Request for Proposals
for
Churchill Valley Greenway Conceptual Master Plan

BACKGROUND
Allegheny Land Trust (ALT) is requesting proposals for a Conceptual Master Plan for the 151-acre Churchill Valley Greenway located on Beulah Road in the municipalities of Churchill and Penn Hills, Allegheny County. ALT closed on the property on June 30, 2021. The site was formerly operated as the Churchill Country Club which included clubhouse facilities, pool, tennis courts and the golf course. The former country club structures have been razed, but the former parking lot, courts, asphalt golfcart paths and 2 Core10 Steel bridges remain, but in various conditions. Chalfant Run, a tributary to Turtle Creek, flows through the site and is impaired with Abandoned Mine Drainage (AMD). Almost five miles of aging golfcart paths meander through the former fairways that have evolved into wildflower meadows making them important and attractive habitat as well as a popular hiking, running, dog walking, strolling and biking destination for people of all ages and abilities. Approximately 95,000 people live within three miles of the site, and the site is on a Port Authority bus line providing an accessible opportunity via public transportation.

Since the demolition of the country club structures, a default parking area has been established by visitors on the east side of Beulah Road, as the condition of the Core10 bridge decks concerned some walkers. The parking area enabled visitors to explore the majority of the parcel on the east side of Beulah Road without having to cross any pedestrian bridges over Beulah Road.

Several activities currently take place at the site, and several improvements and capital projects have been discussed over the two years ALT has had the property under contract. The site holds promise to be a featured ALT Conservation Area that the community can be proud of. However, to achieve that goal ALT needs to be strategic about the priority, sequence and the cost of capital improvements and land management decisions. We believe a thoughtful, deliberative process needs to occur to identify potential conflicts and opportunity for synergy among the proposed projects, improvements, uses, activities and the various stakeholders. We expect within the next two years to start a community driven management plan process and evaluation for the site that will clearly identify the conditions and recommendations for parking, trails, signage and habitat areas excluding the AMD system and stream restoration.
The idea of a Conceptual Master Plan is to identify concepts and proposals from ALT and our stakeholders and to program the site for use for future community outreach and fundraising. We do not intend for this conceptual master plan to design the site for implementation ready phases. A small group of key stakeholders such as Churchill and Penn Hills officials, user groups, AMD treatment system designer, and others need to be engaged for ALT to understand the area of interest that each idea represents.

SCOPE OF WORK
The consultant will address the following and other matters that may arise during the project.

1. Input and Outreach:
   a. Interview up to 10 ALT members in a group setting to understand vision for the site and what proposed projects are feasible, reasonable, and within ALT’s mission and goals.
   b. Interview up to 10 external stakeholders via one-on-one interviews and identified by ALT staff to gather stakeholder input on site vision, proposed projects and projects identified by the stakeholders.
   c. Convene and facilitate both ALT staff and stakeholders together in a group setting to discuss site vision, feasibility of proposed projects, and priority of reasonable projects for the site in the short-term, near-term and long-term.

2. Develop a Conceptual Master Plan which could include, but not be limited to:
   a. Parking: Identify area(s) for parking and recommendations for the amount of parking spaces for each.
   b. Cart Paths and Trails: Provide a conceptual ADA trail loop(s) and other trails throughout the site primarily touching the areas of interest.
   c. AMD Treatment System: Provide the general location of an AMD system that will filter aluminum out of Chalfant Run and increase the overall water quality. (ALT will provide the name of our AMD engineer/designer who is familiar with the site and stream chemistry. ALT has worked with in this consultant in the past and can assist with identifying location and approximate size of the system at Churchill Valley Greenway).
   d. A Nature Play Area: ALT has had a few conversations with Churchill Borough regarding the desire to have a nature play area somewhere within the general proximity of the Churchill Valley Greenway.
   e. Potential Educational Programing Sites: ALT’s education team will work closely with the consultant(s) to identify on-site educational needs and opportunities.
   f. Streambank Restoration Corridor: ALT will provide contacts for companies interested in doing this. They can assist in identifying the stream corridor location and estimated area of impact.
DELIVERABLES

1. A complete set of interview notes taken from the ALT staff meeting, one-on-one external stakeholder meetings and the group meeting of all parties. The notes should be delivered in MS Word and PDF formats.

2. Five (5) hard copies of the final conceptual master plan of display size and a PDF/slide deck compiling the elements listed in the Scope of Work and final ideas generated from the group and one-on-one meetings with ALT and stakeholders. This should be an illustrative plan/rendering “Bubble Diagram” with more detail whenever possible. For example, the AMD system bubble represent the approximate size and shape of the constructed AMD system.

3. A Gannt Chart or schedule showing a logical and prioritized sequence to implement projects, potential conflicts and synergies, and timing of funding opportunities for each.

4. An estimated budget to implement all components of the conceptual master plan. For example, the budget to design the AMD system is $X. (The AMD consultant can provide that estimate) or the signage will be approximately X considering we would guess there would be approximately X interpretive signs, X trail markers and X kiosks. Or, to construct a primary parking lot to accommodate 50 cars would cost $. We expect in future phases that additional project designers/contractors will provide final design and construction budget figures. During this phase, we are simply looking for ball park figures.

SCHEDULE & BUDGET

Proposals Due: August 16, 2021
Interviews (if necessary): Week of August 23, 2021
Notice to Proceed: September 1, 2021

Draft Conceptual Plan: Provide a draft within 8 weeks of signing a contract
Final Conceptual Plan: Provide a final, ALT-approved plan within 10 weeks of signing a contract

The budget for this project is no more than $20,000.

PROPOSAL FORMAT & CONTACT INFORMATION

The proposal submission from qualified consultants should include the following:

1. Letter of Interest explaining how the consultant(s) will accomplish the scope of work.
2. Two project examples similar to this request the consultant(s) have been involved with.
3. Name of person(s) who will be leading the project and other team members and their bios.
4. Estimate of how consultants’ time will be allocated and proposed timeline.
5. A complete breakdown of the budget.
6. Provide at least two references of past clients.
Those interested in submitting proposals should send electronic submissions in PDF format to Emilie Rzetkiewicz, Vice President of Stewardship to emilie@alleghenylandtrust.org. If there are questions, consultants can contact Emilie at the email above or by calling 814-591-7010.

ALT reserves the right to reject any and all proposals for any reason