



The City of Escanaba is seeking to retain the services of a qualified consultant with expertise in waterfront planning and public/private real estate development projects. The successful consultant will work with the City of Escanaba and our citizens in planning and development management of our north shore along Little Bay De Noc, in Escanaba, Michigan.

The purpose of the North Shore Waterfront Redevelopment Master Plan is to provide planning and management guidance for the north shore and, in doing so, establish the planning context for an ongoing public/private development effort in the City of Escanaba.

Please submit six (6) hard copies and one (1) digital copy of your proposal. Proposal responses will be accepted up to **4:00 PM on October 2, 2008.** All submissions shall be kept confidential until after the review and scoring process is complete.

REQUEST FOR PROPOSAL

CITY OF ESCANABA NORTHSHORE REDEVELOPMENT MASTER PLAN

CITY OF ESCANABA PLANNING COMMISSION
P.O. BOX 948, 410 LUDINGTON STREET
ESCANABA, MICHIGAN 49829

ADMINISTRATION POINT OF CONTACT:

JAMES V. O'TOOLE, CITY MANAGER
PO BOX 948, 410 LUDINGTON STREET
CITY HALL
ESCANABA, MI 49829
(906)786-9402
EMAIL ADDRESS: JIMO@ESCANABA.ORG

SCOPE OF PROPOSED WORK

The City of Escanaba Planning Commission is seeking requests for proposals on creating a Northshore Waterfront Redevelopment Plan. The Escanaba waterfront was identified throughout the comprehensive planning process as an under utilized resource, which could be converted into a dynamic mixed-use redevelopment area. The Escanaba Comprehensive Plan outlines a logical segmentation of the waterfront to include a series of uses, such as waterfront related retail, commercial, lodging, and residential. The plan must address the following performance targets:

PERFORMANCE TARGETS

The Northshore Waterfront Redevelopment Plan must include a zoning plan, which will serve as the legal basis for the zoning ordinance amendments that will be needed. The plan must provide a description of the relationship between the zoning ordinance and the proposed future land uses as depicted on a future land use map.

The plan must explain how the City of Escanaba proposes to move from the present land uses to the future land use arrangement depicted on the future land use map.

The plan must address official maps of the city, growth and land use, commercial and industrial use, transportation and utilities, community facilities, housing, environmental issues, geologic and natural hazards and recreational uses. The following areas must be addressed in the plan:

- A. The completed plan, with the accompanying maps, plats, charts, and descriptive matter must show the Planning Commission's recommendations for the development of the targeted area, including, but not limited to, all of the following:
 1. The location of public buildings and other public property.
 2. The location and extent of public utilities and terminals, whether publicly or privately owned or operated, for water, light, sanitation, transportation, communication, power, and other purposes.
 3. The location, character, and extent of streets, viaducts, bridges, waterways, floodplains, waterfronts, boulevards, parkways, playgrounds, open spaces, and other publicly-owned property such as schools.
 4. The removal, relocation, widening, narrowing, vacating, abandonment, change of use, or extension of any of the

- ways, grounds, open spaces, buildings, property, utilities, or terminals described in subdivision.
5. The location, character, layout, and extent of community centers and neighborhood units.
 6. The general character, extent, and layout of the re-planning and redevelopment of future land uses and blighted areas.
 7. The general character and extent of environmental constraints and issues within the targeted area.
 8. Consideration of potential development or uses of vacant land, underutilized land and buildings within the targeted area.
- B. The plan must include a description of implementation methods and an action plan model, which will achieve continuous, measurable improvements in the City of Escanaba, with possible funding sources i.e. general revenue bonding, private, state, federal foundations, etc (Capital Improvement Funds).
- C. The newly created plan must comply with all requirements of the newly adopted Michigan Planning Enabling Act, PA 33 of 2008, as amended.
- D. The Planning Commission is seeking innovative recommendations, suggestions and ideas for the development of the targeted area, to include a viable proposal to avoid conflicts between the plan, property owners and the zoning appeals process.

ADDITIONAL PROPOSAL CONTENT

Propose an inventory description of Escanaba's Land Use Ordinances

to include the Zoning Ordinance, Subdivision Ordinance, Land Division Ordinance, Community Development Ordinance, and Property Maintenance Code for the targeted area.

The objectives of the proposal must be clearly stated. The objectives must be specific, realistic, and measurable.

Propose a plan to include community input which encourages community and stakeholder collaboration rather than conflict in development decisions. Describe how public input and information will be gathered.

Propose a plan that will strengthen and direct development towards the concepts and vision of the Escanaba Master Plan.

Develop an inventory of opportunities and constraints that are located within the targeted area.

Propose an inventory of desired mixed land use opportunities which are acceptable to the public and create a variety of “plausible” choices and opportunities.

Provide at least three (3) case studies of communities that have enacted “Land Value Taxation” programs.

List the project activities you will conduct to achieve the objectives as stated.

List the specific deliverables of the project, such as publications or events.

Describe how you will evaluate the project to determine its effectiveness and its benefits to the City of Escanaba.

Provide a brief description of the project personnel which will be involved directly with the day-to-day activities of the project.

If applicable, list any project partners. Partners are people who will commit resources or advice.

Submit your estimate, budget and cost justifications for realistic and appropriate costs. Provide an itemized cost per task breakdown.

Include information on project timing schedules which include details related to proposed dates of start-up, phasing of the project and expected dates of completion.

Submit project personnel description/qualifications

SUBMISSION OF PROPOSAL

Six (6) hard copies and one (1) digital copy of the proposals shall be submitted to the City Clerk's Office, P.O. Box 948, 410 Ludington Street, Escanaba, Michigan 49829, in sealed envelopes prior to **4:00 P.M., EST. on October 2, 2008.** Respondents should allow for delivery time to assure receipt of their proposals prior to the deadline. Proposals received after the deadline will not be accepted. All submissions shall be kept confidential until the review process is complete.

Proposals received after the time and date indicated above will be returned unopened and will receive no consideration

All inquiries or requests for further information regarding this RFP should contact:

James V. O'Toole
City Manager, City of Escanaba
PO Box 948. 410 Ludington Street
Escanaba, MI 49829
(906) 786-9402
jimo@escanaba.org

SELECTION OF ENTITY

Proposals received on this advertised Request for Proposals are considered only as offers to deal, and are subject to administrative, technical and legal review by the City of Escanaba, Michigan. The City of Escanaba reserves the right to reject any or all offers on this proposal. All offers are subject to review by the citizens, the City Administration and review by the Planning Commission, and approval by the City Council of the City of Escanaba.

All costs and expenses incurred by respondents in relation to their proposals will be borne entirely by the respondents. The City of Escanaba is not liable to pay such costs and expenses, or to reimburse or compensate respondents under any circumstances, including the rejection of any or all proposals or the issuance of a subsequent RFP, or request for additional information, if any.

In the event the City receives more than one proposal for this project, a determination as to which proposal to accept, if any, will be based on a thorough review by the City of Escanaba. All respondents who have submitted complete RFPs will be contacted in order to schedule a presentation meeting with the representative of the City of Escanaba. The City of Escanaba, Michigan, further

reserves the right to negotiate directly with any and all organizations submitting a proposal concerning any matter related to any proposal.

All City of Escanaba, Michigan, Requests for Proposals are prepared to afford all vendors the equal opportunity for fair and equitable competition. The City of Escanaba, Michigan, assumes no liability or responsibility for any errors or oversights in the preparation and/or publication of Request for Proposals.

A qualified entity is an individual or development team which, in the opinion of the City of Escanaba, possesses the experience and financial resources necessary to successfully undertake and complete the development of the project with due regard for the requirements of any applicable federal and local laws and regulations.

RESPONDENT'S STATEMENT

Request for Proposals "Escanaba Northshore Waterfront Redevelopment Plan"

The undersigned hereby acknowledges that I am fully familiar with all of the

provisions contained in the RFP, and in any addendum issued in connection with said RFP, and the undersigned hereby represents and warrants that it is submitting its Proposal and Qualifications subject to and in accordance with all the terms and provisions thereof.

Date:

Name of Respondent:

The undersigned hereby designates the following address as its office to which notices or other correspondence related to this proposal may be delivered:

Street Address:

Telephone:

Facsimile:

The undersigned hereby designates the following as its representative for the purpose of providing clarification and any further information required in connection with this statement:

Signature:

Print Name:

Official Title:

Organization:

Northshore Redevelopment RFP 080708