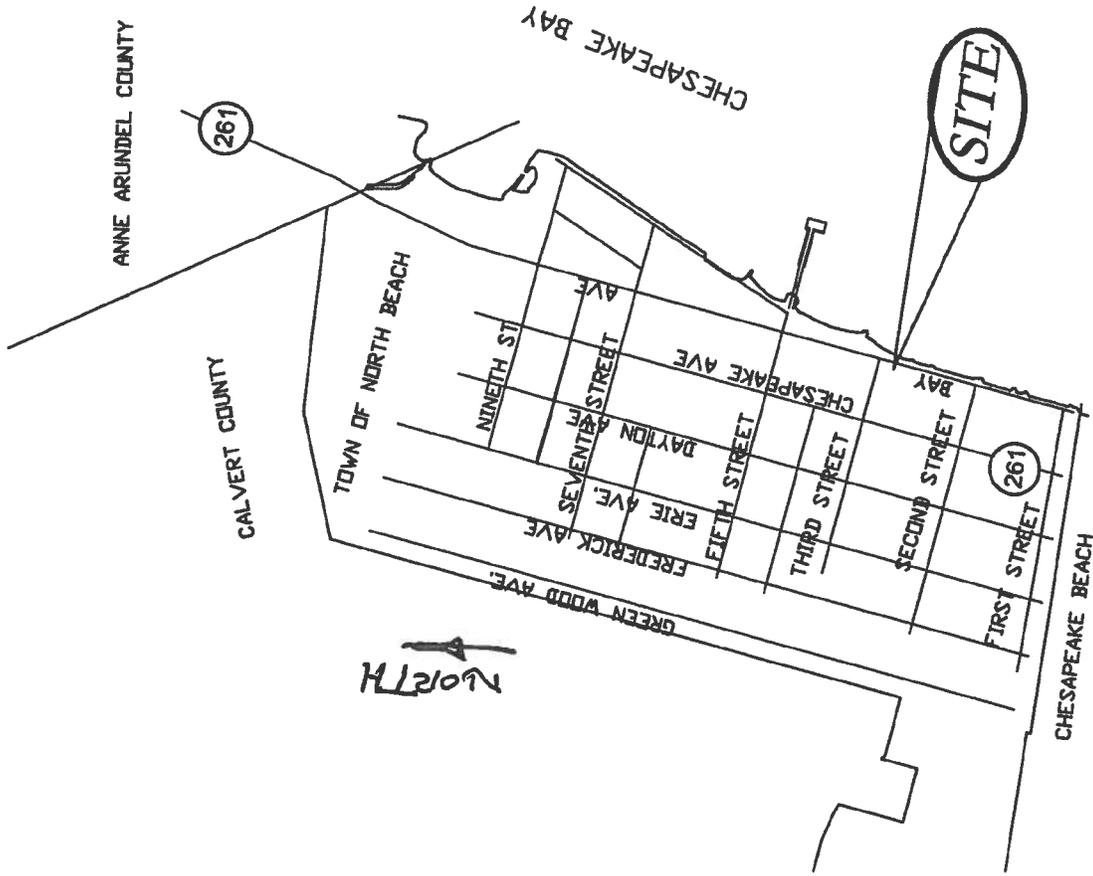
	<u>Max Points</u>
A. Qualifications and Relevant Experience	30
B. Firm's approach and understanding of the Town's requirements	20
C. Firm's plan and demonstrated ability to meet the Town's schedule.	20
D. Proposed fee	<u>30</u>
TOTAL	100

If you have questions regarding this request, please submit them in writing to the Town of North Beach at fax 301-855-0113 or northbeach@northbeachmd.org.

ATTACHMENTS

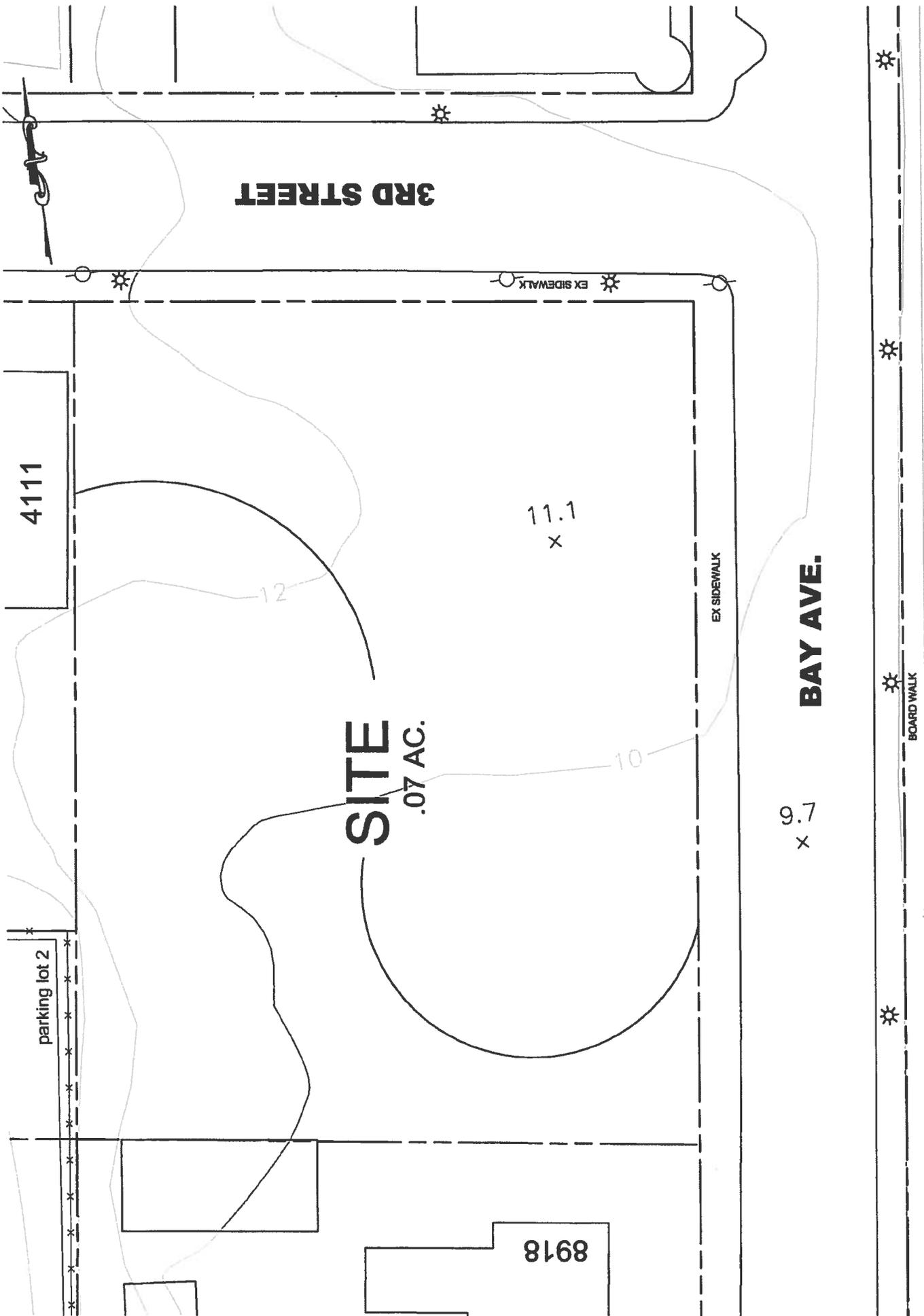
"A"	Vicinity Map
"B"	Site Map
"C"	Aerial View
"D"	Current Street View
"E"	1950's Street View
"F"	Potential Uses & Amenities

END OF RFP



VICINITY MAP
 3RD STREET PARK
 TOWN OF NORTH BEACH
 1" = 1000'±

ATTACHMENT "A"



4111

3RD STREET

SITE
.07 AC.

11.1
x

10

9.7
x

EX SIDEWALK

BAY AVE.

BOARD WALK

8918

parking lot 2

3RD STREET PARK
TOWN OF NORTH BEACH
1"=30' 10/31/12

ATTACHMENT B



The data represented here are maintained to the best ability of Calvert County Government Users assume responsibility for all decisions based on this data

3RD STREET PARK

ATTACHMENT "C"

AERIAL VIEW 2011



**3RD STREET PARK
CURRENT STREET VIEW**

ATTACHMENT "D"



3RD STREET PARK
1950'S STREET VIEW

ATTACHMENT "E"

ATTACHMENT “F” POTENTIAL USES AND AMENITIES

The vision for the area of 3rd Street and Bay Avenue is a passive, waterfront park that is inviting to residents and visitors of the Town of North Beach. The goal is to create a comfortable place for people of all ages to come together and enjoy a relaxing view of the Chesapeake Bay. The following is a preliminary list of potential uses and amenities and is subject to change. A water source and power source will be required.

- Trees, shrubs, flowers and turf areas
- Seating: benches, sitting walls, ledges
- Water fountain
- Pavers for walkway areas
- Signage
- Plaques, small monuments
- Lighting
- Waste receptacles
- Permanent exhibit area
- Temporary exhibit area
- Gazebos or roof-covered seating areas
- Contemporary sculptures
- Features that relate to the history of the site and the Town.

Stacy Wilkerson

From: John Hofmann [jahpc@verizon.net]
Sent: Thursday, January 03, 2013 12:22 PM
To: Mark Frazer
Cc: Stacy Wilkerson; Joanne Hunt; Donnie Bowen
Subject: sewer taps
Attachments: NB Develop. Pot 1-3-12.pdf

Mark,

Attached is a summary on the NB developments and their impact on sewer usage.

Right now Jo and I compute our usage at the plant is 975 residential plus 83 commercial edu's for a total of 0158. If we add the development potential # of 167 to this the total becomes 1225.

Our current allocation at the plant is 1,251 edu's which is higher than the existing plus the new development combined.

From this development approach, it appears we do not need to participate in the plant expansion.

Chesapeake Beach recently installed a meter on the line to the plan carrying CC and NB flow. Initial readings from this meter indicate that the numbers we come up with for existing usage are good.

Give me a call if you have any questions before we discuss this at the meeting tonight.

John

John Hofmann, P.E.
John A. Hofmann, P.C.
POB 2542
Prince Frederick, MD 20678

phone 410-535-5940
cell 410-610-7602

North Beach Development Potential

revised

1/3/2013

Tap Summary	Type	Size/ Units		Unit Flow (gpd)	Demand (gpd)	Taps at 200 gpd
North Beach Resort	lodging	63	units	50	3,150	16
North Beach Resort	restaurants	3	ea	2,500	7,500	38
North Beach Resort	retail	5,000	sf	0.1	500	3
North Beach Resort	assembly	6,500	sf	0.1	650	3
Town Center Phase 2	office	2,000	SF	0.1	1,000	5
Town Center Phase 2	residential	16	units	200	3,200	16
Town Center Phase 2	commer.	7,000	SF	0.1	700	4
Infil	residential	10	units	200	2,000	10
infil	commer.	8,000	SF	0.1	800	4
Town property Block 4	commercial	5,000	sf	0.1	500	3
Town property Frederick Ave	nature center				600	3
Russo Block 5	residential	25	units	200.0	5,000	25
Russo Block 5	commercial	6,000	sf	0.1	600	3
Performing Arts Center	restaurants	2	ea	\$2,500	5,000	25
Performing Arts Center	assembly	400	seats	5	2,000	10
				TOTAL	33,200	167



**CALVERT COUNTY
BOARD OF COUNTY COMMISSIONERS**

Courthouse, 175 Main Street
Prince Frederick, Maryland 20678
410-535-1600 • 301-855-1243
www.co.cal.md.us

Board of Commissioners
Gerald W. Clark
Pat Nutter
Susan Shaw
Evan K. Slaughenhaupt Jr.
Steven R. Weems

December 18, 2012

The Honorable Bruce A. Wahl, Mayor
Town of Chesapeake Beach
8200 Bayside Road
Chesapeake Beach, Maryland 20732

Dear Mayor Wahl:

As principal partner and stakeholder in the impending upgrade to the Chesapeake Beach Wastewater Treatment Plant, the Board of County Commissioners (Board) would like to congratulate you and your staff for their efforts in moving this project forward. We understand bids for the construction phase have been received and will be presented to the Chesapeake Beach Town Council on December 20, 2012.

As with previous discussions, the Board would like to express to all partners that Calvert County intends to participate only in those costs associated with the ENR upgrade requirements. The Board remains convinced there is no need for Calvert County to purchase additional treatment capacity.

We understand the need to expedite the construction phase based on conditions imposed by the pending Maryland Department of the Environment consent agreement. We also believe that a determination of each partner's financial obligation should be made clear prior to final action by the Council to officially award this contract.

If you have any questions or concerns regarding this matter, please do not hesitate to contact Mr. Mark Willis, Deputy Director of Enterprise Fund Operations, at 410-535-1600, extension 2218.

Sincerely,

BOARD OF COUNTY COMMISSIONERS
CALVERT COUNTY, MARYLAND

Handwritten signature of Pat Nutter in cursive script.

Pat Nutter, President

Handwritten signature of Steven R. Weems in cursive script.

Steven R. Weems, Vice President

Handwritten signature of Gerald W. Clark in cursive script.

Gerald W. Clark

Handwritten signature of Susan Shaw in cursive script.

Susan Shaw

Handwritten signature of Evan K. Slaughenhaupt Jr. in cursive script.

Evan K. Slaughenhaupt Jr.

Stacy Wilkerson

From: Donnie Bowen
Sent: Thursday, January 03, 2013 1:01 PM
To: Mark Frazer; Stacy Wilkerson
Cc: Joanne Hunt; John Hofmann
Subject: FW: North Beach Sample of Global Recent Installation Photos and Site Specific Cad Rendering
Attachments: DSCN4558.jpg

Mr. Mayor,
Here is another photo of an existing tank with a similar set up on it.

Don Bowen
Town of North Beach
Director of Public Works
Cell 443-624-2161

From: Duke, Lee [<mailto:lduke@utilityservice.com>]
Sent: Thursday, January 03, 2013 12:48 PM
To: Donnie Bowen
Cc: Sullivan, Debbie; Smith, Cristyl
Subject: RE: North Beach Sample of Global Recent Installation Photos and Site Specific Cad Rendering

Donnie,

I apologize for not having a full elevation CAD drawing ready for you. My contractor has been having some problems with his software. I have attached another photo of a tank with a double decker corral. This one does clearly show the antennas mounted on the top and bottom of the corral posts. We would design the corral on the North Beach tank to have more clearance between the top and bottom antennas. However, I think this gives you another look at what we're proposing.

Please let me know if you think you have enough information for the Mayor or if we need to try and come up with some additional details.

Also, just to be clear, should the town decide to approve the construction of this corral, Verizon would still have to conduct tests to determine if it would definitely work for them.

Thanks,

Lee Duke

Utility Service Communications Co.

Project Manager

535 Courtney Hodges Blvd.

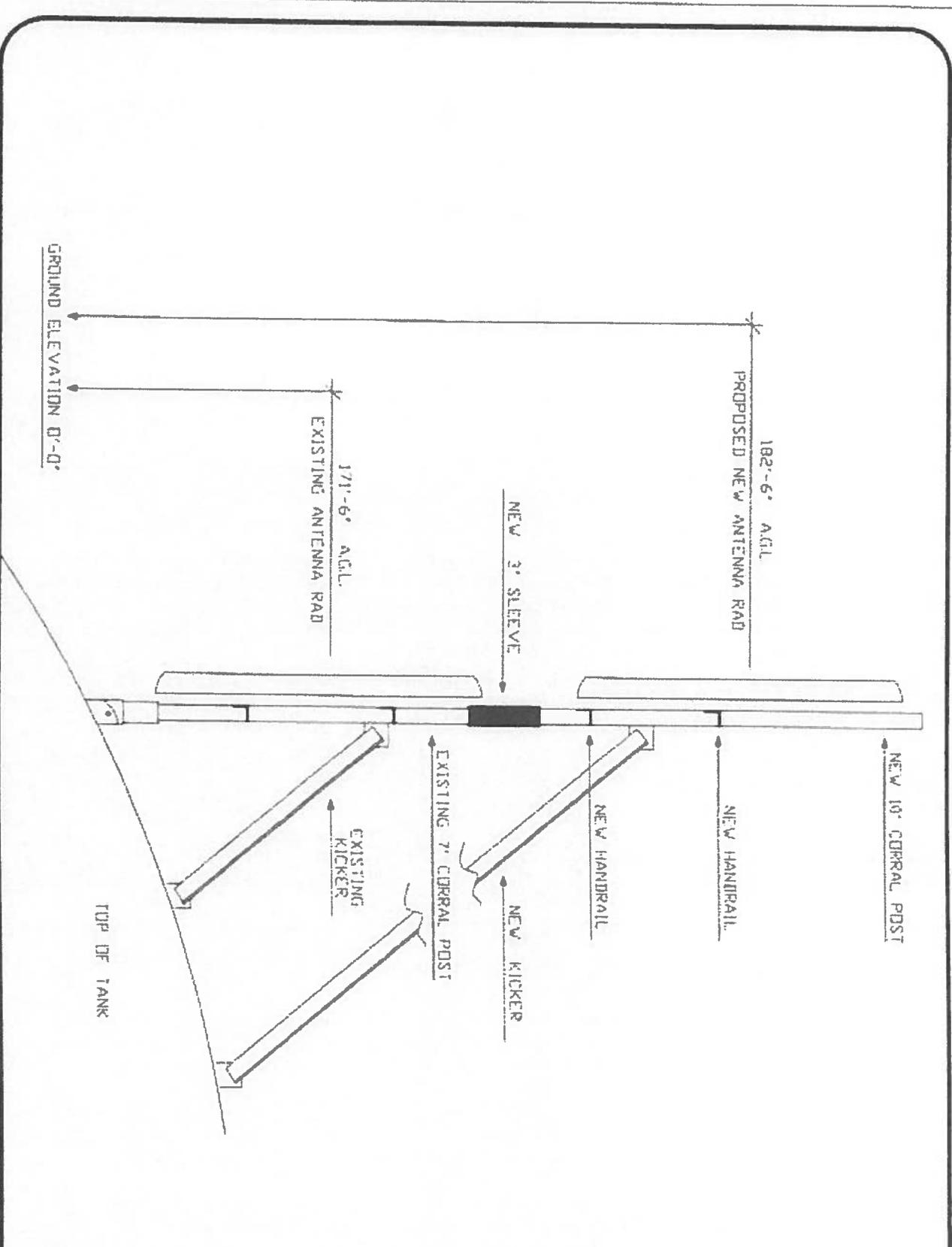
Perry, GA 31069

Office: 478-988-5260

Mobile: 478-396-0843

Fax:478-987-1844



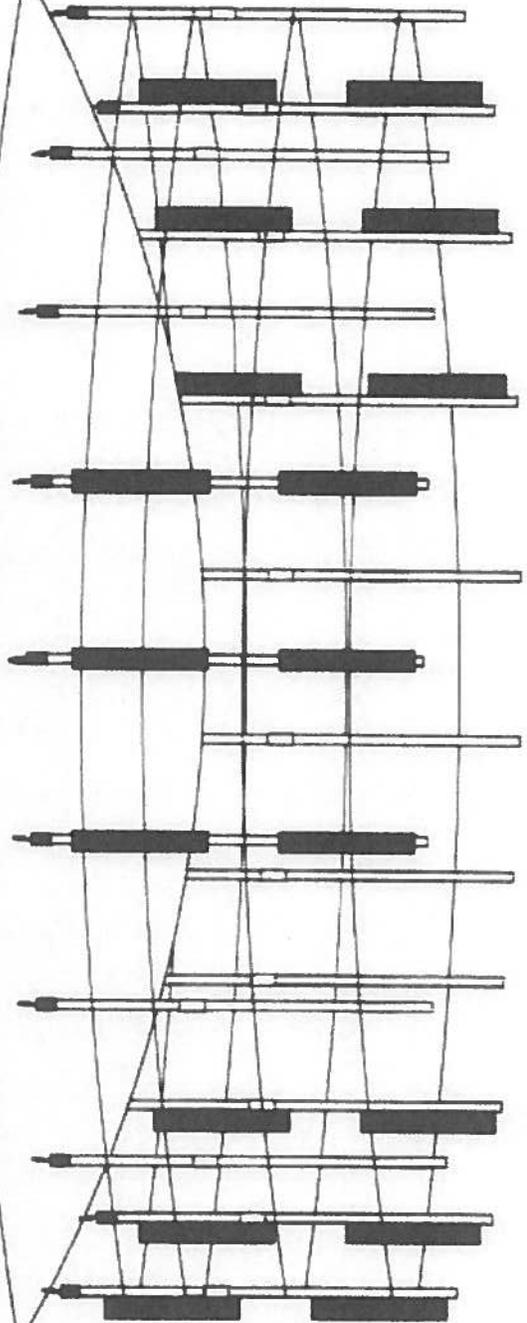


NORTH BEACH

01/02/2013 E1-A	[Blank]	GLOBAL TANK & TOWER 600 CRYSTAL DRIVE LA JOLLA, CA 92037	[Blank]
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NORTH BEACH

100 YEARS ON
THE BAY
1900 - 2000



NORTH BEACH, MD

91-18

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08/09/2012