**Request for Bid Summary**

**Maryland State Fairgrounds Green Infrastructure Master Plan and Submerged Gravel Wetland Final Design**

The Maryland State Fairgrounds is accepting bids from qualified engineering firms for the development of a Master Plan for Green Infrastructure at the Fairgrounds to manage stormwater.

**Background and Description of the Property**

The Maryland State Fairgrounds located in Baltimore County, hosts events year-round, including the Maryland State Fair which attracts over half a million people annually.  The Maryland State Fairgrounds has a long history of engaging the public in educational activities, particularly around agriculture.  While the Fairgrounds is a hotspot for events and agricultural education, it is also a hotspot for stormwater. The Fairgrounds covers more than 100 acres and is predominantly impervious cover (parking lots, buildings, roads, pavilions, barns, etc.).  The mostly impervious property drains to two watersheds, with the southern portion of the property draining to Roland Run in the Northeast Jones Falls watershed and the northern portion of the property draining to Goodwin Run in the Loch Raven South watershed.

There is significant local interest in improving the conditions at the Fairgrounds, not only from the Maryland State Fair and Agricultural Society board and staff (MSF) who owns the property, but also from Baltimore County, Blue Water Baltimore, Maryland Department of Natural Resources (DNR), Friends of Roland Run, and local elected officials. MSF has been engaged in these discussions and proposes to develop a green infrastructure master plan for the Fairgrounds to help reduce flooding, increase levels of shade, improve air and water quality, and provide a safe and sustainable site for visitors and livestock alike.  Due to the high intensity use of the property, the level of imperviousness and the numerous potential site constraints, such as utilities and soil conditions, the master plan will be informed by detailed site investigations to determine what green infrastructure practices are most feasible and cost-effective.

**Background Information on Project and Funding Source**

Funding for this project is provided by a Green Streets, Green Jobs, Green Towns Grant Program (G3) supported and administered by the Chesapeake Bay Trust. The G3 Grant helps communities develop and implement plans that reduce stormwater runoff, increase the number and amount of green spaces in urban areas, improve the health of local streams and the Chesapeake Bay, and enhance quality of life and community livability.

A “green street” is a technique that can include several green infrastructure practices, such as street trees, rain gardens, pervious pavement, bioretention cells, and bioswales, in one location that is centered around and connected to a street site. It is expected that these practices are more efficient (in design, construction, and performance) and potentially have a smaller footprint then conventional practices to reduce and treat stormwater. In addition, the green street often includes other elements such as energy-efficient lighting, increased walkability or bikeability, slowed traffic around stormwater practices for quality of life purposes, reduction of the urban heat effect, and similar co-benefits that all increase a community’s livability.

A green street:

* Minimizes the impact on the surrounding area through a natural system approach that incorporates a variety of water quality, energy-efficiency, and other environmental best practices;
* reduces the amount of water that is piped and discharged directly to streams and rivers, protecting them from erosion;
* makes the best use of the street tree canopy for stormwater interception, temperature mitigation, and air quality improvement;
* incorporates climate resiliency and flood hazard mitigation planning;
* encourages pedestrian and/or bicycle access;
* provides an aesthetic advantage to a community and economic advantage to business districts that are greened; and
* can have human health benefits.

The goal of the project is to develop a green infrastructure master plan for the Fairgrounds that will serve as a roadmap to address stormwater hotspots, reduce nuisance flooding, increase greenspace/tree canopy, and showcase green infrastructure practices to nearly two million visitors annually.

**Requested Services**

The Maryland State Fairgrounds is soliciting proposals from qualified firms to provide the following services for this project.

*Task 1. Site Assessment*

In this task, the contractor will gather available GIS resources, make a thorough desktop and field evaluation of the Fairgrounds, and consult with the MSF areas that can provide the most opportunity and benefit for installation of green infrastructure practices.  Practices that will be considered include a range of green stormwater infrastructure retrofits, impervious cover removal, and tree planting and considerations will be made on how to incorporate educational components such as an outdoor learning/play space.  Subtasks include:

1. Gather and review GIS data for the Fairgrounds property (e.g., planimetrics, stormwater infrastructure topography, soils, problem areas, flood maps, and planned projects)
2. Conduct field investigation to evaluate feasibility of installing stormwater practices to address runoff and water quality issues
3. Identify, map, and describe potential green infrastructure projects, including recommended green infrastructure practice, GI benefits (stormwater, air, habitat etc.), planning level costs, potential design constraints, potential use conflicts, planning level O&M requirements.
4. Ranking of all identified solutions based on cost-effectiveness ($ per pound of pollutant removed), ability to address localized flooding concerns, co-benefits (including climate change), visibility, and constructability factors such as access and permitting.

*Task 2. Develop Master Plan*

In this task, the contractor will develop a draft and final green infrastructure master plan for the Maryland State Fairgrounds. This campus-wide plan will present a prioritized list of recommended solutions as well as potential sources of funding for future implementation. Estimates of pollutant load reduction, co-benefits, and planning-level costs will be provided for all recommended practices and will be derived using the Chesapeake Bay Program’s approved best management practice (BMP) crediting protocols and cost data provided with the Chesapeake Assessment and Scenario Tool (CAST).  The plan will also include a map of the Fairgrounds, that provides detail—such as photos, conceptual sketches and a narrative—for those areas with proposed green infrastructure projects. Completed field forms will be included as an attachment to the master plan. Design instructional signage for the Green Infrastructure Plan, to include existing efforts and proposed efforts.

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| **BIDDING INSTRUCTIONS:** | Interested bidders should submit the following information by email to David Gordon, dgordon@marylandstatefair.com by **12/15/2021.**   * The name and full contact information of your company * Brief description of company, including technical capability and unique qualifications to perform the requested work * List and describe three projects completed within the previous five years that are relevant to this project * List three client references and their contact information for whom you or your team members have completed work similar to that described in this RFP. * Fee proposal, broken out by task and budget category. Please include any limitations, caveats, or assumptions upon which your fee proposal is based. |
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| **BIDDERS REQUIREMENTS/**  **QUALIFICATIONS:**  **MINORITY PARTICIPATION:** | Respondents should have a demonstrated experience in developing stormwater retrofit plans and/or master plans and designing and implementing stormwater practices, as well as familiarity with state and local stormwater management technical standards and regulations. Other desired qualifications include demonstrated experience securing public funding for implementation.  The Maryland State Fairgrounds encourages proposals from Small, Women, and Minority-Owned (SWAM) Businesses. Please note if you are a Small, Women, or Minority Owned Business, and if you are certified by the State of Maryland, if applicable. |
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| **FOR FURTHER INFORMATION OR QUESTIONS:** | David Gordon, Assistant General Manager  Maryland State Fair & Agricultural Society, Inc.  [dgordon@marylandstatefair.com](mailto:dgordon@marylandstatefair.com)  (410) 252-0200 |