

Questions and Answers for Vail Golf Course RFP

Do you anticipate negotiating a final Scope of Work with the successful candidate team?

Yes. The selected firm will be expected to produce a scope of work and timeline for completion that will be the basis for the contract award.

Are any planning meetings or presentations with the Public, DRB, PEC, and/or Council expected? Is the Town interested in incorporating public outreach into the scope of work or will that be completed by others? We do not anticipate open, public stakeholder input sessions as part of this process but representatives from the Town Council, Vail Rec District Board, Design Review Board and Planning and Environmental Commission will be key stakeholders in the master planning process. Presentations of the finished or nearly finished master plan to some or all of those boards/ commissions will likely occur near the end of this master planning process.

Is a site tour with a Golf Course representative possible prior to the bid?

To ensure all firms responding to this RFP have the same information, we will not be holding site tours with golf course or town of vail representatives present prior to the bid. There is, however, the opportunity for representatives of interested firms to schedule a self-guided site visit to get the lay of the land.

Are they project stakeholders anticipating a long range master plan for the entire golf course to match up with the long range vision for Gore Creek?

This master planning process is not intended to be comprehensive for the entire golf course. It is meant to be focused on addressing a limited number of challenges related to vegetation, floodplain connectivity, algae blooms in ponds, and impacts of chemical use to the ecosystem. In many ways it is an effort to develop a document that bridges gaps between the Golf Course Master Plan and Gore Creek Strategic plan to ensure that Golf Course design, management, policies and procedures align with the goals of both documents.

Are there any safety issues that need to be addressed on the golf course?

Safety is always a concern. Hazard trees may be identified as part of this process. Potential wildfire fuels mitigation will be considered. Conflict between different user groups will need to be considered as well (for example- kayakers and SUPers running Gore Creek during hours of play on the Golf Course).

What level of stakeholder engagement are you asking the contractor to do, relative to the stakeholder engagement you and/or the town would do? Stakeholder engagement will be a collaboration between the selected contractor and Town/ Golf Course staff. The objective is to make sure that input from golfers, conservationists, and any other potentially impacted group is incorporated into the Master Plan.

For a preliminary design for floodplain connectivity and hydrologic alteration, typically hydrologic modelling would not be necessary. However, listing the 50% design level, it would likely be helpful to have the modelling work done for this reach. Are you requiring modeling data in support of the preliminary design? **Town of Vail has recent (2022) lidar data and stream cross sections that can be shared with the selected firm for the purpose of modelling.**

When do you anticipate the final deliverable being due? **We anticipate this being an approximately 1 year master planning process with final deliverables due in the late Fall of 2025.**

Is there a requirement to work with the Vail Golf Course LA on this project, for co-design? In my experience, some golf course LAs can have a lot of constraints on vegetation in the creek, so that could be a large influence on this project. **Golf Course staff and the Town of Vail Landscape Architect will be key stakeholders and collaborators on this project. Golf Course staff are on board with the goals of this master planning process which prioritizes benefit to the environment while striving to maintain a playable course and safeguard golf course assets against erosion and flooding.**

Is there a specific software platform for the 50% preliminary design plans? **We do not require that a specific software platform be used.**

The submittal requirements in point #3 asks for solutions to algae proliferation. Are you asking for specific solutions or the process to attain those solutions identified in the master plan? **We envision this being a set of specific recommendations to reduce algae proliferation, not completion of the actual remediation work.**

Do you anticipate any permitting to be done with this scope of work? **This is a master planning process not a final design process. Recommendations of this plan should anticipate the requirements and restraints of all relevant permitting entities (Town of Vail, FEMA, ACOE, CPW, etc.) but no permit applications will be need to be submitted as part of this process.**

What are their expectations for graphic representations of the Master Plan? What is the MP deliverable/assembly? Are you looking for a write-up with images and renderings, or a complete Master Plan booklet with fold-outs, or a plan set? Or, are you leaving this up to the consultant to determine the level of graphic representation? **This master plan should provide preliminary concept designs for projects at specific locations. This should include visual renderings of the likely geographic extent of projects and aerial imagery. The expectation is not that final design of any projects be completed but that solutions for problems/challenges be offered and that the final master plan provide tools for local decision makers to prioritize those projects and policy changes over the next 3-5 years and beyond.**

How many conceptual (preliminary design) iterations do you expect with the stakeholders? Or, would you leave it up to the consultant to determine this? **Firms should expect a minimum of three design iterations before the master plan draft is considered final.**

Are you expecting a rough order of magnitude of design, permitting, and construction costs of preferred alternatives? **Yes. However, this could be presented in a variety of creative ways in the master plan. The master plan is likely to influence work on the Golf Course for at least 3-5 years following completion of the plan. As such, it may be difficult to predict how much specific projects will cost at the time they are completed. A prioritization matrix that indicates the likely value of various recommended projects or policy changes including cost/benefit analysis may be a more appropriate way to help decision makers, VRD and TOV staff, and eventual design and construction contractors prioritize projects.**

Are you expecting there to be a significant change in golf course layout, with regard to flood mitigation? **Changes to golf course layout are on the table to enlarge riparian buffers, restore floodplain connectivity, and protect golf course assets from erosion and flooding but VRD and Town of Vail do not anticipate major realignments of the Golf Course as part of this process.**

Topography:

- a. What topographic data is available? And when was it acquired?
 - i. Can it be provided prior to bid submittal to determine completeness?
Vail acquired new sub 1' lidar topo of the entirety of town in 2022. It will be provided to the selected firm.
- b. Is Vail expecting the design team to acquire one foot topo of the entire reach of Gore Creek?
Or could be budget a particular amount? **Vail acquired new sub 1' lidar topo of the entirety of town in 2022. It will be provided to the selected firm.**

Hydraulic Modeling

- c. What hydraulic modeling is available (1D or 2D)?
 - i. Can it be provided prior to bid submittal to determine completeness?
2D modelling will be made available to the selected firm.

Regarding the floodplain/stream goals, do you consider the preliminary design something that includes typical cross-sections, a typical longitudinal profile, and typical details for construction, or will you be considering this the 1st iteration of a construction document? **This master planning process will be a first iteration. The selected firm will likely need to use the topographic information made available by Town of Vail to identify potential**

locations for floodplain reconnection projects, but those projects will not be designed in detail during this master planning process.

The RFP outlines 4 areas for project work to focus on. Is the Town interested in work exclusively to these areas or would they like to see evaluation done in the larger areas of the golf course as well? If there is interest in evaluating the larger area, can the Town share a map of anticipated project extents? **The four areas described in the original RFP represent the highest priorities for this planning process. However, they must be considered in the context of the larger Golf Course, its management, playability, and value to the Vail community and its visitors.**

Is project funding being provided by grant funding? Are there any grant requirements that must be incorporated into the project scope? Should identification of grant funding be incorporated into the project scope? **This master planning process is being funded by Town of Vail and Vail Recreation District. There is no grant funding being directed toward the Master Planning process. Completion of projects identified through this master planning process will certainly require grant funding and identification of potential sources of grant funding may be incorporated into the final master plan.**

In the Approach to Scope of Work, it states to “indicate the proposed approach to ... development of a master plan that is both comprehensive and comprehensible for a public audience.” Can the Town please provide further information on the expectations of the deliverables? **Deliverables should be detailed and informed by the intention that they can be used by technical designers for final project design in the future. However, the plan should represent its findings and outcomes in a way that is accessible to a lay audience. This will likely mean that information is presented graphically, in text, and in matrices and tables depending on how certain concepts can be communicated.**