



# **City of Grover Beach Request for Proposals Train Depot Expansion Project May 5, 2009**

## **Introduction**

The City of Grover Beach, with the funding support of the San Luis Obispo Council of Government (SLOCOG), is seeking a consultant to assist in developing a more accurate and detailed site plan that resolves several remaining issues associated with a proposed expansion of the Grover Beach Train Depot site to improve bus access to the site. This will allow the City to complete the necessary environmental review for the project. The City of Grover Beach is taking the lead on this study and will be responsible for project administration and for coordination with responsible agencies, organizations and individuals.

## **Background**

The City of Grover Beach is a seaside community located on the Central Coast in San Luis Obispo County, halfway between Los Angeles and San Francisco. The City was established in the late 1880's around a vision of a town built around a hotel and railroad station. A passenger service train depot is located in Grover Beach with AMTRAK service available both north and south of the community. The Pacific Surfliner Train provides rail service daily from San Luis Obispo to San Diego with multiple stops in between. SLOCOG funds regionally significant projects such as this.

The existing train depot was completed in 1996. The station is located at 150 West Grand Avenue near the intersection of West Grand Avenue and Highway 1 (see Figure 1). The location for the Grover Beach Station was selected following an analysis of alternative sites in the Pismo Beach, Grover Beach, and Oceano vicinity. In general, the Grover Beach site involved the least amount of displacement, lent itself to the in-place railroad assets and enjoyed strong community support.

The current station project occupies land on both the east and west side of the railroad tracks. The station depot and rail passenger platform itself is located on the west side of the tracks and the bus station is located on the east side of the tracks. The walking distance between the depot building and the bus loading island is about 400 feet. The Grover Beach station is very attractive and popular with travelers. The station, however, has several functional weaknesses including:

- Separation of the train and bus passenger loading areas confuses some passengers and creates operational difficulties during the times when trains must be replaced by buses;
- Pedestrian and visual linkage between the two loading areas is not very direct, particularly for disabled passengers;
- Facilities do not afford the opportunity for seamless transfers with regional SCAT buses;
- Separation of the two loading areas complicates provision of efficient site security for passengers; and
- Location of the bus loading area remote from the restroom facilities is less than ideal.

In 2004, Wilbur Smith Associates prepared the Grover Beach Station Bus Study which analyzed four strategies to address these concerns and included an environmental analysis of the strategies. A copy of this RFP and the Wilbur Smith report is available on the City's website at [www.grover.org](http://www.grover.org). In 2007 improvements were made at the bus loading facility on the east side of the tracks to address some of the handicapped access problems that were identified.

In May 2008, the Grover Beach City Council/Improvement Agency held a public meeting to consider selection of a preferred strategy from the 2004 Study that should be pursued in more detail. The City Council/Improvement Agency selected Strategy No. 4 – Expansion of the Station Site to the south and directed staff to work with SLOCOG to identify the funding necessary to complete the environmental document. Strategy No. 4 identified three conceptual site plans that extended varying distances onto the County-owned property in order to consolidate the bus loading/unloading on the same side of the tracks as the existing station

Since the time of the development of the initial Conceptual Site Plans, several new site design features need to be addressed in the development of a more detailed site plan. These include:

- The County's desire to relocate the entry to the existing recreational vehicle park to be shared with the new train station entry.
- Review of the current and future needs for bus access, including bus size and turning movements. Also, determine whether the design of the bus loading area should be at the same elevation as the rail platform elevation. This will require consultation with Caltrans Rail Program and the Amtrak bus service provider.
- Determine whether or not there are limitations on the use of the railroad right of way that must be incorporated into the design.
- Final location of the driveways for entrances and exits of passenger vehicles, buses, and possible future access for recreational vehicles to satisfy Caltrans requirements.
- Possible identification of a defined wetland/riparian area that could be incorporated into the project as a Low Impact Development (LID) feature as on-site mitigation for impacts to wetlands/riparian.
- Need to identify how the site design will address the existing Highway 1 slope/drainage/crown and how on-site drainage will be addressed.
- Determine the appropriate location of the restrooms and existing commercial space occupied by the City's Chamber of Commerce, if relocation is necessary.
- Determine the size and location of a commercial pad for future visitor serving uses.
- Preliminary fencing requirements.

To ensure that the development of this property would meet the interests of the City, County and SLOCOG, the parties entered into a Memorandum of Understanding in October, 2008. The parties recognized the need for redesign and expansion of the Amtrak Station in order to provide a better and safer facility for both the train and bus passengers, and to locate the bus transfer station on the same side as the Amtrak station. The County has agreed to consider a long-term lease of vacant land for these purposes.

While this study is being prepared, the City will conduct a wetland delineation for the site and submit the findings to the U.S. Army Corps of Engineers. This will determine the area of wetlands, if any, and whether any permits would be required from the Army Corps of Engineers. If a permit is required by the Corps, it could affect the site design and schedule if on-site mitigation of impacts was required.

## Scope of Services

The consultant will provide the City of Grover Beach, the lead agency, with a proposal for services in accordance with the following scope of services:

- A review and understanding of the 2004 Wilbur Smith Associates study. Based on the substantial work completed in the 2004 Study, the City is assuming that this will allow the consultant to focus on the remaining issues that have been identified and will substantially reduce the costs for this portion of the work.
- Conduct preliminary discussions with Caltrans Rail Program and Amtrak motor coach and service provider to address their operational needs and requirements.
- Consultation with the City and County on the operational and design needs to provide access to the County-owned recreational vehicle park area to identify challenges / benefits associated with the proposed shared access driveway.
- Identify any additional environmental conditions or operational constraints that could impact the development of the preferred strategy.
- Prepare a preliminary site plan and grading/drainage plan at a scale of one inch equals 20 feet that addresses the following:
  - Current and anticipated future needs for bus access, addressing bus size and turning movements.
  - The design and elevation of the bus loading area.
  - Design features and uses that are feasible within the Union Pacific railroad right of way.
  - Location of driveways for ingress and egress of passenger vehicles, buses, and future access for recreational vehicles that will satisfy Caltrans requirements, including an evaluation/determination for the need to signalize the main entrance.
  - A second development phase that would provide a connecting driveway and main entrance to the existing County owned recreational vehicle park which would allow the County to relocate the entrance to the RV Park in the future. The plan would need to incorporate the location of an entry kiosk and address the queuing of recreational vehicles checking in.
  - Address the existing Highway 1 slope/drainage/crown design and any necessary modifications in order to accommodate ingress of Amtrak busses.
  - Identify the location and method for retaining all on-site drainage including the location of a wetland/riparian areas for use as a Low Impact Development (LID) feature and potential on-site mitigation for impacts to existing wetland/riparian areas.
  - Identify the location of public restrooms and a small commercial space for use by the Chamber of Commerce, if the existing building cannot be retained at its present location.
  - Identify the size and location of a commercial pad for future visitor serving uses and list of possible uses.
  - Location and design of fencing requirements to satisfy safety requirements.
  - Provide a very basic landscaping plan that identifies general planting locations with a preliminary plant palette for trees, shrubs and groundcovers.
  - The preliminary site design and grading plan are capable of meeting all ADA requirements.
- Prepare a preliminary construction cost estimate for constructing the preliminary site plan.

- Identify a list of grant and other funding options that may be available to complete this project.
- Prepare a summary report and recommendations regarding the feasibility of the project and remaining issues to be addressed. An administrative draft of the report and plans will be provided to the agencies to allow preliminary comment prior to finalizing the report and plans. The consultant shall provide 15 copies, one electronic copy (CD) and one camera-ready original of the completed study and plans. The report and plans will be shared equally by the City, County, and SLOCOG.
- Attendance at one Grover Beach City Council meeting.

### **Submittal Requirements and Selection Criteria**

The City of Grover Beach is inviting firms / individuals to present a proposal to complete the Scope of Work outlined in this request. Interested parties should submit the original proposal with five copies no later than 5:00 pm on Friday, May 22, 2009. The City reserves the right to extend the deadline, if necessary.

Proposals are to be submitted to:

City of Grover Beach  
Attn: Bruce Buckingham, Economic Development Specialist  
154 South 8<sup>th</sup> Street  
Grover Beach, CA 93433

Proposals should contain the following information:

1. Letter of interest.
2. Written Description of Understanding of the Scope of Work and identification of key tasks necessary to complete the Scope of Work.
3. Identification of team members along with accompanying resumes for individuals who will complete the work.
4. A description of similar projects completed by the firm / individual along with accompanying references and contacts.
5. An estimate of time required to complete the work.
6. A cost estimate to complete the work along with a schedule of fees or hourly rates for those assigned to this work.

All consultants shall meet the City's insurance requirements and obtain a City business tax certificate. A copy of the City's standard Consulting Services Agreement is available upon request.

### **Evaluation Criteria:**

1. Demonstrated Understanding of the Scope of Work
2. Demonstrated Experience of the firm / individual in completing similar projects
3. Reference Contacts
4. Indicated Timeframe to complete the work
5. Estimated Budget

### **Selection Process**

A Selection Team comprised of staff from the City, County, and SLOCOG will review the proposals, and the most qualified consultants may be invited to an interview with the Committee. Following the interviews, the Committee will select a firm / individual deemed best qualified and make recommendations to City Council for final selection. The City anticipates hiring the consultant no later than June 21, 2009.

### **Questions Regarding Request for Proposal**

Questions regarding this Request for Proposal may be directed to: Bruce Buckingham, Economic Development Specialist, at the City of Grover Beach (805) 473-4520.