



Midtown Detroit, Inc. New Center Park Site Assessment Request for Proposal Questions Response

What specific previous reports, available plans, surveys, drawings, records, etcetera does MDI currently possess that will be provided to the consultant?

Midtown Detroit, Inc. is currently locating any available architectural drawings, plans, surveys, etc. from when the park was constructed. Given the many years that have passed since construction, locating electronic files or CAD drawings is unlikely. We do, however, have a site plan with measurements from 2009.

Does MDI require a formal Phase I Environmental Site Assessment (ESA), or is this limited to a visual/surface environmental conditions evaluation of the park's green space? Were hazardous materials ever identified on-site? If not, has the client engaged in any environmental impact studies and/or geotechnical reports?

MDI does not require an environmental assessment (ESA). Assessment is limited to surface area conditions of the green space, as well as the physical structures and utilities. We are unaware of any hazardous materials onsite in the past and are also unaware of any past environmental impact studies.

Regarding the option to "white box" the bar area for an independent operator, what baseline infrastructure or utility needs does MDI expect to be included in that conceptual option? What are the programmatic elements needed for the bar/concessions area?

Baseline infrastructure for the bar/concession area includes but is not limited to: plumbing, electrical, and HVAC. It currently has plumbing and electricity, but this is currently tied to the building west of the park and must be independently operated moving forward.

Are there any specific capacity targets or operational preferences for the potential independent bar operator and proposed restroom addition?

The current occupancy for the bar area is 41 persons with tables and chairs and 93 persons without tables and chairs. The total occupancy for the park is 507 persons.

The occupancy numbers are listed separately because there can be events held in the bar area without utilizing the park, and events held in the park without utilizing the bar area. We aim to increase the occupancy of the indoor bar area with tables and chairs to an amount that would make ROI for an independent operator in the winter months with inside service alone. For the restroom, we intend to have one unisex restroom, unless occupancy indicates a larger capacity that is required.



While the scope of the assessment is to get the bar into a “white-box” condition, who is responsible for bringing services to the demising line? Are the existing meters/equipment located within the utility room of the adjacent building, or is the intent to bring new services and meters to the bar/concessions space? The existing restrooms are located in an adjacent building that is not owned by Midtown Detroit, Inc. Will the new restrooms require independent utility connections?

Midtown Detroit, Inc. would be responsible for bringing in needed and/or updated utility hook-ups. MDI owns the park property outright but does not own the building directly to the west. Any utility sharing would need to be negotiated accordingly.

Is there a functioning air conditioner in the bar?

No.

When was the bar building last used for an event?

Summer 2024.

Is there a desire for a complete conceptual reimagining of the bar structure, or just a repair assessment?

Repair assessment and potential expansion of indoor area to accommodate more patrons for winter use.

Does Midtown want the existing sculpture above the fountain to remain?

Yes. However, we are open to recommendations for relocation or resetting.

When was the last time the stage was used for a performance?

Summer 2024.

Is Midtown Detroit, Inc. looking to completely replace the existing structures—the stage, canopy, and bar/concessions area—or is the goal adaptive reuse/restoration?

The goal is adaptive reuse.

Is Midtown Detroit, Inc. interested in preserving the park’s existing character, and to what extent?

Excellent question. We are interested in preserving the character and retaining as much material as possible when it comes to hard infrastructure, while updating for future use as necessary. The park is not located in a Local Historic District. However, we aim to respect and compliment the historic architecture and character of the surrounding neighborhood.

There were events listed on signs at the fence. Was there programming in the park this year?

The park is currently open on Thursday afternoons for free drumming and theater activations.

What are the potential programmatic elements you would like to see developed on-site?



New Center Park programs and operations will remain as a venue for free programming on the stage and may include live music performances, theatre, speeches, etc. The concessions area is intended for an independent operator for food and beverage offerings.

Is there interest in including public art as part of the park?

Yes. However, that is not a park of the scope of work in the request for Proposal.

We understand that Midtown Detroit, Inc. plans to work with its internal team on the planting plans. Can you confirm that MDI is interested in making adaptations to paving, grading, and accessibility and developing a relationship between outdoor placemaking and programming as components that will require landscape expertise?

To the extent that the project requires significant changes to paving, grading, and accessibility for the operations on the park, landscape architecture (aside from plantings) may be employed as the team deems necessary.

Is there a desire to provide ADA accessibility from the bar patio area down to the stage?

Yes. An exploration of that feasibility would be preferred.

Is indoor and/or outdoor FF&E to be included in the proposal?

No.

What services/consultants are anticipated to be included within the assessment scope of work?

The consultant expertise required should include all disciplines required to complete the scope of work as described in the Request for Proposal.

Is there a preferred contractor who has been hired or engaged?

No.

The RFP states that the selected team will be “further considered” to complete construction documents and oversee construction during the next phase. Can MDI clarify what this means? Will the award for the next phase prioritize the selected consultant for this scope, or will it be rebid under a separate competitive RFP?

Midtown Detroit, Inc. has issued the competitive Request for Proposal in compliance with Federal procurement standards. While this phase of work is not Federally-funded, we aim to proactively plan for potential future funding that could be from government sources. MDI will consider the selected contractor for future phases of project work, and if secured for future phases will amend our contract with an extension. It is not guaranteed that MDI will use the selected consultant(s) for future phases, however.

To ensure an apples-to-apples comparison, does the baseline scope of the “design estimate” require conceptual renderings and site plan approval documentation to be included in this phase, or were there other documents/deliverables in mind?



This scope of work does not require any conceptual renderings or set design work. The scope includes to complete a conditions assessment and planning-level cost estimate for items noted in the RFP.

Will this assessment phase require a preliminary code review meeting with the City of Detroit Buildings, Safety Engineering, and Environmental Department (BSEED) or the local fire marshal to establish occupant loads, paths of egress, potential safety concerns, etc.?

Not at this time, unless otherwise determined by the selected consultant and the MDI team.

Has an overall consultant fee/budget been established for this phase of the project?

We are aiming to keep the conditions assessment and planning-level cost estimate scope budget conservative in or around \$15,000 - \$25,000.

Is there a budget in mind for renovations/development?

The full budget for the redevelopment of the park has not yet been determined. The planning-level cost estimate budget that we are seeking through this work will aid in determining the full design and construction budget.

Does the Detroit Parks Coalition or MDI require specific cost-estimating formats for future grant submittals?

No. We are seeking a planning-level cost estimate.

What level of detail is expected for the planning-level cost estimate included in the final report? Are line items expected?

The level of detail required in the planning-level cost estimate is a high-level budget calculation. It is intended to test basic project feasibility and long range capital planning.

How long will it take MDI's to review Proposals?

Midtown Detroit, Inc.'s review of Proposals will take up to three (3) weeks.

In Section 6.0, Proposal Content Requirements, under Examples of Work, it states: "2. An example of a park improvement program cost estimate." Could you please clarify whether "program" should be "project"?

An example of a cost estimate for a park improvement project or program must be included with the submission.

Can the list of attendees at the pre-bid meeting be issued?

The list of attendees at the pre-bid meeting is for our internal records.

Please confirm that proposals should include one hard copy and one digital PDF copy on a flash drive, delivered to the address listed. Is there a page limit?

Proposal submissions must include one hard print copy and one electronic copy on a flash drive delivered to our offices. There is no page limit.