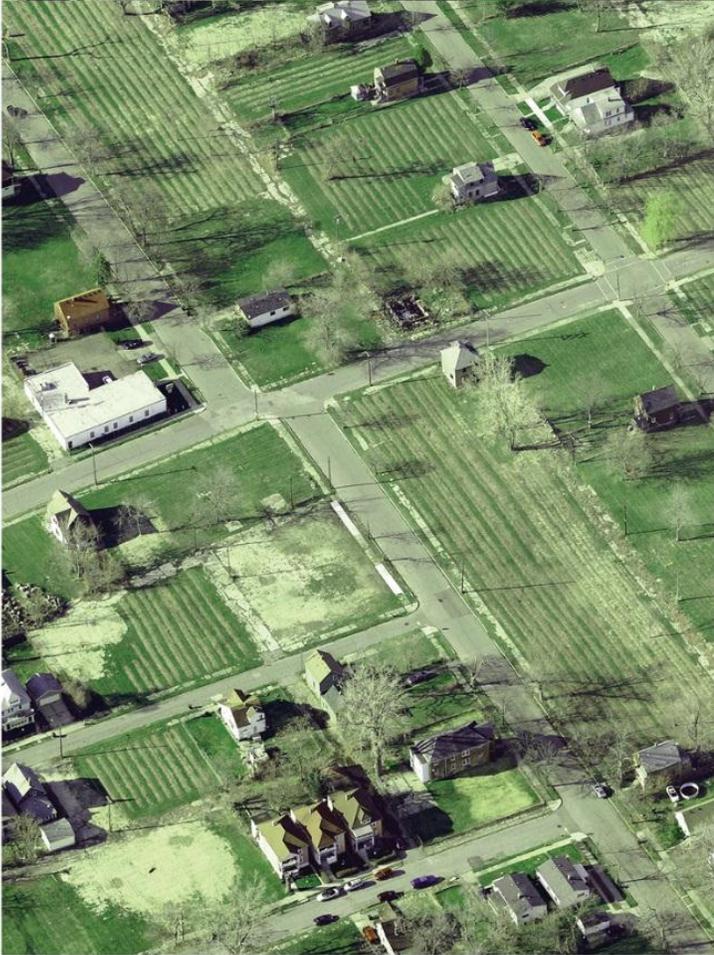




ISLANDVIEW / GREATER VILLAGES



City of Detroit
Office of Contracting &
Procurement

Request for Proposal
RFP #16WN592





**CITY OF DETROIT
THE OFFICE OF CONTRACTING AND PROCUREMENT
REQUEST FOR PROPOSALS**

**Islandview / Greater Villages
Comprehensive Neighborhood Revitalization & Green Stormwater Infrastructure Plan**

RFP #16WN592

ADVERTISE DATE	Monday, October 3, 2016
Question Deadline	Friday, October 7, 2016 by 2:00 P.M. EST All questions must be submitted in writing via the BidSync web portal – www.bidsync.com
Response to Questions	Friday, October 14, 2016 by 5:00 P.M. EST
Pre-Bid Meeting	Wednesday, October 19, 2016 @ 10:00 A.M. EST Coleman A. Young Municipal Center 2 Woodward Avenue, Room 1008 Detroit, MI 48226
PROPOSAL DUE DATE	Sunday October 30, 2016 by 5:00 P.M. EST ALL PROPOSALS MUST BE SUBMITTED VIA THE BIDSYNC WEB PORTAL ONLY.

PROPOSALS MUST SUBMITTED VIA THE BIDSYNC WEB PORTAL AT OR PRIOR TO THE EXACT DATE AND TIME INDICATED ABOVE. LATE PROPOSALS SHALL NOT BE ACCEPTED.

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1. INTRODUCTION & VISION

The City of Detroit's Mayor's Office, the Department of Neighborhoods (DON), Housing and Revitalization Department (HRD), Planning and Development Department (PDD), and the Detroit Water and Sewerage Department (DWSD) (hereinafter the "City") are seeking proposals from qualified design teams to develop and implement a comprehensive neighborhood, landscape, and Green Stormwater Infrastructure (hereinafter "GSI") plan for Islandview and the Greater Villages. Embracing neighborhoods with diverse levels of occupancy, economic strength and stormwater challenges, this project seeks to revitalize Detroit's lower east side through synergetic strategies that improve quality of life for residents, strengthen economic development, support new housing choices, elevate neighborhood vibrancy, and address stormwater and flooding challenges.

2. MINIMUM QUALIFICATIONS

Proposals will only be accepted from those firms demonstrating a minimum of five (5) years of experience providing the services requested in this RFP. References that will verify project experience should be provided.

- If a contract is awarded as a result of this RFP, **it will be** a contract which is negotiated with the awardee based on the model city **services contract**, a copy of which is attached via BidSync¹. If any respondent requires modification(s) to the terms of the City's model services contract, a statement of such required modification shall be included as an exhibit with your sealed proposal. This Statement will be reviewed as part of the evaluation process and may have an effect on the scoring of the proposal.
 - All respondents are required to submit clearance applications, affidavits and insurance documents with the response to the proposal. At the time Purchasing submits the supplier recommendation to City Council, approved clearances by the Income Tax and Revenue departments are required of the successful respondent.
 - The City expressly reserves the right to modify, add, or delete, any item(s) from the proposal it deems necessary prior to the issuance of an award.
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3. TEAM QUALIFICATIONS

Successful respondents to this RFP must present a team of individuals with a diversity of skill sets in order to provide and manage all required areas of scope work. Some respondent firms may be multi-disciplinary enough to offer all of the necessary skills "in-house." Well-developed proposals from either one single firm or a group of two or more firms are welcome and will be

¹ It shall be the responsibility of the Respondent to thoroughly review the provisions of this RFP and the Services Contract. After executing the contract, no consideration will be given to any claim of misunderstanding. Respondents must state in their submission any clauses to which they take exception in the RFP and in the attached Contract. This will be factored in to the evaluation decision. Respondents are encouraged to review the entire contract, including, but not limited to the Assignment, Compliance with Laws, Termination, Insurance, Subcontracting, Indemnity, Payment and Waivers provisions.

considered. The City strongly encourages respondents to consider inclusion of team members that are Detroit-based, minority led, and/ or otherwise have a substantive body of knowledge or experience with Detroit. The following is a detailed list of qualifications that the consultant team should provide, organized by area of expertise:

3.1 Project Management

- Demonstrates organizational excellence, assessment of range of planning issues, financial evaluation, and cross-sector leadership
- Ability to oversee and manage efficient inter-agency processes and recruit stakeholders to facilitate timely decision making and successful project execution

3.2 Community Engagement Partnership

- Extensive experience with integrating diverse communities in planning.
- Successful engagement in communities of color, low income and/or depressed markets.
- Skill in researching and analyzing prior community planning documents and meeting with community stakeholders to establish neighborhood goals.
- Ability to develop unique strategies based on local goals, building community assets, improving quality of life, and supporting viable residential neighborhoods.
- Ability to translate complex planning and engineering ideas and designs into informative and understandable presentations for a variety of audiences, as well as providing public presentations and exhibits in a variety of forums.
- Willingness to work with local groups that have established neighborhood relationships to achieve community engagement goals.
- Commitment to incorporating citizen preferences with City directives

3.3 Architecture, Landscape Architecture, and Urban Design Teams

- Demonstrates design excellence, technical competence, and innovative green stormwater infrastructure (GSI) and engineering designs in multi-consultant collaborative settings within an urban context.
- The vendor must have experience with strategies that effectively manage stormwater and strengthen the quality of life for communities through innovative public space development and community asset building.
- Design teams must show qualifications and experience in developing Master Plans, design guidelines (incl. for affordable and market rate new or rehabilitated housing), and urban design visions for a comprehensive neighborhood framework for housing and the public realm.
- Design teams must also demonstrate experience with technical design components such as infrastructure, land-use, utilities, streetscape, and both transit-oriented and non-motorized design. They must also be able to identify physical assets worthy of preservation or adaptive reuse and have experience in deploying those strategies.
- Team must have experience working with local municipal departments, shifting codes and zoning overlay guidelines.
- Design team must also have a strong record of robust inclusive design practices that integrate community feedback into the design process.

3.4 Professional with “Strong understanding of economic development, housing and vacant property reuse”

- Team members demonstrate experience identifying opportunities that support growth of existing businesses and attract new businesses and employment opportunities
- Team members demonstrate experience developing linkages between economic development, housing and green space/energy uses, and have working knowledge of metrics for measuring the benefits of the infrastructure on economic development, housing and revitalization.
- Team members demonstrate experience and strong thinking around workforce development and creating a vision for linking green infrastructure to job, housing and revitalization goals.

3.5 Technical Surveying and Mapping Specialization

- Ability to perform surveys and technical assessments including but not limited to topography, slope, stormwater flow, piezometric head, soil type and infiltration rates.
- Knowledge in performing preliminary assessment of historical use to indicate potential soil contamination.
- Demonstrate expertise and mapping proficiency with GIS and supporting graphic software to produce parcel level maps that show information such as but not limited to property ownership, zoning, site condition, vacancy, and use; create additional layers to show results of topography, flow, and soil surveys.
- As needed and as appropriate, the City will provide access to existing data sets on parcel information and any supportive digital models and maps as a springboard to scope work.

4. NEIGHBORHOOD BOUNDARIES & CONTEXT

4.1 Project Boundaries

The project area under consideration is bounded by Mack Ave (North), Mt. Elliott (West), Jefferson (South), and St. Jean (East). Included in this region are the contiguous neighborhoods of Islandview and the Greater Villages (West Village, Indian Village, East Village, and Mack Avenue). In addition, there is a specific project component embedded in this scope that extends north to Gratiot and south to the Detroit River (see Sec. 4.4, below).



Above: Project boundaries within the City of Detroit
(See Maps, Sec. 14.1 and 14.2)

4.2 Neighborhood Profiles

This comprehensive neighborhood, landscape, and green stormwater infrastructure (GSI) initiative contains very active communities which are land rich, contain a mixture of low- and

high- vacancy neighborhoods, hosts a range of economic strengths in and along commercial pockets and corridors, and has a mixture of population densities, demographics, and housing conditions. It is the intention of this RFP effort to stitch the neighborhoods together in a cohesive strategy that will restore neighborhood vibrancy. A brief introduction to these neighborhoods is as follows:

- Islandview makes up the western edge to the Villages community and contains a mix of residential, commercial, and industrial land uses. An eclectic array of larger historic and older homes lines East Grand Boulevard which also leads automobile and pedestrian traffic to the bridge to Belle Isle.
- West Village is a state and federal designated historic district with a unique mix of multi-story residential apartments and single and multiple family homes with high occupancy. It contains active neighborhood associations involved in house restoration, community gardening, and the activation of vacant lots. A small, but steadily growing retail node exists around the intersection of Agnes Street and Parker Street as well as along the stretch of East Jefferson which defines the south end of West Village.
- Indian Village is a stable neighborhood located on Detroit's east side and is the central village of the "Villages". It is listed in the U.S. National Register of Historic Places and is a state and federal historic district. The district has some of the highest occupancy in the City of Detroit as well as some of the largest residential lot sizes of any neighborhood in Detroit. Indian Village has a strong neighborhood association and sets the standard for quality streetscapes, especially with regard to street trees, landscaping, and public rights of way.
- East Village, first developed in 1913, is one the most diverse neighborhoods in Detroit. It is composed of single and multi-family homes as well as apartments but has a lower occupancy rate than Indian Village and West Village, and there is far more blight and vacant land, especially toward the eastern side. East Village contains a large portion of Hantz Woodlands, a scatter-site urban forestry initiative.

4.3 Stormwater Management Challenges and Opportunities

As this RFP seeks to revive neighborhood and community vibrancy, a primary component of this effort also includes strategic thinking regarding GSI and landscape design strategies to produce a collective neighborhood strengthening and economic development framework. The following will provide you a brief history of Detroit flooding challenges and city efforts to-date.

- Flood History: In August 2014, Detroit and its metro region suffered from severe flooding caused by a 200-year storm. The worst rainfall in 89 years flooded streets, submerged cars, filled below grade freeways, and overwhelmed the combined sewer system to cause basement backups in thousands of homes and untreated discharges to the Detroit and Rouge Rivers. The extensive damage prompted the Obama Administration to declare a Presidential Disaster and call for aid to Michigan. Given this flooding history, strategies submitted by consultant team should help reduce the area's flooding concerns in the near term

- Declared Disaster Recovery Support: In August 2015, on behalf of the U.S. Department of Housing and Urban Development (HUD), Secretary Castro announced the allocation of \$8.9M in Community Development Block Grant – Declared Disaster Recovery (CDBG-DDR) funds to the City of Detroit to complete pre-development activities on place-making GSI and clean power projects, per the City’s funding request to HUD. The City views the 2014 disaster and subsequent recovery assistance funds as an opportunity for contract consultants to create landscapes that improve quality of life for existing residents through a commitment to high quality public spaces and significant GSI investments.
- Citywide Stormwater Efforts: Over the past 20 years, the City has invested more than \$1 billion in combined sewer overflow treatment facilities which have eliminated 95% of the untreated overflows to the Detroit and Rouge Rivers. This includes current efforts to comply with National Pollutant Discharge Elimination System (NPDES) permit that mandates eliminating all untreated discharges from the City’s combined sewers to the Detroit and Rouge Rivers. The City’s permit was modified to accept GSI as an allowable tactic to meet national objectives in 2013; the consultant team will collaborate with DWSD (and their engineering consultant) ^(see Sec. 14.3).

4.4 Embedded Project Component

In addition to strategic thinking around comprehensive neighborhood, landscape and GSI development, this RFP also includes a development project. The selected design team will help steer this project towards implementation when the planning and design period for this RFP concludes:

- Beltline Greenway: The Beltline Greenway is a proposed non-motorized trail that will complement existing efforts to further establish the City’s greenway network and will serve as the southern terminus of the statewide Iron Belle Trail^(see Sec. 14.4). This project is currently a two-phase project^(see Sec. 6.2.3), and selected design team will oversee design of the entire Greenway, and then work closely with the Detroit Riverfront Conservancy (DRC), Michigan Department of Natural Resources (DNR), and the Detroit Economic Growth Corporation (DEGC) to steer Phase 1 of this project into construction.

5. SUMMARY OF TASKS

This comprehensive Neighborhood Revitalization Plan as outlined in this scope of work requires multi-disciplinary teams to cohesively integrate 5 categories of work. They are 1) Research and Community Engagement & Communications; 2) Landscape Design and Green Stormwater Infrastructure; 3) Streetscape and Mobility; 4) Development: Economic, Housing, and Historic Preservation; and 5) Zoning. Tasks for each work scope category are as follows:

5.1 Research and Community Engagement & Communications

The City has undergone and is still undergoing many robust community-led and philanthropically funded planning initiatives. At times, these efforts are in parallel with city-led efforts. Design teams must understand that their work will use these platforms and their respective outcomes as a reference to launch their design and development work for this

RFP scope. The City will provide the selected design team a robust onboarding package and a schedule of onboarding orientations with key stakeholders when the contract commences. The following describes the initial tasks the design team will need to perform to better inform their planning approaches and design strategies as well as successfully communicating project intentions to the residents, public agencies, and partners.

- Current Land Conditions/Designations: Referencing the City's onboarding package and orientation discussions with city agencies, gain firm understanding of blight, land ownership, land vacancy, current land-uses, land valuation, site conditions, designated and informal historic districts, zoning and land-use regulations and demolition pipeline within RFP scope boundaries
- Previous Land-Use History and Planning Efforts: Referencing the City's onboarding package and orientation discussions with city agencies, gain firm understanding of all state, city, and local community-led planning efforts conducted in this RFP boundary to inform the basis for all planning conducted under this RFP
- Detroit "20-Minute Neighborhood" Initiative: Referencing the City's onboarding package and orientation discussions with city agencies, gain firm understanding of citywide performance objectives to steer design recommendations^(see Sec. 14.5)
- Project Approach: Building off the foundations points established above, develop a decision-making framework and design approach for design process and project priorities
- Community Engagement: Supporting the Department of Neighborhood (DON)^(see Sec. 14.8) and the Planning and Development Department's (PDD) leadership and facilitation, assist the City with meeting agendas, verbal presentations and/or producing graphics, documents, and PowerPoints for approximately 6-10 (+/-) community engagement, strategic task force sessions, and/or education efforts throughout the entire planning and design process
- Administrative Project Updates: Engage in regularly scheduled bi-weekly project meetings either by phone or in person when aligned with scheduled in-person visits
- Meeting Preparation/Presentations: Prepare, present and/or assist the City with meeting documentation for in-house and public report-outs

5.2 Landscape Design & Green Stormwater Infrastructure (GSI)

Embracing high land vacancy, flooding challenges, and the desire for more productive land uses and community open-space amenities, design teams are being asked to understand existing conditions and develop a master strategy of landscape and GSI strategies for the neighborhood interior and critical community corridors that can best manage ongoing stormwater challenges experienced in the area. Additionally, this landscape design and GSI scope expects design team to oversee the design and development of the Beltline Greenway^(see Sec. 14.4) in collaboration with City partners. The tasks and shared roles (as applicable) are as follows:

- 5.2.1 Existing Conditions/Site Readiness: Reference and analyze research material compiled by design team and/or provided by City and conduct field observations to examine existing storm water system, site conditions, previous land uses, stormwater and/or environmental conditions to better understand site and soil conditions, hydrology, landscape and/or infrastructural challenges to inform design recommendations

5.2.2 Master Strategy:

- GSI Site Identification: 1) Conduct map analysis and field observations to identify the lot typologies and land opportunities found within the RFP scope boundary, 2) with this knowledge, design team, in conversation with DWSD^(see Sec. 14.8) and their engineering consultant will evaluate and assess needs of neighborhood interior and GSI strategies, at and below grade level, that can address stormwater and flooding challenges, 3) and design team will then identify and communicate to DWSD and their engineering consultant the most impactful locations for a network of green infrastructure strategies and capital improvement infrastructure that can assist DWSD in the development of a comprehensive Drainage District Strategy that can meet National Pollution Discharge Elimination System (NPDES) objectives and requirements; these practices may include infiltration, retention, detention interventions, and re-engineering strategies on impervious surfaces
- Neighborhood Design Strategy: Using analysis from onboarding orientation period, insights from pre-existing and/or current planning efforts, and field observations from “GSI Site Identification” tasks described above, design master strategy for vacant land and parcels to be utilized in neighborhood interior to manage stormwater and create and/or enhance existing networks of community spaces² for neighborhood and city residents. Strategies should consider the possibility of additional smaller-scale greenway connections^(see Sec. 14.4) and opportunities that can extend within and throughout the neighborhood (as needed and as appropriate)
- Corridor Design Strategy: Using analysis from onboarding orientation, insights from pre-existing and/or current planning efforts, and field observations from “GSI Site Identification” tasks described above, develop landscape design strategies for long stretches of vacant land along east-west thoroughfares to improve travel experience corridors, enhance curbside appeal, and spur housing, economic, and preservation development opportunities
- Future Project Projections: Team to identify projects they believe can be implemented within 18-24 months of contract start. Additionally, in conversation and collaboration with City agencies^(see Sec. 14.8), identify potential funding sources and financing schemes to support project implementation.

5.2.3 Project Analysis and Design:

As mentioned previously, this RFP scope integrates the design and development of the Beltline Greenway. Specific project tasks and shared roles with existing City partners are as follows:

- Beltline Greenway Development: Design teams will 1) conduct and document field observations of the corridor identified for the Beltline Greenway development and render existing conditions assessment to inform schematic and

² i.e. factor in practices that improve social, economic, and ecology sustainability, including but not limited to: increasing canopy cover, microclimate mitigation, biodiversity and habitat, creating social spaces, developing productive uses such as urban forestry, solar renewable energy production, or horticulture; edge and corner street conditions of parcels that address public visibility, image, and the cohesive identity for neighborhood

design development phases of the entire Beltline Greenway; 2) provide schematic designs for the entire greenway that are synergetic with mobility, landscape, and GSI strategies; 3) develop construction drawings for Phase 1 of the Beltline Greenway, and 4) advise City agencies and partners during the construction administration phase. There are three key partner agencies in the development of the Beltline Greenway. The Detroit Riverfront Conservancy (DRC) and the Michigan Department of Natural Resources (DNR) will be actively overseeing acquisition and assemblage strategies for Phase 1 of the Beltline Greenway and the Detroit Economic Growth Corporation (DEGC) ^(see Sec. 14.8) will be overseeing construction administration of the Beltline Greenway. It is expected that design team and these two agencies will work in tandem through the entire planning and design phase of this RFP scope.

5.3 Streetscape and Mobility

The connective infrastructure and mobility opportunities between neighborhoods is important and the current connectivity and physical condition of the neighborhood streets, sidewalks, and alleys in the RFP scope boundary vary widely. Design teams are being asked to survey existing conditions, reference existing local, state, and/or federal transit and transportation authority efforts, and to build upon current initiatives and strategic thinking to envision long-term and sustainable strategies that will improve access and mobility through and to adjacent neighborhoods and outlying communities.

5.3.1 Existing Conditions: Conduct comprehensive assessment and survey of streetscape, sidewalk, alleys, existing transit/mobility options for a wide-variety of users inclusive of youth, the elderly, and people living with disabilities³

5.3.2 Master Strategy:

- Opportunities for Solutions: Investigate, identify, and map re-occurring neighborhood conditions that may require specific infrastructural interventions, such as but not limited to, streetscape design tactics, traffic-calming needs, way-finding signage, lighting strategies, and installation of security cameras⁴
- Connections and Curb Appeal Strategy: Identify and design strategies to enhance access to open space, improve aesthetic curb appeal, connectivity, safety, and vibrancy between and through neighborhoods. This includes connecting and defining existing land stewardship efforts and greenway systems located within the RFP boundary; the master strategy will include the Beltline Greenway^(see Sec. 14.4)
- Streetscape and Mobility Strategy: Reference and analyze existing state or local streetscape, transit, and/or mobility initiatives to highlight additional design strategies to ensure the success of long-term strategies to better serve communities within this RFP scope, particularly for a wide range of users inclusive of youth, the elderly, and people living with disabilities

³ i.e. consider safety conditions including quality of hardscape materiality and conditions, lighting infrastructure, tree integrity and canopy conditions, medians, landscape features, lighting, signage, pedestrian, bicycle, and/or auto accidents, physical characteristics of street, bicycle and pedestrian grid network

⁴ i.e. work closely with engineering and design teams to ensure strategies are closely integrated to promote safety, accessibility, user-friendliness, and low-maintenance operation

- Future Project Projections: Using master strategy framework developed above, along with community input, develop a priority list of near term and implementable streetscape and mobility projects that can be executed within 18-24 months of contract start. Additionally, in collaboration with City agencies^(see Sec. 14.8), identify potential funding sources and financing schemes to support project implementation.

5.4 Development: Economic, Housing, Historic Preservation

The region covered in this RFP scope contains rich physical, historical, and cultural assets that can be targeted for reinvestment and development. This scope of work is asking the design team to understand the existing conditions in the RFP scope boundary and assess its capacity to preserve and/or support new economic and housing development. Design team will work in collaboration with Invest Detroit, the Detroit Economic Growth Corporation (DEGC)^(see Sec. 14.8), and other key development stakeholders to produce a coordinated master strategy for future development.

5.4.1 Existing Conditions:

- Inventory Current Development Efforts: Investigate, reference, and/or analyze research material compiled by design team and/or provided by the City during the onboarding phase to assess existing and current economic development and housing development projects and preservation efforts under construction or in the City's pipeline
- Market Conditions: Identify and review all recent and/or concurrent market analysis studies relevant to the RFP study area (including but not limited to the City-led East Riverfront Planning Study, Inclusionary Housing Market Analysis, Livernois-McNichols Commercial Corridor Redevelopment Plan, and other publicly available sources. Collect additional data and complete analysis needed to assess indicators for retail and housing development.

5.4.2 Master Strategy:

- Preservation Strategy: In collaboration with PDD historic preservation staff, define the strategy and process for identifying physical and cultural assets within neighborhoods, along prominent commercial corridors, designated local and national historical registers and districts and determine the strongest candidates to incorporate into master strategy
- Development Strategy: In collaboration with the City, DEGC, and Invest Detroit, identify opportunities for new, rehabilitation, and adaptive reuse multi-family and mixed-use housing, retail and industrial sites, commercial façade improvement, single-family housing rehabilitation, preservation and restoration efforts, and neighborhood based workforce training, and solar and/or renewable energy sites to strengthen long term neighborhood vibrancy; corridors to be considered should include but not be limited to Mt. Elliott, Mack, Kercheval, Lafayette, E. Grand Boulevard, Van Dyke, and the area surrounding the Beltline Greenway
- Future Project Projections: Using master strategy developed above, along with community input, develop a priority list of near-term development projects that can

be executed within 18-24 months of contract start, as well as 5-year, and complete neighborhood build out scenarios.

- 5.4.3 Finance Strategy: In collaboration with City staff, DEGC, and Invest Detroit, identify potential funding sources and financing schemes to support project implementation of the 18-24 month scenario outlined above and advise with strategies to provide gap financing where necessary.

5.5 Zoning

The City of Detroit understands that much of the design recommendations that will come forth in design and development vision will require many modifications and variances to our city's zoning ordinance and established land uses. Design teams are being asked to not only track specific parking, zoning and/or land-use amendments, but also to investigate and identify regions in which large-scale zoning and/or land use modifications can occur to more efficiently deliver and produce the urban environments Detroit wishes to re-establish. Specific tasks are as follows:

- Zoning Limitations: Describe and locate challenges on commercial corridors and/or vacant land within residential neighborhoods that hinder success of design recommendations
- Track variances: Track and describe all potential zoning changes (including rezoning, variances and/or amendments) necessary to successfully implement the RFP scope of work
- Inter-Agency Coordination: Advise HRD and PDD during their interface with municipal regulatory agencies to ensure City delivers vibrant spaces and places for neighborhoods and city residents

6. SUMMARY OF DELIVERABLES

At the conclusion of the design and planning process, selected design teams will be required to deliver a comprehensive set of documents and digital files that will allow Detroit to move forward with a transformative, yet practical and actionable design framework towards implementation. The deliverables are as follows:

6.0 GENERAL (All Scope Categories)

- Phased Approach: Develop a phased approach for implementation for entire scope of work ranked by priority
- Timeline: Produce master timeline and schedule encompassing all work scope categories
- "20-Minute Neighborhood" Projections: Develop a report describing how design recommendations will help City meet citywide 20-Minute Neighborhood objectives^(see Sec. 14.5)
- Acquisition/Assemblage Strategy: Identify necessary land acquisitions, land assemblages, and land remediation requirements to implement scope of work
- Project Budget: Prepare a comprehensive cost budget for the entire scope of work broken down by phases
- Implementation Plan: For identified near-term project development opportunities, develop a detailed implementation plan and timeline for construction to begin in Spring 2017;

financing models, development summaries, and incentive structures will be done in collaboration with city agencies and affiliated partners

- Proposed Workforce Strategy: Identify strategic opportunities to train a local workforce in the implementation of design recommendations. Design team to identify and communicate these opportunities to city employment and development agencies^(see Sec. 14.8) to strengthen neighborhood employment strategies for the City
- Record of all work performed: Grant full rights to all project material and deliver digital copies of all work produced by this scope on two portable hard drives

6.1 Research and Community Engagement & Communications

- Resource Archive: Create a concise report that communicates the comparison highlights of all previous and existing planning and reports regarding RFP scope area in relation to final recommendations
- Engagement Archive: Assemble a binder that documents each community engagement session and its associated activities, handouts, and meeting minutes, including photo documentation of sessions

6.2 Landscape Design / Green Stormwater Infrastructure (GSI)

6.2.1 Existing Conditions Report: Provide detailed written and visual report that documents and describes existing land and flood patterns, land typologies, lot sizes, lot typologies, topography, tree cover, parks, available open space, and other important data within RFP scope boundary that support design recommendations

6.2.2 Master Strategy:

- GSI Site Identification Report: Develop a succinct yet robust report that 1) documents and describes rationale for all identified sites that design team feels most impactful to support DWSD Drainage District performance objectives, and 2) Identify the network of publicly-owned land and lots that should be reserved for strictly GSI efforts, prohibiting development that would compromise stormwater management performance. Report will be submitted to DWSD, DLBA and their engineering consultant for review, comment, and use
- Landscape Design / GSI Strategy: Produce a landscape design and GSI strategy for entire RFP boundary that illustrates design vision and design recommendations through map graphics and illustrative renderings; landscape strategy must assist Detroit meet its stormwater management objectives
- Schematic Design & Budget: Produce schematic design, technical specifications, and realistic cost budget for any identified near-term development projects that can be executed within 18-24 months of contract start. Additionally, in collaboration with city agencies, identify potential funding sources and financing schemes to support project implementation

6.2.3 Project planning and design:

- Beltline Greenway Phase 1: Prepare schematic design, design development, construction documents, construction bidding support, and advise during construction

administration during the Phase 1 construction of the Beltline Greenway that will run from Detroit River to E. Vernor ^(see Sec. 14.4).

- **Beltline Greenway Phase 2 & 3 Schematics:** Produce Phase 2 and Phase 3 schematic drawings to extend Beltline Greenway northbound to the intersection of Beaufait and Gratiot, as appropriate and as feasible ^(see Sec. 14.4)

6.3 Streetscape And Mobility

6.3.1 **Existing Conditions Report:** Referencing existing documents and reports produced by the Department of Public Works (DPW) or other transit agencies, provide a refreshed written and visual report that documents existing physical streetscape conditions and mobility circulation and challenges for a wide-variety of users inclusive of youth, the elderly, and people living with disabilities

6.3.2 **Master Strategy:**

- **Streetscape and Mobility Master Strategy:** Produce a master strategy for entire RFP boundary that illustrates design vision, prototypical conditions, and design recommendations through map graphics and illustrative renderings at key locations; master strategy should highlight key neighborhood streets and segments needing critical streetscape and/or infrastructural improvements to support GSI, housing, commercial, and improve neighborhood strength, safety, and increase community vibrancy
- **Street Improvement Index:** Coordinating current reports produced by Department of Public Works (DPW), design team will produce a Street Improvement Index that locates where sidewalk and streetscape resurfacing and repair, or complete street development is needed; Index should identify the scale of required improvements *(*the scales in which improvements will be measured will be provided in the onboarding package)*
- **Schematic Design & Budget:** Produce schematic design and technical specifications robust enough to produce realistic cost budget for any identified near-term development projects that can be executed within 18-24 months of contract start. Additionally, in collaboration with city agencies, identify potential funding sources and financing schemes to support project implementation

6.4 Development: Economic, Housing, Historic Preservation

6.4.1 **Existing Conditions Report:** Provide a detailed written and visual report that maps and locates 1) key existing and current commercial and residential properties and projects in the development pipeline and 2) all notable physical assets ^(see Sec. 14.7) to be considered in City's preservation and redevelopment strategy in the RFP scope boundary

Market Analysis: Provide a detailed written report that provides a comprehensive market analysis for the complete RFP Study Area, including demographics, and housing and retail demand. The report should build off of all recent and concurrent studies identified in the Scope of Services as applicable. Retail analysis should include, but not be limited to: current per square foot construction costs for new construction, rehabilitation and historic preservation; current rental rate range,

existing retail square footage and vacancy rates, define target market areas, identify retail leakage by product and dollar amount, identify retail gaps in services, and create a market demand model that recommends a target retail mix and potential future retail demand; Residential analysis should include, but not be limited to: current per square foot construction costs for new construction, rehabilitation and historic preservation; current average rental and for sale rate range, identify development cost and revenue gaps, and projected demand and absorption rates. Deliverables should include analysis, diagrams, charts and maps of findings by theme. Both retail and residential analysis should result in a coordinated demand model that recommends targeted income and retail mix, typology, and include future potential demand and absorption rates and square footage and/or number of units for the 18-24 month, 5-year, and total build out scenarios.

6.4.2 Master Strategy:

Produce a report that maps out strongest areas and opportunities within RFP boundary prime for housing, retail and industrial development, preservation and adaptive reuse. Framework should outline development projections in three implementation timeframes: 1) near-term (18-24 months), 2) mid-term (5-years), and 3) horizon projections (neighborhood build out at 10 + years). Development opportunities may include, but not limited to, identification of new, rehabilitation, and adaptive reuse multi-family and mixed-use housing, retail and industrial development sites, commercial façade improvements, single-family housing rehabilitation, preservation/restoration efforts, and neighborhood based workforce training, and solar and renewable energy sites. These efforts together must work in tandem to assist Detroit in its “20-Minute Neighborhood” objectives.

6.4.3 Finance Strategy:

Provide a detailed written report identifying all potential funding sources, incentives, and abatements currently available for development in the RFP study area.

Using data gathered in the requested market analysis, provide detailed pro forma templates including sources and uses for select projects to launch in the 18-24 month period as identified in the Development Priorities section outlined above.

6.5 Zoning

Zoning Variance / Amendment Index: As the City of Detroit is investigating comprehensive modifications to its zoning ordinance and land-uses, design teams need to help envision robust parking, zoning, and land-used strategies to help re-establish vibrant urban communities for Detroit’s future. Design teams are being asked to: 1) submit a comprehensive report outlining large-scale zoning and/or land use amendment recommendations that can help usher in design and master strategy recommendations more efficiently and can streamline interfaces with municipal regulatory agencies as well as: 2) provide an itemized list of specific zoning changes required on specific sites and/or projects; 3) illustrate and summarize any additional insights towards ongoing PDD “Pink Zoning” efforts^(see Sec. 14.6).

7. ANTICIPATED PROJECT TIMELINE

Contract Period – 1 Year

Sept 2016	RFP Announced
Oct 2016	Proposals Due
Late Oct / Early Nov	Design Team Selected
Nov 2016	Procurement
Dec 2016	Onboarding Orientation / Preliminary Engagement
Jan – May 2017	Engagement / Scope Development / Report Outs
Mid-May 2017	Planning and Design Phase Ends
Jun – Sept 2017	Design and Construction Administration Advisement and Project Support

8. GUIDING PRINCIPLES

Support market recovery and stimulate private reinvestment

- Increase rate of housing development and re-occupancy to allow area to reach full potential
- Spur economic development and job creation along neighborhood and industrial corridors

Improve the quality of life and strengthen neighborhood amenities, housing, and produce inviting spaces for existing residents and spur population growth and/or attract visitors to the area

- Creatively connect jobs and housing to ensure mutually beneficial residential-industrial mix
- Encourage range of practical and innovative open space and GSI development strategies that simultaneously address water challenges and livability and commuter needs
- Encourage reinvestment in vacant corner lot conditions to stabilize nearby streets and blocks
- Elevate aesthetics and safety through streetscape and public realm improvements
- Augment existing urban forestry and permaculture initiatives through infrastructure designs

Create productive environment for business and industrial uses adjacent to proposed infrastructure

- Support efforts to attract commercial investments to neighborhood interior and corridors
- Explore renewable energy sources to attract new and sustain existing businesses

Improve stormwater management to reduce surface flooding, basement sewer backups, and combined sewer overflows in the Near East Side Drainage District^(see Sec. 14.3)

Energize a healthy active living environment through multi-modal connectivity

- Introduce network of non-motorized linkages between riverfront and adjacent neighborhoods
- Connect to existing and potential intermodal transportation options accessible to residents.

Encourage access for all

- Create a landscape that is a true public open space and accessible to all incomes, abilities, and a wide-variety of users inclusive of youth, the elderly, and people living with disabilities
- Elevate neighborhoods as regional assets and family-friendly gathering places
- Promote workforce development along identified corridors and neighborhood interior

Engage the community

- Integrate insights from the City and resolve concerns held by community stakeholders during the entire planning and design

Promote environmental stewardship and community health

- Include environmental justice, health, and sustainability in both the natural environment (e.g., wetlands, native plant species) and built environment (e.g., stormwater mitigation, LED lighting, renewable energies)

9. EVALUATION CRITERIA

A selection committee composed of City staff and other invited parties. A list of shortlisted respondents will be chosen to be interviewed based on qualifications, previous completed works, and approach to community engagement. The selection committee may request additional meetings or information of respondents before making a final selection.

Overall Strength of Concept/Proposal **30pts**

- Demonstrates clear and practical vision for achieving all objectives, tasks and deliverables
- Proposed design approach, including specialized expertise within design team
- Strategies and approach to community engagement
- Demonstrates capacity to deliver material that can immediately begin Phase I construction shortly after design and planning period concludes;
- Teams need to ensure majority of Phase 1 construction can be completed within 18-24 month period from the start of planning and design work.

Previous Project Experience **25pts**

- Successful examples of creating place-making GSI projects from data analysis, conceptual design, and schematics to engineering specifications with client reference and description of professional services offered
- Successful examples of delivering functioning green infrastructure projects still in operation that are meeting performance expectations as designed
- Successful examples of completing technical surveying and mapping products with client reference and description of professional services offered
- Successful examples of administering all elements of construction process
- Strong record of performance on projects completed within urban municipalities
- Demonstrated expertise on incentives structures, financing, and feasibility analysis
- Experience of proposed project leaders/ team members on similar projects

Design and Engineering Excellence **20pts**

- Description of vision, leadership and commitment to high quality and exceptional design in the public realm and identification of differentiators from peers
- Recognition and awards from professional associations of project leads, design team and firms (ASLA, AIA, AICP, ASCE, others)
- Incorporation of sustainable, innovative and resilient practices

Price Proposal **15pts**

- Overall fee and team approach to complete, broken down into each individual Scope area.

Proposed Timeline / Work Plan **10pts**

- Demonstrates practical ability to meet project deadlines within budget and on time
- Lays out clear work plan to achieve deliverables
- Identification of how soon firm could begin work after notification of award
- Includes key dates for completion of analysis, preliminary recommendations, conceptual design, schematic design, and construction documents, with periodic community engagement and City review periods.
- Proposes a plan to complete designs in year one and achieve Phase 1 construction by the end of year two

10. EVALUATION PROCEDURE

Following the receipt of the qualified firm, a City designated Evaluation Committee will evaluate each response. All Proposals, which meet the required format of this RFP, will be evaluated. Any Proposals determined to be non-responsive to the requirements of the RFP, including instructions governing submission and format, will be disqualified unless the City determines, in its sole discretion, that non-compliance is not substantial or that an alternative proposed by the Respondent is acceptable. The City may also at its discretion, request oral presentations, make site visits at Respondent's facility and may request a demonstration of Respondent's operations. If scheduled, a final determination will be made after the oral presentations and/or demonstrations are complete. **All decisions reached by the Evaluation Committee will be by consensus.**

11. PROPOSAL CONTENT REQUIREMENTS

To be considered responsive, each proposal must present and/or respond to the following sections in their entirety. All pages of the submission must be numbered, excluding exhibits and other supplemental information which may be added as Attachments. The instructions contained in this RFP must be strictly followed. Accuracy and completeness are essential. Submissions must NOT exceed 20 pages (excluding resumes requested in Sec. 11.6, below)

11.1 Table of Contents

A table of contents must be provided with all RFP Submissions.

11.2 Signature Page (Form Attached)

11.3 Statement of Submission (up to 2 pages)

In your Statement of Submission, please include, at a minimum, the following information and/or documentation:

- 1) A design statement describing relevance of work samples as an indicator of team's capacity to perform the work requested in this scope of work;
- 2) A brief description of your firm, including the Federal Employer Identification Number, the age of the firm's business and the average number of employees during each of the last three (3) years;
- 3) The location of the firm's principal place of business and, if different, the location of the place of performance of the contract;
- 4) A commitment to perform the requested work in accordance with the requirements outlined in this RFP; and
- 5) The name and contact information of the overall project manager and firm that will be in charge of all teams on this project;

11.4 Scope of Work Schedule

Provide a detailed timetable with action steps required to complete entire planning/design scope described in this RFP, including start and completion deadlines and major activity milestones.

11.5 Pricing Proposal

Proposals must provide a Price Proposal and cost all activities based on a maximum contract length of one year. Proposals must provide a line-item cost estimate to complete the scope of services described in RFP by category -- (1) Research/Community Engagement/Communications; (2) Landscape Design/GSI; (3) Streetscape and Mobility; (4) Development: Economic, Housing, Historic Preservation; and (5) Zoning

Additionally, the City would like design teams to provide an additional budget line for retainer services to produce construction documents for identified “near-term” projects. This line item will not be included in the total budget cost for RFP scope. The line-item will only serve as a base reference if City should retain design team for additional services.

11.6 Respondent Performance History

- 1) Identify, in detail, a portfolio of no more than 5 similar projects by name, subject matter, location, services provided and the length of time services were provided on each. Include a reference, description of services provided and dates during which the services were provided; project examples should be comparable to the proposed project and should include primary involvement from members of the proposed respondent team or their key personnel;
- 2) Identify vendor’s key personnel on the projects identified above;
- 3) Identify any projects in which the vendor’s contract was terminated for any reason;
- 4) Identify any claims or lawsuits that have been brought against your organization as a result of any services provided within the last five (5) years; and
- 5) Provide an organization chart indicating the team structure and core team members who will provide services for the five primary categories -- (1) Research/Community Engagement/Communications; (2) Landscape Design/GSI; (3) Streetscape and Mobility; (4) Development: Economic, Housing, Historic Preservation; and (5) Zoning. Additionally, please provide a 1-page resume accompaniment for each core team member

12. SUBMITTAL INSTRUCTIONS AND OTHER KEY INFORMATION

ALL PROPOSALS MUST BE SUBMITTED VIA THE BIDSYNC WEB PORTAL

- A. RFP Issue Date
Monday, October 3, 2016
- B. Question Deadline
Friday, October 7, 2016 by 2 pm EST
All questions must be submitted via the BidSync web portal to www.Bidsync.com.
- C. Response to Questions
Friday, October 14, 2016 by 5 pm EST
Response to all questions received to all parties attending the Pre-Proposal Meeting
- D. Pre-Bid Meeting
Wednesday, October 19, 2016 at 10 am EST
Coleman A. Young Center, Room 1008, Detroit, MI 48226
- E. Proposals Due
Sunday, October 30, 2016 by 5 pm EST
ALL PROPOSALS MUST BE SUBMITTED VIA THE BIDSYNC WEB PORTAL ONLY

13. PROPOSAL DISCLAIMERS AND CONDITIONS

Rejections, Modifications, Cancellations

The City of Detroit expressly reserves the right to: 1) accept or reject, in whole or in part, any and all proposals received; 2) waive any non-conformity; 3) re-advertise for proposals; 4) withhold the award for any reason the City determines; 5) cancel and/or postpone the request for proposals, in part or in its entirety, and/or, 6) take any other appropriate action that is in the best interest of the City. This RFP does not commit the City of Detroit to award a contract, to pay any cost incurred in the preparation of a proposal under this request, or to procure or contract for services.

News Releases and Other Communications

News releases pertaining to these Proposals specifications or the provisions to which they relate shall not be made without prior approval of the City and then only in coordination with the City.

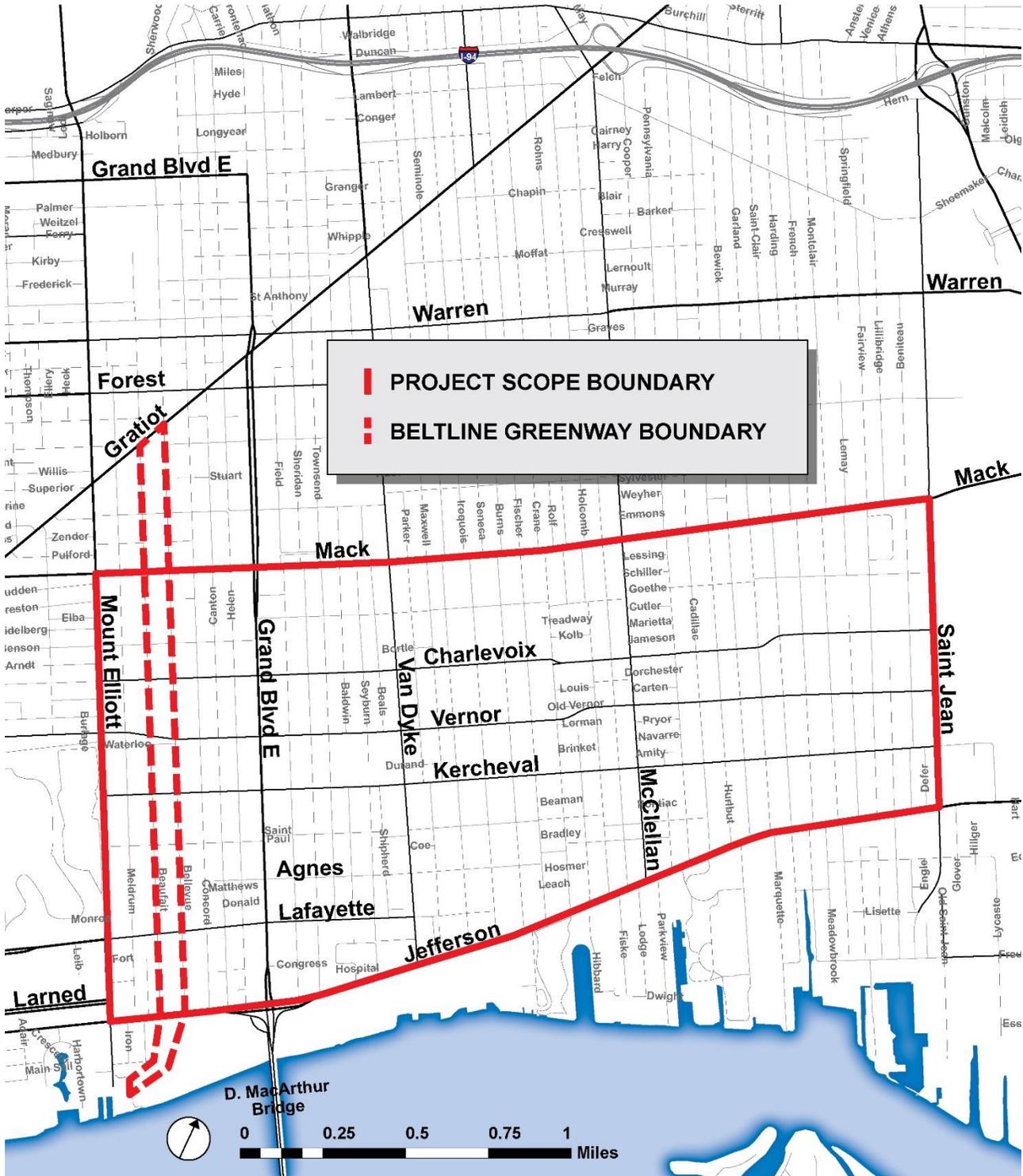
Respondents are advised that no oral interpretation, information or instruction by an officer or employee of the City of Detroit shall be binding upon the City of Detroit.

Confidentiality of Proposals

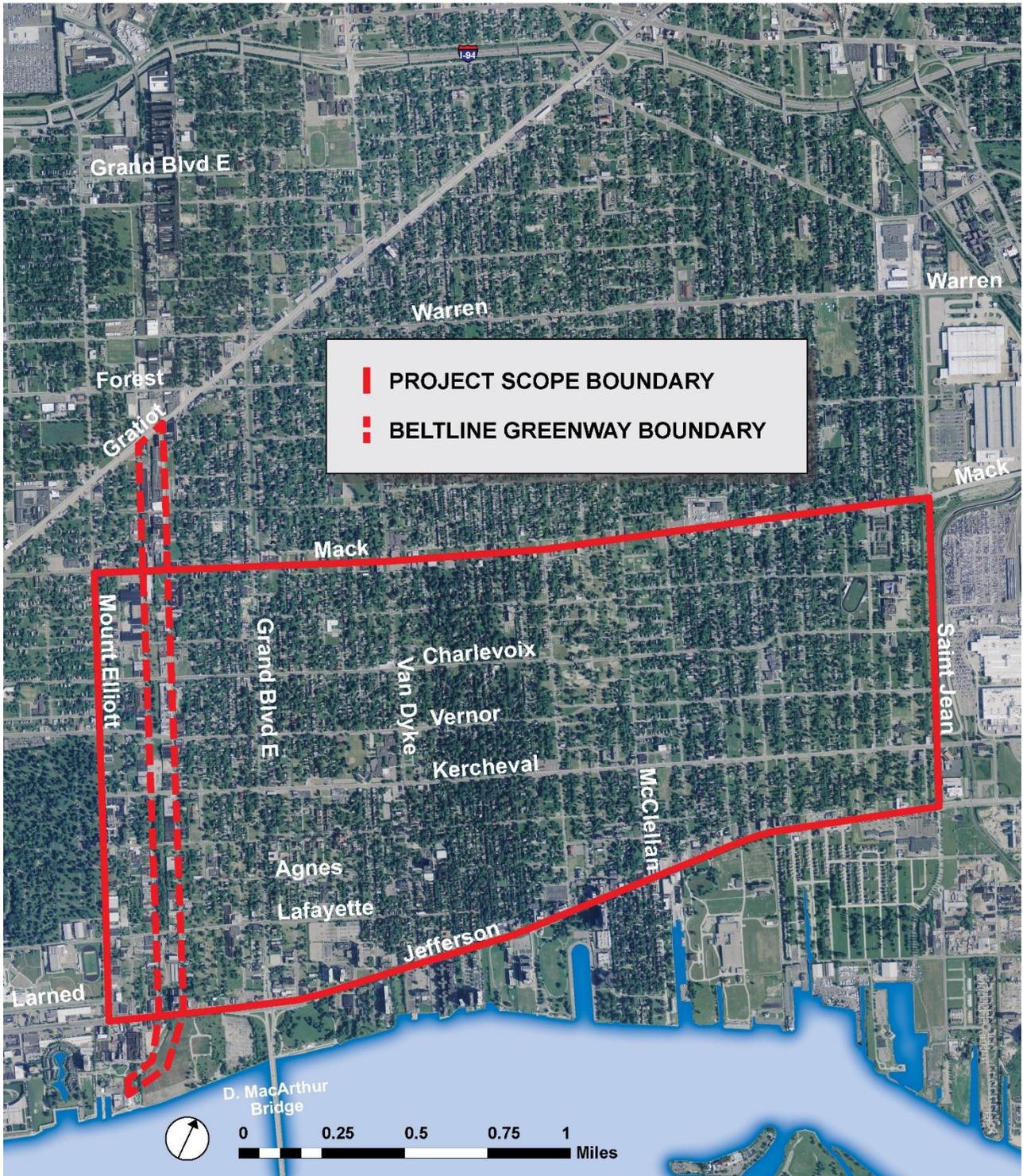
Proposals shall be opened with reasonable precautions to avoid disclosure of contents to competing offers during the process of evaluation. Once proposals have been publicly recorded they are subject to disclosure as per the requirements of the Michigan Freedom of Information Act.

14. APPENDIX

14.1 Street Map of Scope Boundary



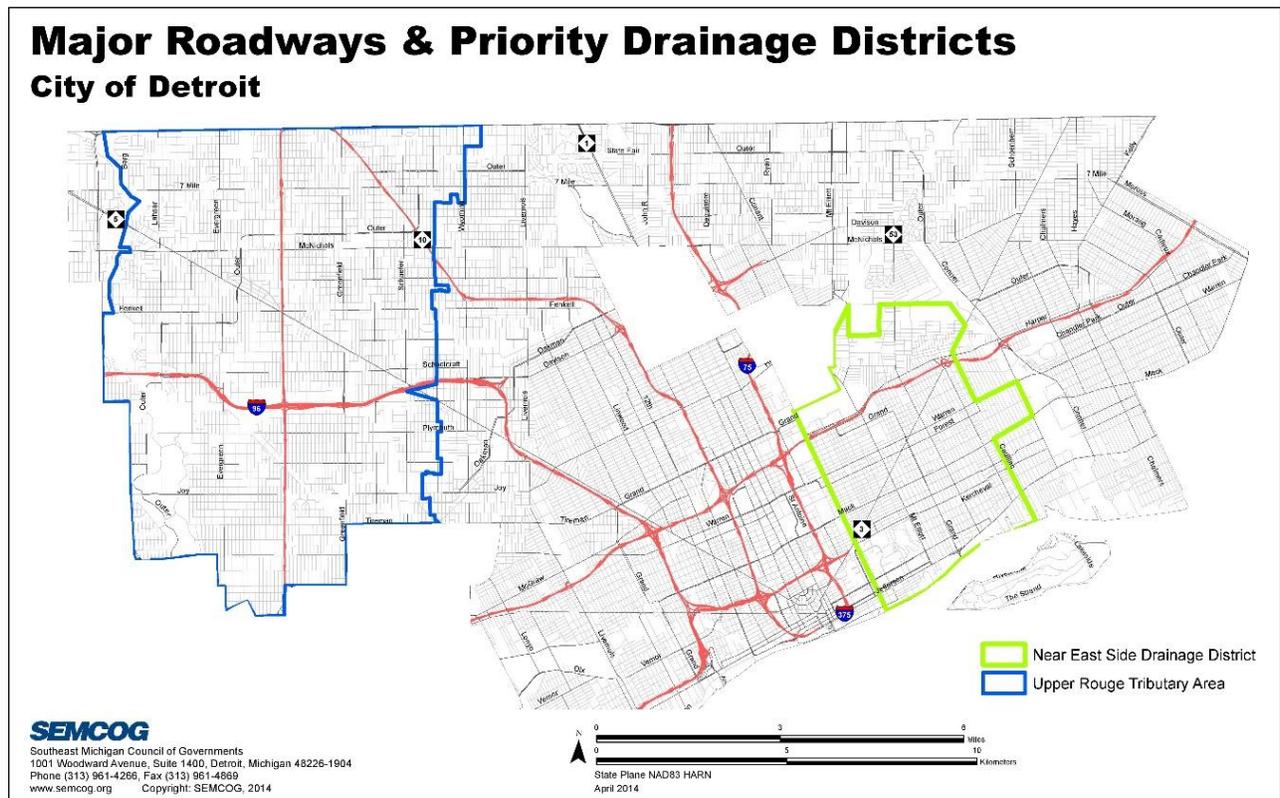
14.2 Aerial Map of Scope Boundary



14.3 Near East Side Drainage District Map

The project neighborhoods fall within the Near East Side Drainage District, an area that will need additional stormwater controls in coming years in order for Detroit to be in compliance with its NPDES permit. Particularly challenging to Islandview specifically is its aging and highly impervious industrial corridor along Mt. Elliott Street. The use of strategic GSI design utilizing the area's vacant and publicly owned parcels of land one of the primary scopes of work in this RFP.

The neighborhood has naturally occurring drainage routes along a historic streambed that have potential advantages for stormwater management, and there are a number of existing community-developed concepts for GSI-related land use projects in the neighborhood.



14.4 Beltline Greenway Efforts & Iron Belle Trail

Iron Belle Trail

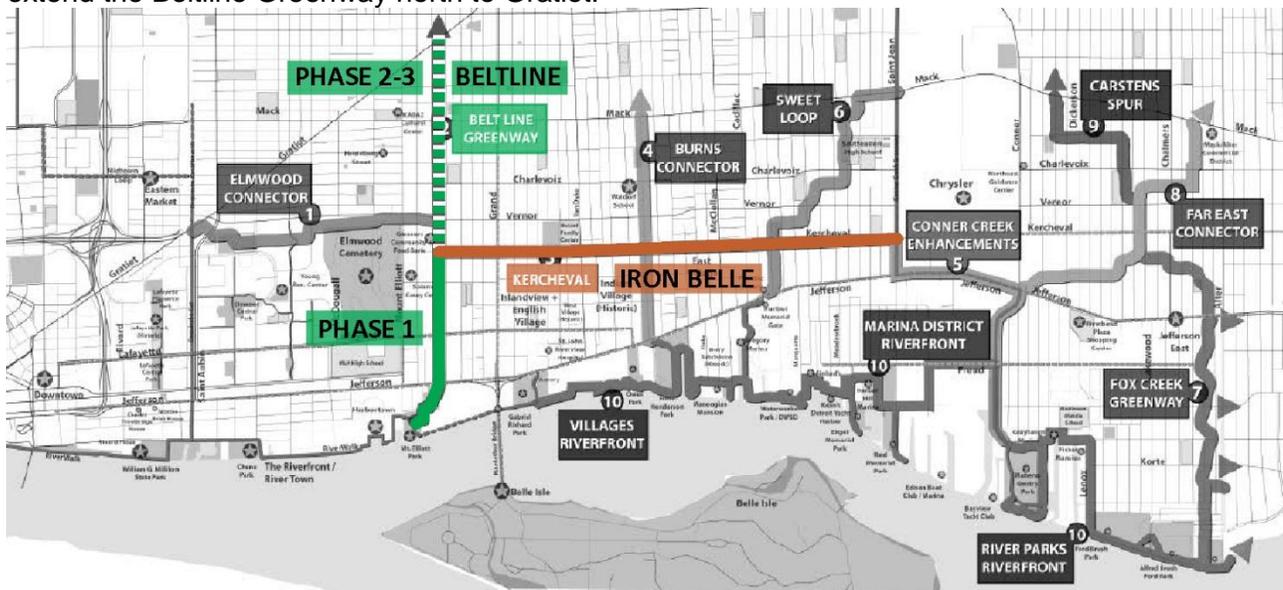
The Iron Belle Trail is a set of two trails that will span the state of Michigan. The two trails, one for hiking and one for biking, will go between Detroit's Belle Isle State Park and Ironwood in the Upper Peninsula. When complete the hiking trail will be 1,259 miles long and the biking trail will be 774 miles long. The Michigan Department of Natural Resources is coordinating the planning and construction of the missing trail segments.

The Iron Belle Trail will cross through the project boundary with current plans to utilize Kercheval Avenue.



Beltline Greenway

The Beltline Greenway is a proposed non-motorized trail along a former north-south railway that runs between Beaufait and Bellevue. It will complement existing efforts to further establish the City's greenway network and will also serve as the southern terminus of the statewide Iron Belle Trail. Phase 1 of the Beltline Greenway will extend from Detroit River to E. Vernor and Phase 2-3 will extend the Beltline Greenway north to Gratiot.



14.5 “20-Minute Neighborhood” Performance Objectives

Mayor Duggan has set a city-wide goal to design and develop walkable neighborhoods in areas wherein residents can access quality retail, enjoy open space amenities, travel to transit and/or multi-modal alternatives within a 20-minute walk. The initiative seeks to ensure residents have a 20-minute walk radius through land that is productive, safe and beautiful. Design recommendations from design team must support Detroit meet 20-Minute Neighborhood objectives within this context for these efforts will set the foundation for the future success of Detroit’s lower east side.

METRICS:

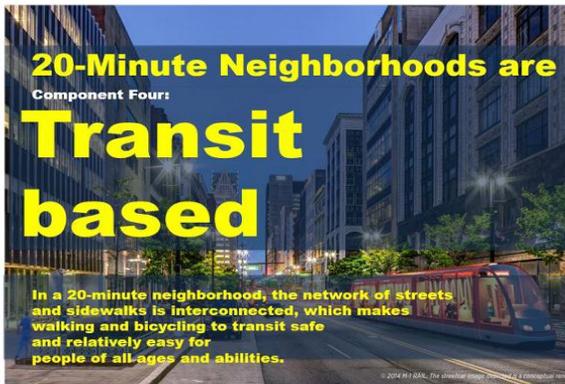
- **20 minutes to Retail**
(Includes shopping, restaurants, grocery stores, services, coffee shops, etc.)
- **20 minutes to Transit**
(Includes bus stops, BRT, light rail, carpools, etc.)
- **20 minutes to a Park**
(Includes greenways, waterfronts, public plazas, public recreation facilities, natural areas, etc.)
- **20 minutes from Blight**
(One should not encounter blighted buildings, derelict streetscapes, nor crumbling infrastructure within a 20 minute walking radius)



20 MINUTES TO RETAIL



20 MINUTES TO A PARK



20 MINUTES TO TRANSIT



20 MINUTES FROM BLIGHT

14.6 “Pink Zoning” Efforts

A bold new initiative in municipal regulatory reform.



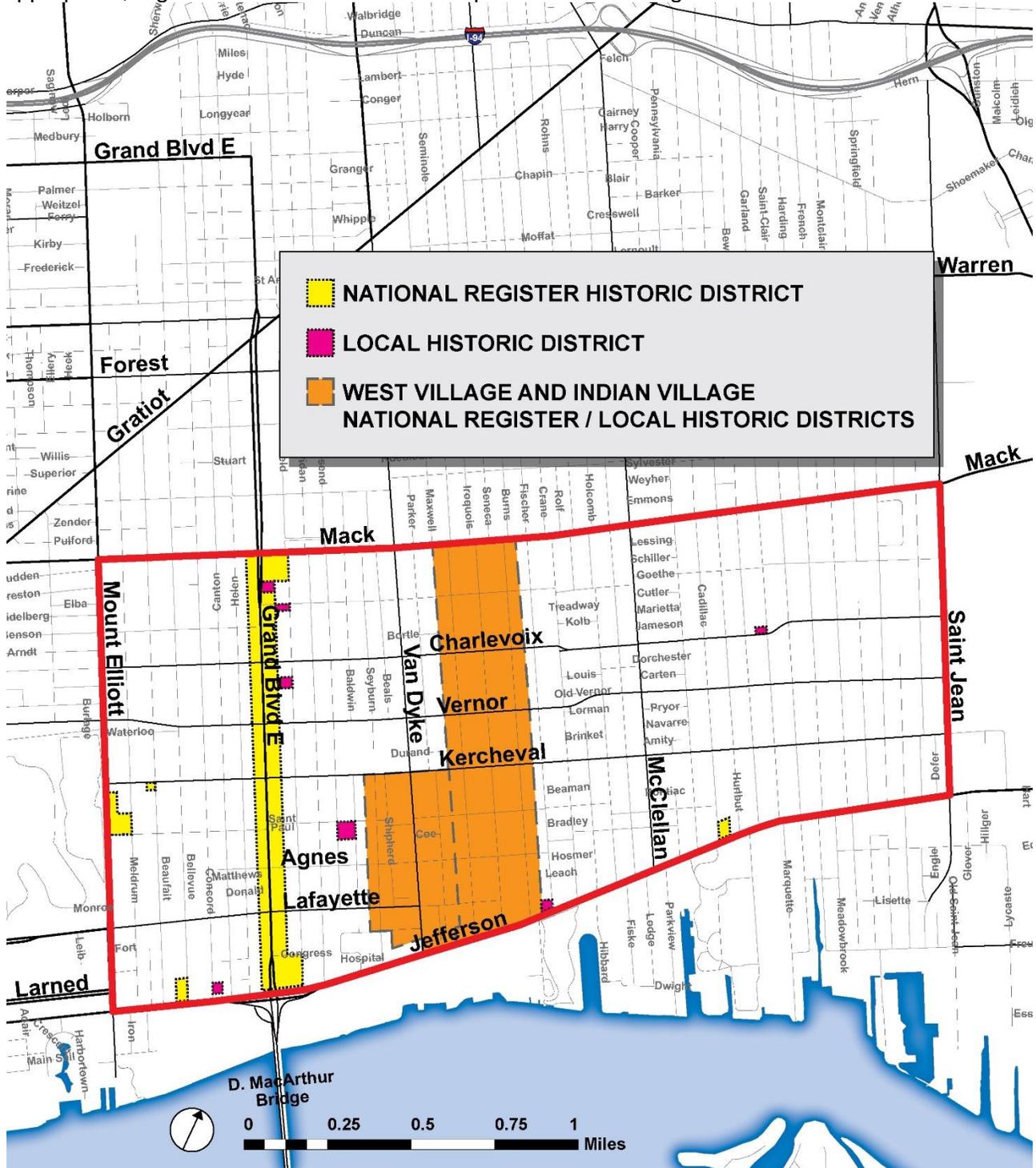
More information can be found at: <http://www.pinkzoningdetroit.org/>

The City of Detroit “Pink” Zoning refers to a lessening of the “red tape” that can quickly thwart revitalization initiatives. *Pink Zoning Detroit* is currently an initiative being piloted along select corridors around Detroit. “Pink Zones” would enable the City of Detroit to redesign its regulatory approach to development along particular corridors. This might include: allowing small-scale development to bypass certain review processes, preemptive approval of certain building types, or expedited permitting. The idea is to smooth the path for small business owners, developers, and entrepreneurs seeking to bring commercial vitality back to Detroit’s neighborhoods.

While selected design team will not be engaging in the City’s Pink Zoning efforts directly, the scope of work in this RFP will be asking teams to be mindful of short and long-term zoning modifications that may be required to achieve the final design recommendations and provide insight into a “lean” ordinance, as applicable, across Detroit’s neighborhood and commercial corridors.

14.7 Designated Local and National Register Historic Districts

In addition to the districts of Indian Village and West Village, the project scope boundary contains a number of individually listed historic buildings. Design teams will sensitively design and integrate historic assets into neighborhood plan and economic development strategies, as feasible and as appropriate, regardless if structure carries a specific historic designation.



14.8 City Agencies and Partners

Detroit Mayor's Office, Jobs and Economy Team (JET)

The Jobs and Economy Team within the Mayor's Office coordinates with city agencies, public partners, and the non-profit and business communities in order to design and execute programs that create jobs and attract residents to Detroit. Areas of focus include land use and real estate development, business attraction and retention programs, small business and entrepreneurial promotion, and transportation and logistics.

Department of Neighborhoods (DON)

The City of Detroit Department of Neighborhoods works closely with individual neighborhoods and other community organizations, CDCs, faith-based organizations and local businesses in teams across all seven districts to identify and prioritize concerns, and then coordinate with the appropriate City department to deliver results. The DON helps neighborhoods to address all blight-related issues, including dangerous building demolition, repurposing vacant lots and structurally sound vacant buildings, as well as non-structural blight.

Planning and Development Department (PDD)

The City of Detroit Planning and Development Department provides professional and technical expertise in planning, design, and development that helps to inform and seed sustainable environments, and neighborhoods for citizens and businesses. PDD works to create an infrastructure that supports citizens, investors, and other partners in their expressed efforts to advance initiatives that create walkable urban places that serve the largest and broadest needs of the Detroit Community.

Housing and Revitalization Department (HRD)

The City of Detroit Housing and Revitalization manages the nearly \$37 million that City receives from the US Department of Housing and Urban Development (HUD) annually to support housing programs and community development activities, such as Community Development Block Grants. HRD invests the City's entitlement funding in appropriate housing, economic development and related infrastructure projects. HRD works with PDD, DBA and DLBA to provide the public sector project management required to produce housing and economic development projects.

Detroit Water and Sewer Department (DWSD)

The Detroit Water and Sewerage Department (DWSD) is one of the largest water and sewer utilities in the United States serving more than 200,000 Detroit residential and commercial customers. DWSD's water network consists of more than 2,700 miles of transmission and distribution mains and nearly 3,000 miles of sewer collection piping.

Department of Public Works (DPW)

The City of Detroit Department of Public Works (DPW) manages garbage collection services, provides construction, maintenance, demolition and engineering of streets, alleys and public buildings, and plans, establishes and maintains traffic control systems. DPW also enforces any environmental ordinances not covered by the Buildings, Safety Engineering and Environment Department.

Detroit Building Authority (DBA)

The Detroit Building Authority supervise and manage all construction activities on behalf the City as well as demolition, including the blight demolition program in coordination with Detroit Land Bank Authority (DLBA) and commercial property disposition.

14.8 City Agencies and Partners *continued...*

General Services Department (GSD)

The mission of the General Services Department is to improve City services and achieve operational efficiencies by consolidating support functions from various agencies. They provide repair, maintenance, lawn-mowing, and trash collection services to all city-owned properties, facilities and vehicular fleets. They also design, construct, and maintain the City's public parks.

Detroit Department of Transportation (DDOT)

The Detroit Department of Transportation is the public transportation operator of city bus service in Detroit, Michigan. DDOT has a fare and ride agreement with the Suburban Mobility Authority for Regional Transportation (SMART) as it supplements the city with bus service linking the city to the rest of Metro Detroit and Detroit Metropolitan Wayne County Airport. Along with operating fixed-route bus service, DDOT also operates MetroLift, an on-demand paratransit service with wheelchair accessible vehicles.

Detroit Land Bank Authority (DLBA)

The Detroit Land Bank Authority is a public authority dedicated to returning Detroit's vacant, abandoned, and foreclosed property to productive use. Their current programs include Hardest Hit Fund/Demolition, Nuisance Abatement, Home Auction Program, Side Lot Sales, Own It Now, and the Community Partnership Program.

Detroit Economic Growth Corporation (DEGC)

Detroit Economic Growth Corporation is a non-profit organization that works closely with the City of Detroit and other partners to support existing businesses and to bring new companies and investments to the city. DEGC offers a broad range of financial, technical and development assistance to commercial, industrial and service firms, as well as developers and investors wanting to do business in Detroit.

Invest Detroit

Invest Detroit is a certified Community Development Financial Institution and a source of private sector financing which utilizes a variety of funding tools through managed for-profit and non-profit targeted funds to support economic and community development in underserved communities primarily in the City of Detroit.

Detroit Riverfront Conservancy (DRC)

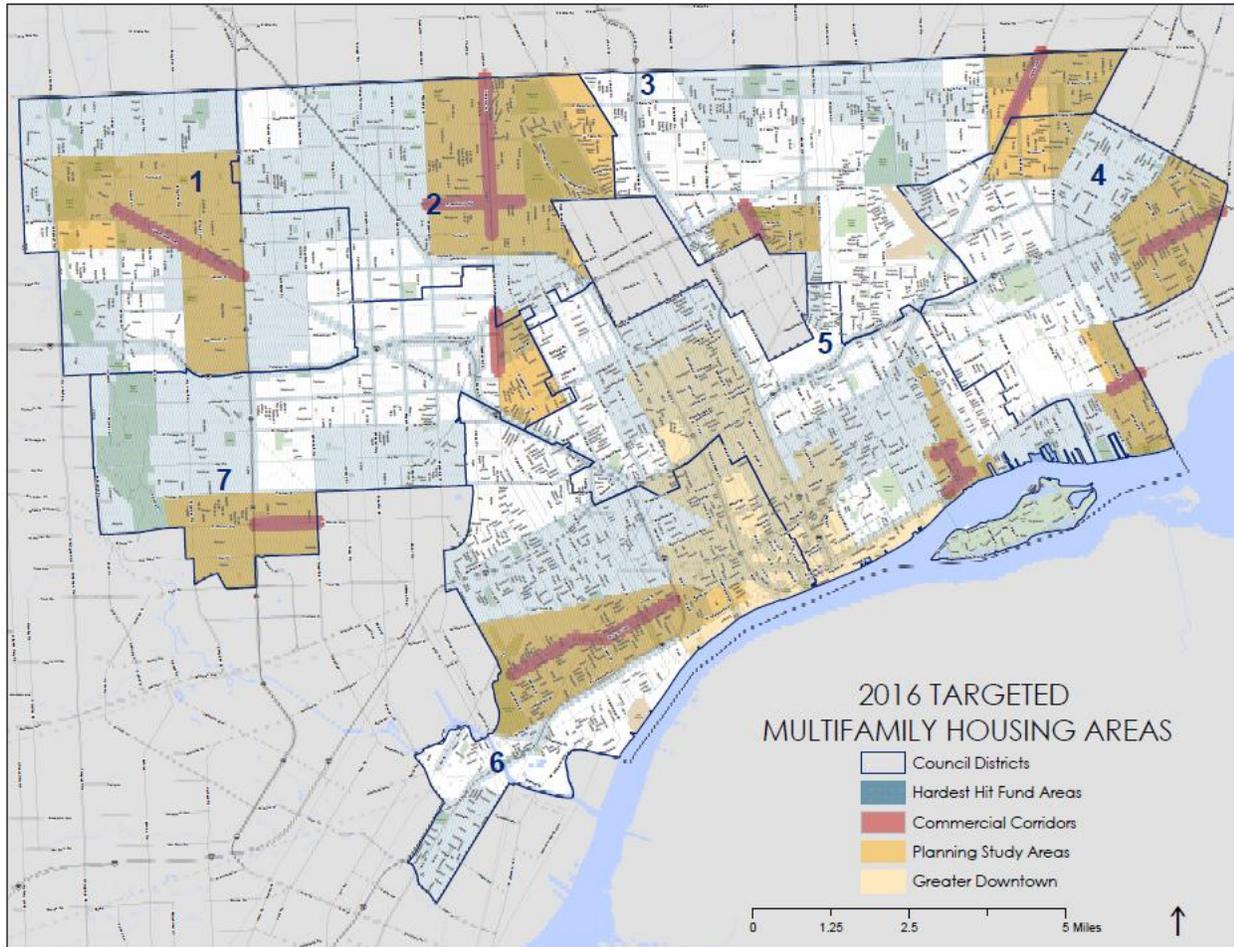
The Detroit Riverfront Conservancy, a 501(c)(3) organization, is responsible for the establishment, improvement, operation, maintenance, security, programming and expansion of the Detroit River Walk and associated green spaces. Through its public/private partnerships, the DRFC supports the development of the riverfront district and facilitate community access to the waterfront.

Department of Natural Resources (DNR)

The Michigan Department of Natural Resources is committed to the conservation, protection, management, use and enjoyment of the state's natural and cultural resources for current and future generations. The DNR strives to protect natural and cultural resources, ensure sustainable recreation use and enjoyment, enable strong natural resource-based economies, and improve and build strong relationships and partnerships.

14.9 Targeted 2016 Multifamily Housing Map

The City believes that attractive, well-designed, GSI projects in Islandview and the Greater Villages will support new housing opportunities and population growth in areas targeted as near-term Targeted 2016 Multifamily Housing Areas. The current targeted areas for multi-family housing development are indicated in the map below.



14.10 For Reference Only: HUD Documents

**These summaries are not officially recognized by HUD and are not a substitute for the actual terms and language. Please visit official HUD website for official language of sections and parts that may be relevant to this RFP scope*

24 CFR (4-1-03 Edition)

Code of Federal Regulations (annual edition) - Title 24 - Housing and Urban Development

Subtitle A - Office of the Secretary, Department of Housing and Urban Development (Parts 0 - 92)

Part 42—Displacement, Relocation Assistance, and Real Property Acquisition for HUD and HUD-Assisted Programs

Defines rules for the relocation or displacement of residents as well as property acquisition, appeals, applicability, and relocation assistance

Part 50—Protection and Enhancement of Environmental Quality

Explains basic environmental policy and responsibilities under HUD program coverage as well as decision points for projects and policy actions

Part 51—Environmental Criteria and Standards

Continues explanations of Part 50 pertaining to basic environmental policy and responsibilities under HUD program coverage; specifically noise abatement and control, siting of projects near hazardous chemical operations, civil airports, and military airfields

Part 55—Floodplain Management

Defines responsibilities, environmental review policies and procedures for making determinations on floodplain management

Part 58—Environmental Review Procedures for Entities Assuming HUD Environmental Responsibilities

Explains environmental review processes (documentation, range of activities, project aggregation and classification), as well as the processes for Environmental Assessments and Environmental Impact Statement Determinations

Part 70—Use of Volunteers on projects

Defines 'volunteers' (an individual who performs service for a public or private entity for civic, charitable, or humanitarian reasons, without promise, expectation or receipt of compensation for services rendered, on a HUD-assisted or insured project which is subject to a requirement to pay prevailing wage rates) and the procedure for implementing prevailing wage exemptions for volunteers

Part 85—Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments

Defines pre-award requirements (standards for financial management systems, etc.), post-award requirements (payment, allowable costs, period of availability of funds, matching or cost sharing, program income, non-federal audit, monitoring and reporting program performance, financial reporting, etc.), and after-the-grant requirements (closeout, later disallowances and adjustments, etc.)

Part 91—Consolidated Submissions for Community Planning

Explains citizen participation and consultation plans at the local and state levels as well as monitoring, housing market analysis, and housing and homeless needs assessments

Subtitle B - Regulations Relating To Housing and Urban Development (Continued) (Parts 100 - 4100)

Part 570—Community Development Block Grants

Defines Community Development Block Grant (CDBG) funding and how it may be allocated, as well as eligibility requirements, restrictions, administrative review, and special purposes

CITY OF DETROIT FINANCE DEPARTMENT PURCHASING DIVISION

*****UNSIGNED BIDS CANNOT BE CONSIDERED*****

ASSIGNMENT: A Contractor shall not assign any Purchase Order or Contract or any monies due therefrom without prior approval of the Purchasing Director, the Finance Director and in some cases the City Council. Contact the Purchasing Agent for proper procedure: Wesley Norris, NorrisW@detroitmi.gov

IN THE FURTHER DESCRIPTION OF THIS PROPOSAL, WE SUBMIT INFORMATION IDENTIFIED AS FOLLOWS:
BIDDING UNDER THE NAME OF:

(PRINT FULL LEGAL NAME)

(PURCHASE ORDER WILL BE ISSUED AND PAYMENT WILL BE MADE ONLY IN THE NAME ABOVE. ALL PAYMENTS ARE TO BE MAILED. VENDOR PICK-UP OF PAYMENT IS NOT ACCEPTABLE)

MAILING ADDRESS:

(ZIP CODE)

PAYMENT MAILING ADDRESS:

(IF DIFFERENT FROM ABOVE) _____
(ZIP CODE)

BUSINESS ADDRESS:

(CHECK ONE): _____
LEASE _____ RENT _____ OWN _____ (ZIP CODE)

FEDERAL EMPLOYER ID #:

CHECK ONE:

() CORPORATION, Incorporated Under The Laws Of The State Of _____

If Other Than Michigan Corporation, Licensed To Do Business In Michigan? _____ YES _____ NO

() PARTNERSHIP, Consisting of (List Partners)

() ASSUMED NAME (Register No.)

() INDIVIDUAL

IF NOT SIGNED BY OFFICER OF FIRM, THE PERSON SIGNING MUST HAVE AUTHORITY TO COMMIT THE FIRM CONTRACTUALLY TO THIS BID. The authorized signature affirms that the proposal will remain firm for a period of one hundred twenty (120) days from its due date and thereafter until withdrawn, in writing, or a contract is executed, or the procurement is terminated by the City of Detroit, whichever occurs first. ***THIS FORM MUST BE FILLED IN ITS ENTIRETY. FAILURE TO COMPLETE FORM WILL BE CAUSE FOR REJECTION.***

E-MAIL _____

AUTHORIZED SIGNATURE:

DATE _____

SIGNED: _____

TELEPHONE NO. _____

PRINTED _____

FAX NO. _____

TITLE _____

CELL PHONE NUMBER _____

ALTERNATE CONTACT _____

