



**Request for Proposal (RFP) to provide Urban Design and Transportation Engineering
Consultant Services for a Vision and Alternatives Analysis supporting the I-75 Overbuild
Project in Downtown Detroit**

**February 2, 2024
Revision 1: February 15, 2024**

Schedule:

February 2, 2024	RFP Released for Bidders
February 13, 2024	Bidder Q/A
March 1, 2024	RFP Packages Due to Downtown Detroit Partnership
Wk of Mar 11, 2024	Possible Interviews of Firm's Project Team
March 15, 2024	Firm Selection
March 2024	Contract Finalization/Signatures
Wk of Mar. 25, 2024	Project Kick Off

Downtown Detroit Partnership
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Request for Proposal (RFP) to provide Urban Design and Transportation Engineering Consultant Services for a Vision and Alternatives Analysis supporting the I-75 Overbuild Project in Downtown Detroit

In partnership with the Michigan Department of Transportation and the City of Detroit, the Downtown Detroit Partnership (DDP) is seeking proposals to provide Urban Design and Transportation Engineering services for a Vision and Alternatives Analysis to support the I-75 Overbuild Project in Downtown Detroit.

Project Description: The I-75 Overbuild Project will create a partial or full freeway cap over the I-75 freeway to reconnect Downtown Detroit to the districts and neighborhoods north of the freeway (Lower Cass, Brush Park, and Midtown). The project will also be restorative to address harms inflicted on communities when the freeway was first constructed. The Vision and Alternatives Analysis project will explore freeway capping options between Cass Avenue and Brush Street within the MDOT-owned I-75 right-of-way. Multiple alternatives for the cap or partial cap including a no-build option will be explored before the selection of a Preferred Alternative using selection criteria as developed by MDOT, the City of Detroit, and the Downtown Detroit Partnership. A robust and meaningful community engagement process will inform the Vision and identification of a Preferred Alternative for the project.

The Vision and Alternatives Analysis will be completed within a six month period between the first and third quarter of 2024. Work developed as part of the Vision and Alternatives Analysis will be incorporated into future phases of the project including, but not limited to a Community Impact Assessment, a Planning and Environmental Linkages (PEL) study and federal environmental review and clearance process associated with the National Environmental Policy Act (NEPA).

Work from the Vision and Alternatives Analysis will support the submission for a federal Reconnecting Communities and Neighborhoods (RCN) construction grant. All work developed as part of the Vision and Alternatives Analysis must incorporate State and Federal environmental, regulatory, and funding criteria. A concept-level project budget, ownership, operations, and maintenance plan, construction timeline, and funding structure will be developed as part of the design and engineering process.

A bidder question and answer session will be held virtually Tuesday, February 13 at 10am. Please RSVP all members of your team who would like to attend to James Fidler (james.fidler@downtowndetroit.org) for login information.

RFP submissions are due at noon EST on Friday, March 1. Please email RFP submissions in PDF form to James Fidler (james.fidler@downtowndetroit.org) and Elise Fields (elise.fields@downtowndetroit.org). Proposal packages and subsequent bids will not be opened in a public setting and will be considered confidential and proprietary to the DDP.

Possible interviews will be conducted the week of March 11th with firms notified of selection by March 15.

Please contact James Fidler (james.fidler@downtowndetroit.org) and Elise Fields (elise.fields@downtowndetroit.org) with any questions.

I-75 Overbuild Vision and Alternatives Analysis – Scope of Work

1. Community engagement

- With the Downtown Detroit Partnership, convene and develop agenda/content for monthly stakeholder committee meetings to guide project direction
- With the Downtown Detroit Partnership, convene 3 public meetings to develop vision, present alternatives/solicit feedback and report back out a preferred alternative
- Participate in coordination meetings with project partners – MDOT and the City of Detroit – as needed throughout project
- Document all community engagement activities including when meetings were conducted, content discussed, attendance list, and results.
- Ensure that outreach process is equitable across all socioeconomic groups, ages, and races/ethnicities and is representative of the broader community within the project area.

2. Vision

- Define purpose and need for the project
- Develop community-supported vision for the I-75 project
- Develop project goals
- Incorporate input from community engagement to develop vision and goals for the project
- Identify precedents for high-quality, community-led highway capping and public space projects
 - Include public space use and models for stewardship, maintenance, and management of the completed project
- Create compelling graphics package (powerpoint, print) to represent the vision for the project
- Create supportive messaging and communications package to present to elected/appointed public leadership, business and community stakeholders, and the general public

3. Alternatives Analysis

- Develop 3-5 technically-viable design alternatives within the project area: I-75 right-of-way between Brush St. and Cass Avenue; design alternative must include a “no build” option
 - Plan view
 - Section
 - Aerial view
- Incorporate previous studies of the I-75 overbuild project as well as past, concurrent, and future Downtown planning projects as part of development of design alternatives, including coordination of design alternatives with the I-375 project.
- Provide data and maps relevant to the development and selection of design alternatives within ½ mile radius of project area including:
 - Existing transportation network
 - Community asset mapping
 - Future development pipeline
 - Project area demographics
- Each design alternative must include supporting documentation for:

- Cost to build (high level estimate)
- Cost to maintain (annual/lifespan – high level estimate)
- Proposed ownership of assets
- Program and use of area above the cap (public space, developable land, enhanced transportation network, etc.)
- Maintenance roles and responsibilities for the structure itself and uses above the cap structure
- Concept level transportation network modeling to determine impacts (pedestrian, bike, car, commercial truck, transit) within the project area – methodology as determined by the consultant
- Environmental impact (hazardous materials, fire protection, ventilation, etc.) – high level assessment (I-75 is a hazardous materials transport route)
- Any additional engineering criteria as determined by MDOT to aid in selection of a preferred alternative
- Incorporation of public and stakeholder outreach results into the alternative
- Preferred Alternative – through community engagement feedback and selection criteria as determined by DDP, MDOT and the City of Detroit (local agency review), select a preferred alternative to be presented back to the community at a public meeting
 - Create 2-3 high quality renderings of the preferred alternative to be used for communications and fundraising
 - Create presentation-quality concept plan of preferred alternative
- Develop a funding plan for the preferred alternative including sources and uses for the overall project and each component part of the project (cap structure and uses above cap structure)
- Assemble supporting project data around equity, environmental justice, land use, development, and mobility to support Reconnecting Communities and Neighborhoods (RCN) grant criteria

Submittal Requirements:

The Respondent must submit a completed Proposal package (PDF) that includes the following:

Section 1 - Project Approach:

1. Provide a detailed description of your approach to the project including the role of each relevant consultant to complete the scope of work.
2. Provide a detailed description of your approach to community engagement incorporating the scope of work.
3. Provide a detailed description of your approach to the transportation engineering of the project, including the incorporation of NEPA criteria.
4. Provide at least three relevant examples of past completed work that are of a similar scale, budget, and scope of the proposed project. Please include the client name, your role, and the budget for the project, and whether it used state or federal funds for its completion.
5. Provide an explanation of your approach to the start-up and management of this project.
6. Identify whether your firm, or any of your sub-consultants, is a minority- or woman-owned business enterprise and/or whether your firm, or your subconsultants, are registered with the City of Detroit's Detroit Business Opportunity Program.

Section 2 - Project Personnel:

1. Provide a project organization chart.
2. Include a one-page resume for each project team member specifically identifying relevant transportation, community engagement, and/or parks and public space experience.
3. Provide a chart indicating the amount of time each project team member will spend on the project, including project executives.

Section 3 - Cost Proposal:

1. Provide a detailed cost proposal to complete the scope of work including fees broken down by sub-consultant.
2. List the project team personnel and their associated hourly rates.
3. Include an estimate of any potential reimbursable expenses anticipated on top of the base contract.

Confidentiality of Submittals:

Proposal packages and subsequent bids will not be opened in a public setting and will be considered confidential and proprietary to the DDP.

During the selection process, proposals may be considered by a Selection Committee (SC) comprised of individuals selected by the DDP or may be considered solely at the discretion of the DDP. Only those proposals that satisfy the requirements described in this RFP, will be considered for evaluation. The SC and DDP reserve the right to request additional information from any Respondent.

		Weight
1.	Bidder Information	5
2.	Understanding RFP	10
3.	Project Approach	30
4.	Prior Experience	30
5.	Cost Proposal	15
6.	Staffing	10
TOTAL		100

During the review process, Respondents may be required to make oral presentations of their proposals to the SC or DDP. These presentations provide an opportunity for the Respondents to clarify the proposals. The DDP will schedule these presentations, if required.

Only those proposals receiving a score of 80 points or more in the technical proposal evaluation will have their pricing evaluated to be considered for award.