

RFQ DETROIT EAST RIVERFRONT FRAMEWORK PLAN

ADDENDA

Detroit RiverFront Conservancy, Inc.

Detroit, Michigan

November 19<sup>TH</sup>, 2015

**QUESTIONS AND ANSWERS:** Below is a summary of questions and clarifications to the Request for Qualifications (RFQ) for the East Riverfront Framework Plan issued November 5<sup>th</sup>, 2015. Please review the following Q&A and incorporate this information into your response.

**SUBMISSION FORMAT AND REQUIREMENTS**

**Q1: Please clarify the time that RFQ responses are due and the acceptable methods of delivery?**

**A:** The RFQ submissions must be completed and delivered to the Office of the Detroit RiverFront Conservancy, Attn: Ritchie Harrison, by **5:00 PM EST on December 4, 2015.** Proposal to be clearly marked: RFQ East Riverfront Framework Plan. Hand and parcel deliveries are acceptable but must be received and timestamped by 5:00 PM EST. Please allow at least 20 minutes to park and clear security for the Renaissance Center.

(Submissions should include ten (10) hard copies and one (1) electronic file in PDF format on a USB flash drive).

**Q2: Please clarify the submission requirements related to the number of work samples specified on page 10. Is “relevant projects” referring to the (5) work samples to be included in the response?**

**A:** Yes, respondent submissions should be limited to twenty (20) pages, which includes a *maximum of five (5) work samples* (i.e., relevant projects).

**Q3: The RFQ asks for five (5) project examples that have been implemented. Can you further define implemented?**

**A:** Plans accepted by client. Respondents should demonstrate if those plans have been constructed or are under development, when possible.

**Q4: Are responses to the RFQ required to include schedules?**

**A:** Teams should be effective in demonstrating the firm’s ability to successfully achieve deliverables within the 120 day schedule.

**GENERAL INQUIRIES**

**Q5: How many community engagement meetings are anticipated?**

**A:** A minimum of three community engagement meetings are anticipated to be phased through the beginning, middle and end of the process. We anticipate leveraging technology and community networks to maximize the amount of community input while completing the work in the 120 day schedule.

**Q6: Will the Detroit RiverFront Conservancy provide assistance in organizing the community engagement meetings or is that up to the responsibility of the project team?**

**A:** DRFC will assist with identifying the audience, advertising, scheduling, identifying a location, and paying rental fees if any. Conservancy volunteers will be available for registration of attendees and attending any required meeting(s). Materials distribution, facilitation, engagement analysis and all other requirements will be the responsibility of the team.

**Q7: The RFQ shows pending development projects. Are these part of our scope or already approved? For example: Uniroyal Developments, East Jefferson Neighborhood Brownfield Redevelopment, Hart Plaza transformation**

**A:** The scope of the study is outlined in the maps contained in the RFQ. The framework plan will take into account current work and planned development as outlined in the RFQ.

**Q8: For the past 10 years, which communities have been participating in the community outreach process or shown most interest/need?**

**A:** For the past 10 years, the Detroit Riverwalk has attracted a broad base of guests from throughout the city, state and region. The riverfront serves a diverse group of users who participate in a diverse set of activities.

**Q9: Does the conservancy work with a specific firm regarding engagement?**

**A:** No, the previous planning firms have performed the outreach work in partnership with the Conservancy.

**Q10: Is it known how many brownfield sites exist and need remediation?**

**A:** The DRFC does not have information regarding the number of existing brownfield sites in need of remediation in the East Riverfront district.

**Q11: Does the Conservancy have a stakeholder/champion group identified, and if so can you share who those stakeholders are?**

**A:** The DRFC is in the process of identifying the stakeholder group which will provide input on the process. Stakeholders will represent various geographies and constituent groups.

**Q12: Do you have existing Community Engagement vehicles/methods you expect this work to plug into, or are you looking for the design of a new engagement program?**

**A:** The DRFC hosts a significant amount of programming throughout the year, and gathers community input during those events. The planning team will be responsible for the planning and coordination of all engagement related to the project, with minimal planning assistance (as defined within the answer to Q6) provided by the DRFC.

**Q13: A great deal of mixed use commercial development has been scheduled for construction prior to the recent recession and collapse of the financial markets. Are these developments back on track?**

**A:** Two projects are currently underway that demonstrate growing redevelopment opportunities in the East Riverfront district: Orleans Landing (McCormack Baron Salazar) which is a mix-use development that contains 278 market rate apartments and 10500 square feet of retail space, and Waters Edge (Triton Properties), which contains 134 market rate units.

**Q14: Will surveys and zoning codes be provided by the client?**

**A:** The DRFC will provide information regarding the SD4 – Special Development District, Riverfront Mixed-use for the targeted district. Survey information will not be provided by the client.

**Q15: Are there any new private developments that have shown interest in purchasing land to develop?**

**A:** The East Riverfront district has increasingly become an area of interest to developers. However, there are no specific land purchases included in the RFQ for consideration.

**Q16: Is there a fee for participating in the competition if you get through the RFQ?**

**A:** There is no fee required for participation in the RFQ. Short-listed firms will be required to provide an estimated cost for the study.

**Q17: Is this an open RFQ or is it invite only to a handful of firms?**

**A:** The RFQ is open and available for download on the DRFC website [www.detroitriverfront.org](http://www.detroitriverfront.org). All complete responses will be reviewed and considered.