



## **Request for Qualifications and Proposals (RFQ/P):** **Mack Avenue Streetscape**

**Issued by:** Eastside Community Network's (ECN) Business and Economic Development Department

**RFQ/P Issuance:** April 15th, 2022

**Pre-Bid/Submission Meeting:** April 25th, 2022

**Written Questions Due:** April 26th, 2022

**Written Responses to Questions Sent:** April 27th, 2022

**Bid/Submission Due Date (extended from April 29th):** May 27th, 2022

**Bid/Submission Teams Reviewed by Selection Committee:** May 30th-June 3rd, 2022

**Bid/Submission Finalist Teams Selected:** June 3rd, 2022

**Bid/Submission Finalist Teams Interviewed:** June 6th-10th, 2022

**Finalist Team Selected:** June 10th, 2022

**Finalist Team Announcement:** June 13th, 2022

**Finalist Team Start Date (no later than):** June 27th, 2022

**Send Questions To:** Ian McCain, Senior Business and Economic Development Manager, by email to [imccain@ecn-detroit.org](mailto:imccain@ecn-detroit.org).

**Send PDF Proposals To:** [imccain@ecn-detroit.org](mailto:imccain@ecn-detroit.org), [awilson@ecn-detroit.org](mailto:awilson@ecn-detroit.org), and [dgivensdavidson@ecn-detroit.org](mailto:dgivensdavidson@ecn-detroit.org), with the subject line, "Mack Avenue Streetscape RFQ/P."



**Proposal Overview:** [Eastside Community Network \(ECN\)](#), the convening organization of the Mack Avenue Strategy Committee, which includes representatives from ECN and the cities of [Detroit](#), [Grosse Pointe Park](#), [Grosse Pointe](#), and [Grosse Pointe Farms](#), seek qualified planning and engineering teams to submit proposals for a comprehensive streetscape plan for Mack Avenue between Connor and Moross. This builds upon our collective work creating and implementing the resulting recommendations from Phases I & II of the Mack Avenue Improvement Plan.

**Related Information:** [Phase I](#) and [Phase II](#) of the Mack Avenue Improvement Plan; [ECN Business and Economic Development Department](#); [Mack Ave Virtual Mall](#).

**Right of Refusal:** Eastside Community Network (ECN) reserves the right to reject any and all proposals if it is in the best interest of ECN and our partners. All proposals, plans, and other documents submitted shall become the property of ECN and our partners. Responses to this RFP are considered public information and are subject to discovery under the Freedom of Information Act.

**Liability of Costs:** Respondents are responsible for their own expense in preparing, delivering, and presenting a proposal. and for subsequent negotiations with ECN and our partners, if any.

**Pre-Bid/Submission Hearing:** April 25th, 2022 at 1 pm via Zoom. Those parties interested in participating should email the names and emails of all interested attendees to [imccain@ecn-detroit.org](mailto:imccain@ecn-detroit.org). All names and emails submitted before April 22nd will receive a Zoom link to join the meeting.

**Contact:** ECN's Senior Business and Economic Development Manager, Ian McCain, by email at [imccain@ecn-detroit.org](mailto:imccain@ecn-detroit.org) with any questions prior to the meeting and/or submission deadline.

**Proposals will be accepted no later than May 27th at 11:59 pm. Proposals will be reviewed by the Selection Committee on May 30th-June 3rd (including any follow-up questions that may arise during the meeting), make recommendations to the full Mack Avenue Strategy Committee on June 10th, and send out decision emails no later than May 13th. The selected firm/group is expected to begin work no later than June 27th.**



## **Table Of Contents:**

**Background**

**Primary Project Partners**

**Planning Area**

**Scope of Work + Services**

**Deliverables**

**RFP Details**

**Selection Process**



## Background

The Mack Avenue Strategy Committee, a historic coalition of residents, business and property owners, government leaders, and community stakeholders from the Eastside Community Network (ECN) and the cities of Detroit, Grosse Pointe Park, Grosse Pointe, and Grosse Pointe Farms seek to carry out deliverables outlined in Phase I (completed in 2017) and Phase II (completed in 2020) of the Mack Avenue Improvement Plan. This RFP is concerned with the phased planning and development of a streetscape improvement plan. The funding and subsequent plan developed from this proposal will guide and fund short and long-term streetscape improvements between Connor and Moross.

Mack Avenue is a major eastern thoroughfare through the aforementioned municipalities, and boasts over 180 businesses between Connor and Moross. A variety of business and zoning types make this a challenging but exciting corridor to equitably plan and redevelop. Connor to Alter offers a variety of redevelopment and new development opportunities across primarily vacant land and buildings. Alter to Somerset reflect a traditional main street lacking in the overall unity we seek to exemplify along the entire stretch of the corridor, including vacant storefronts ripe for new businesses and property owners ready to fill and redevelop these spaces. Somerset to Cadieux on the Detroit side (the GPP side is residential) offers similar opportunities until closer to Cadieux, where a more traditional business district returns to the corridor. Cadieux to Moross is a mix of new and old, traditional and auto-oriented uses, with still more vacant buildings ripe for new businesses and owners to fill and serve the corridor communities.

This plan would likely target areas between Alter and Moross in a Phase I approach, which could be built upon in the near future for similar strategic and targeted new development and redevelopment along a Phase II approach between Connor and Alter. However, we invite proposals that creatively imagine the corridor beyond these guidelines or constraints to attract a diverse array of funding for holistic community building and economic solidarity along Mack Avenue between Connor and Moross.



## Primary Project Partners

**City of Detroit:** Founded in 1701, Detroit is one of the oldest cities in North America (320 years old). It is also the largest Majority-Black City in the US (80+% of residents identify as Black or African American), and is the largest city in the State of Michigan (~640,000 residents). Amenities include a variety of housing types, over 200+ parks (including regional parks such as Belle Isle, Chandler, and Balduck), and unique commercial districts (including East Jefferson, Mack, East Warren and Harper). The city's borders are roughly Eight Mile to the north, the Detroit River to the South, Fort/Ford/Telegraph to the West, and Alter/Mack/Moross/Kelly to the East.

**Eastside Community Network (ECN):** Founded in the early 1980's, ECN is one of the oldest and largest Community Development Corporation's (CDC) in Southeast Detroit. ECN's mission is to develop people, plans, and places for sustainable neighborhood growth in Southeast Detroit. Eastside Community Network's Team implements and facilitates programs and projects to support our community, with a specific focus on Business and Economic Development, Climate Equity, Community Organizing and Planning, Health and Wellness, Sustainable Homes, and Youth Development. As our name suggests, ECN predominantly focuses our community development efforts in Council Districts four, five, and a small portion of three. These districts are represented by Councilmembers Johnson, President Sheffield, and Benson, respectively. The focus area zip codes include 48213, 48214, 48215, a small portion of 48207, as well as our Mack Avenue work.

**City of Grosse Pointe Park (GPP):** Incorporated in 1950, GPP is home to 11,555 residents. Amenities include a variety of housing types, two riverfront parks, and unique small businesses along E Jefferson, Charlevoix, Kercheval, and Mack. The city's borders are Mack to the north, Lake St. Clair to the south, Alter to the west, and Cadieux to the east.

**City of Grosse Pointe (GPC):** Incorporated in 1934, GPC is home to 5,206 residents. Amenities include large homes, Beaumont Grosse Pointe Hospital, and unique small businesses along Kercheval (The Village) and Mack. The city's borders are Mack to the north, Lake St. Clair to the south, Cadieux to the west, and Fisher to the east.

**City of Grosse Pointe Farms (GPF):** Incorporated in 1949, GPF is home to 9,042 residents. Amenities include large homes, the Grosse Pointe War Memorial, Pier Park, and unique businesses along Kercheval (The Hill) and Mack. The city's borders are Mack to the north, Lake St. Clair to the south, Fisher to the west, and Cook to the east.



## Planning Area

The planning area can be subdivided in different ways. The full stretch this RFP hopes to influence is Mack Avenue between Conner and Moross. From that larger viewpoint, the corridor could be split in four sections from Conner to Alter (Detroit); Alter to Cadieux (Detroit+GPP); Cadieux to Fisher/Canyon (Detroit+GPC); and Canyon to Moross (Detroit+GPF). The project area is primarily zoned for commercial and mixed-use buildings, with some blocks of single and multifamily residential zoning included as well (not to exceed four stories). Mack Avenue between Connor and Moross boasts over 180 businesses over four miles in four municipalities (Detroit, GPP, GPC, and GPF). Businesses are supported by various municipal and regional business support organizations (BSO's), namely Mack Avenue Business Association (MABA). MABA is staffed and stewarded by ECN. A final and important road jurisdiction consideration is that Mack Avenue between Conner and Alter is a City of Detroit Road, and between Alter and Moross is a Wayne County Road.

## Scope of Work + Services

Eastside Community Network (ECN) and the Mack Strategy Committee anticipate a six to twelve month engagement period, which will likely coincide with the engagement period for establishing a Business Improvement Zone (BIZ) in a similarly phased approach on the corridor. We are open to an alternate timeline, though not to exceed twelve months. We anticipate the final plan and deliverables will be completed and presented to Eastside Community Network (ECN) and the Mack Avenue Strategy Committee no later than the second quarter of 2023.

*Community Engagement Process:* ECN expects a thorough and intentional community engagement process, which should utilize our [Neighborhoods First Engagement Model](#) alongside ECN's outreach team, and uplift diverse voices along the corridor. Priorities and proposed changes should be adapted from Phases I & II of the Mack Avenue Improvement Plan, and include industry best practices for safe, walkable, inclusive, and exciting commercial corridors. Special consideration will be given to Application Teams with one or more staff that have experience in Diversity, Equity, and Inclusion (DEI) Engagement and Planning Processes. Application Teams should also include COVID-19 considerations, and opportunities for sustainability projects, especially as it relates to stormwater management through green stormwater infrastructure (GSI). Key stakeholders include residents, business and property owners, government leaders, and other community stakeholders



directly adjacent and up to a mile away from the corridor. Mack Avenue boasts a wide variety of businesses between Conner and Moross. A comprehensive streetscape plan would seek to support existing businesses, as well as create the conditions to support business growth, and attract new businesses to the corridor.

ECN and our municipal partners expect a Selections Committee to be formed including members of the Mack Avenue Strategy Committee, as well as additional community partners. This subcommittee would meet biweekly to provide feedback and guide the streetscape engagement, planning, and implementation processes. This group will likely work in tandem and/or include community stakeholders working on the implementation of a Business Improvement Zone (BIZ) on Mack Avenue.

Additional partner organizations could include (but are not limited to): Detroit Economic Growth Corporation (DEGC), Detroit Officials (Council Member Johnson's Office, Planning and Development Department (PDD), City Planning Commission (CPC), etc.), Wayne County Economic Development Department, Grosse Pointe Chamber of Commerce, Riverbend Community Association, Morningside Community Organization, East English Village Neighborhood Association, Cornerstone Village Neighborhood Association, etc.

Outreach can and should include a variety of methods (utilizing COVID-19 protocols based on local, state, and federal guidelines at the time of engagement), including surveying and collecting feedback through door-to-door canvassing, email and social media, virtual and in-person meetings, etc. Application Teams should gather extensive quantitative and qualitative measures to inform their process, and the final report and deliverables.

The final report and deliverables should be prioritized by the community, with additional consideration for implementation timeline and funding. Each constituency group outlined in this RFQ/P (and any priority groups not initially included, but identified through community engagement) should be named, alongside their key priorities and associated deliverables.

*Design Concepts:* Application Teams should focus on two primary street segments - 1.) Mack Avenue between Connor and Alter, and 2.) Mack Avenue between Alter and Moross.



Priorities from Phases I & II of the Mack Avenue Improvement Plan and this streetscape engagement process should include (but are not limited to):

- A consolidated and phased planning and implementation process alongside ECN, Mack Avenue Strategy Committee, and Mack Avenue Business Association (MABA)
- ADA-Compliant safe and accessible pedestrian, cycling, and transit rider access and crossings within and between municipalities
- ADA-Compliant new and improved transit shelters, bike racks and repair stations, and implementation options for MoGo and/or similar shared mobility/"last mile" solutions
- Visually unified and attractive corridor, while uplifting community diversity and assets
- Key nodes for beautification, business attraction, new development, and redevelopment
- Streamlined zoning, landscaping, lighting, signage, and similar visual standards within and across municipalities
- Opportunities for sustainable systems such as Green Stormwater Infrastructure (GSI), Solar Lighting, etc.
- Encourage a Traditional Main Street Overlay (TMSO), while allowing existing uses outside of TMSO to be thoughtfully incorporated and grandfathered into the overall streetscape
- Required documents, including project location maps, plan view drawings, cross-section drawings, engineer's construction cost estimates, and photographs needed to secure future [Transportation Alternatives Program \(TAP\)](#) funding
- Critical elements necessary to secure ARPA and similar funding from local, state, and federal sources, as well as philanthropic and other private funding sources
- Phased construction and financial implementation plan for proposed improvements
- Key Deliverables: streetscape design, multi-model transportation improvement plan, phased financing and implementation plan, etc.

*Design Development:* Design development will begin prior to the first community engagement survey and session for this contract based on Phases I & II of the Mack Avenue Improvement Plan. Mack Improvement Plan information should be included in the first interaction with residents, business owners, government leaders, and other community stakeholders as a foundation for iteration throughout the engagement and planning process. This development will be conducted in two phases:





### **Phase I - Preliminary Analysis**

- Prepare detailed work plan and schedule for the engagement, planning, and implementation processes
- Prepare comprehensive engagement plan to include residents, business and property owners, government leaders, and other community stakeholders
- Evaluate Mack goals, which should be addressed in this design phase towards creating an ADA-compliant safe, walkable, inclusive, and vibrant corridor
- Review existing data outside of the Mack Avenue Improvement Plans, develop or refine existing plans, and collect necessary information (including photos and data sets) to develop base maps
- Ensure streetscape compatibility with Mack Avenue Improvement Plans, local zoning ordinances, funding priorities, and other areas of consideration for successful implementation

### **Phase II - Streetscape Design Concept**

- Develop three to five design concepts that include (but are not limited to):
  - \*Visual Enhancements
  - \*ADA-Compliant Pedestrian, Cyclist, Transit, and Vehicular Traffic Circulation Patterns
  - \*ADA-Compliant Intersecting streets, alleys, sidewalks, and intersections
  - \*Unified Directional and Informational Signage, Corridor Visual Identity
  - \*ADA-Compliant Transit Shelters, Bike Racks, and Repair Stations
  - \*Street Furniture and Planting Opportunities
  - \*Street and Pedestrian Light Fixtures and Poles (include Solar options)
  - \*On-Street and Side-Lot Parking
  - \*Nodes of Interest and/or Development
  - \*Long-Term Sustainability (including GSI) and Maintenance Issues

Final proposals should include concept recommendations, design illustrations, and a preliminary budget and implementation timeline. Budgets should include cost estimates for each streetscape element.



This presentation will be shared with (but not necessarily limited to):

- Residents and Property Owners within a mile of the Mack Avenue Corridor
- City of Detroit, Grosse Pointe Park, Grosse Pointe, and Grosse Pointe Farms Elected Officials and Key Leaders/Decision Makers
- Mack Avenue Business Association (MABA) Members and business owners on Mack between Conner and Moross
- Detroit Neighborhood Community Organizations (Riverbend, Morningside, East English Village, Cornerstone Village)
- Detroit Economic Growth Corporation (DEGC), Wayne County Economic Development Department, and other local Business Support Organizations (BSO's)

*Regulatory Recommendations:* Project teams should keep in mind Mack Avenue between Connor and Alter is a City of Detroit road, and between Alter and Moross is a Wayne County road. Therefore, project teams should evaluate and consider different funding sources for implementation based on road jurisdiction. In addition to road jurisdictions, the consultant team should identify city policy and/or code changes across Detroit, Grosse Pointe Park, Grosse Pointe, and Grosse Pointe Farms. These changes would encourage ADA compliance, a unified visual identity and streetscape aesthetic, signage and frontage specifications, and building orientation and height specifications that support existing and encourage new mixed-use development and adaptive redevelopment. The policy/code change recommendations should be identified for each design concept recommendation. Finally, all proposals should include potential government and philanthropic funding sources.

*Cost Estimates:* Eastside Community Network (ECN) has allocated ~\$150,000 for the initial Mack Avenue Streetscape community engagement and planning work. The consultant team should include budget estimates for streetscape improvements, organized by project and/or corridor section. Consultant costs necessary to complete additional construction and engineering plans should be included as well. The phased approach will be funded over time, and should include subtotals for each implementation phase. Finally, please include additional estimated cost for implementation, future improvements, and maintenance over the next ten years.



*Funding:* Sources should include planning, implementation, and maintenance costs of each project phase. Recommendations should incorporate anticipated or planned funding from Detroit, Wayne County, and the State of Michigan over the next three to five years.

*Implementation Schedule:* ECN and our partners anticipate significant funding from public and private sources for Mack Avenue Streetscape Improvements in the near future. Nonetheless, the implementation schedule should include estimates for a limited or robust funding amount for project implementation.

*Project Milestones:*

- Kickoff meeting with project partners to provide background information and finalize the community engagement process for Mack Avenue
- Initial community outreach will gather feedback to develop and prioritize goals and requirements, and create initial design renderings
- Three to five design concepts will be developed and reviewed with project partners based on community feedback, and adhere to existing and projected future city policies
- Design review will seek additional input related to the proposed concepts, including cost and funding considerations, as well as a draft implementation timeline, and potential regulatory changes necessary for the optimal design
- Final Mack Avenue streetscape strategy will incorporate thorough community input, three to five funding approaches for each of the recommended concepts, and the aforementioned regulatory, cost, and implementation considerations

*Future Goals:* ECN is considering expanding our work through MABA to include corridor support from MACC Development and GenesisHOPE on Mack Avenue between Mount Elliott and St. Jean. Additionally, ECN hopes to work with Southeast Detroit and Eastern Wayne County Economic Development Organizations to formulate a comprehensive economic development strategy for these sections of the city and/or county. Additional consideration may be given to project teams that include brief but thoughtful recommendations towards these ends.



## Deliverables

- Community Engagement Summary and Key Findings
- Prioritized streetscape goals and requirements
- Mobility and Intersection Improvement Design
- Three to five creative and graphically rich Mack Avenue design concepts including short, medium, and long term opportunities
- Regulatory Recommendations, including cost estimates and funding strategies
- Phased Streetscape Implementation Schedule including limited and robust funding availability

## RFQ/P Details

Equitable consideration for RFQ/P review and selection shall be maintained through a standard application format:

*Cover Letter:* include company name, address, telephone number, and point of contact and/or signatory for the project team authorized to represent and receive correspondence on behalf of the team.

*Project Team Business Profile:* provide brief history and background of the project team, including a summary of qualifications, a collective number of years the project team has been in operation/practicing in the field including the level of experience and capabilities of project personnel (education, professional experience, length of time with their current employer, etc.), the percentage of time each team member will be assigned to the project, and work samples.

*Personnel Qualifications, Experience, and References:* list personnel assigned and qualification statements, including the project manager; attach three to five representative work samples and contact information for similar clients representative of the project bid, including dollar value, entity name, address, contact person, and contact information (all projects included should be completed in the last three to five years).

*Narrative + Timeline:* presentation of specific information itemized as "Submission Criteria"; Design preparation activities and schedule; project approach from start to finish, including milestones, that fall within the six to twelve month planned community engagement period.



*Budget + Fee Proposal:* proposal should include a fixed contract price, including (but not limited to) non-labor costs such as travel, transportation, lodging, meals, and printing and presentation materials. The budget to complete the identified scope of work is \$150,000. Project teams may propose and should include additional components/elements and their associated costs.

*Submission Criteria:*

- Municipal experience in similar projects
- Experience in designing and implementing streetscape projects
- Creativity and feasibility
- Personnel available and assigned with the appropriate technical expertise and experience
- Produce reliable construction estimates
- Demonstrated success working across inter-municipal resident, business, government, and community stakeholder interests

**Project teams must submit PDF copies of their proposal to:**

**Donna Givens Davidson ([dgivensdavidson@ecn-detroit.org](mailto:dgivensdavidson@ecn-detroit.org))**

**Angela Wilson ([awilson@ecn-detroit.org](mailto:awilson@ecn-detroit.org))**

**Ian McCain ([imccain@ecn-detroit.org](mailto:imccain@ecn-detroit.org))**

**Proposals should include the subject line, “Mack Avenue Streetscape RFQ/P.” Proposals must be received no later than May 27th, 2022. Proposals must include the aforementioned submission criteria. ECN and our partners reserve the right to reject any and all proposals.**



## Selection Process

The selection process will include (but is not limited to):

*RFQ/P Launch:* The RFQ/P will be launched April 15th.

*Pre-Bid/Submission Meeting:* All project teams are encouraged to attend a pre-proposal meeting which will be April 25th, 2022 at 1 pm via Zoom. Please email Ian McCain at [imccain@ecn-detroit.org](mailto:imccain@ecn-detroit.org) with the email addresses of the project team members that would like to participate in the meeting by April 22nd. ECN will directly invite project team members to the pre-proposal meeting.

*RFQ/P Submission:* Please send a PDF of your application to [dgivensdavidson@ecn-detroit.org](mailto:dgivensdavidson@ecn-detroit.org), [awilson@ecn-detroit.org](mailto:awilson@ecn-detroit.org), and [imccain@ecn-detroit.org](mailto:imccain@ecn-detroit.org) by May 27th at 11:59 pm. Any and all responses received after the deadline will not be reviewed. ECN and our partners assume no responsibility for delays or errors in response delivery.

*Initial Screening + Short List:* ECN and our partners will distribute and perform an initial review of responses with our Selection Committee to determine alignment with the requirements set forth in this RFQ/P on May 30th-June 3rd. Following this review, Bid/Submission Finalist Teams will be notified and interviewed between June 6th-10th. The Finalist Team will be selected and notified on June 10th. The Finalist Team will be publicly announced on June 13th. The Finalist Team has until June 27th to begin the planning process.

*Selection Committee:* ECN and our partners will serve as members of the Selection Committee. Members include Angela Wilson, Donna Givens Davidson, and Ian McCain from the Eastside Community Network (ECN); Colton Dale from Wayne County's Economic Development Department; Tonja Stapleton from Parkstone Development; Shane Reeside from the City of Grosse Pointe Farms; and Briana Mason from the Morningside Community Organization.



*Evaluation Criteria and Scoring:* Proposals will be reviewed by ECN and our project partners based on the following criteria:

- Clear and detailed proposal; understanding and ability to meet RFQ/P requirements (including detailed outreach process) (30 points)
- Project Team experience and capabilities (including previous streetscape and inter-municipal work) (20 points)
- Personnel experience and understanding of inter-municipal community diversity, issues, and needs; reputation for high quality, timely, and on budget projects (20 points)
- Price and Project Schedule (30 points)

*Interview:* following evaluation and scoring, the Selection Committee will require (based on COVID-19 protocols) either a virtual (phone or Zoom) or in-person interview with the highest ranking project teams, which will include a presentation from the project teams between June 6th-10th. The Selection Committee will score each project team after the interviews and identify the preferred team for implementation by June 10th.

*Contract Negotiations:* Contract details may be negotiated based on the discretion of ECN and our partners, namely members of the Selection Committee, if and until an amicable agreement is reached by the aforementioned entities and the project team.

*Binding Response:* All responses to the RFQ/P will remain binding for 180 days following the submission deadline. Responses may be withdrawn, but only by written notice to ECN and our partners at least fifteen calendar days prior to the expiration of the 180 calendar days.

*Confidentiality:* ECN and our partners agree, to the extent permitted by law and according to this RFQ/P, to hold all confidential information belonging to the project teams in confidence. Project teams may specify in writing the information and/or material they deem to be a trade secret or otherwise confidential information or material. Written notification will also contain any reason such information and/or material is considered a trade secret or confidential.



*Contract Award:* ECN and our partners intend to award a Contract to one project team; however, we reserve the right to award the contract to multiple respondents in whole or part. If the contract is not executed within thirty days following the formal award, ECN and our partners may withdraw the award and award to either another respondent, or solicit new responses.

*Notice to Proceed:* Once a project team is selected, ECN and our partners will notify the team and determine their anticipated start date (no later than May 23rd), along with any additional details necessary for them to launch the project.

*Project Completion:* The project is scheduled to be completed and presented to ECN and our partners, namely the Mack Strategy Committee, no later than the end of the second quarter of 2023.

**If ECN and our partners receive one response in this process, we reserve the right to proceed through a negotiated purchase with the sole applicant. RFQ/P Awards will be to a respondent who conforms to this RFQ/P, and is at the discretion of ECN and our partners. For RFQ/P inquiries, contact Ian McCain at [imccain@ecn-detroit.org](mailto:imccain@ecn-detroit.org).**