

Delaware River Waterfront Corporation

ANNOUNCEMENT

REQUEST FOR PROPOSALS

Developing a Design for Pier 11

The Delaware River Waterfront Corporation and the City of Philadelphia are seeking proposals from qualified design consultants to prepare an urban design plan for the intersection of Race Street and Columbus Boulevard in Philadelphia, which includes Piers 9 and 11 and a former Philadelphia Water Department building, and provide design, construction documentation and construction administration services for improvements to Pier 11, located at the foot of Race Street on the central Delaware riverfront. The goal is to develop Pier 11 into a publicly accessible riverfront amenity for residents and tourists. This project will serve as an early implementation of the *Civic Vision for the Central Delaware*. The design team will deliver design and construction documents that will be issued to qualified contractors on a competitive bid basis.

Attached is information relating to submitting a proposal including specific requirements, the organization of the proposal, and proposal evaluation criteria.

A pre-proposal informational meeting will be held on April 14, 2009 at 10:00 AM at the offices of the Delaware River Waterfront Corporation, 121 North Columbus Boulevard, Philadelphia PA 19106.

The DRWC will accept all questions in writing until April 20, 2009. The DRWC will post a written response to all questions on its web site by April 24, 2009.

Sealed proposals (fifteen hard copies; fifteen CDs) must be received by Joseph Brooks, Acting President, Delaware River Waterfront Corporation by May 4, 2009 at 5:00 P.M. EST. The proposal should be addressed to:

Joseph Brooks
Delaware River Waterfront Corporation
121 North Columbus Boulevard
Philadelphia, PA 19106

If you have any additional questions, please contact Joe Forkin at:

jforkin@DelawareRiverWaterfrontCorp.com

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I. Purpose

BACKGROUND and INTRODUCTION

Based upon a collaborative public process, the 2007 *A Civic Vision for the Central Delaware* and its companion, *An Action Plan for the Central Delaware: 2008 - 2018*, chart a new vision for one of Philadelphia's most under-utilized spaces, its central Delaware riverfront. The central Delaware is defined as a seven-mile stretch of the Delaware River in Philadelphia that is bounded by Oregon Avenue at the south, Allegheny Avenue at the north, the Delaware River at the east and Interstate 95 at the west. It is a 1,000+-acre area that includes active port uses, along with residential, commercial and post-industrial development sites.

In creating the vision and action plan, the citizens of Philadelphia rallied around a fresh vision for a new place -- a redefined riverfront. The strategies outlined in *The Civic Vision for the Central Delaware* and the *Action Plan for the Central Delaware* place important value on the river and seek to ensure that the public's ability to access the water is maintained for future generations through the creation of new parks and a riverfront greenway; an extensive, pedestrian-friendly network of streets that support a grand civic boulevard with transit; and ecological restoration of the river banks that includes a multi-use trail. These improvements, when implemented over time, will provide a framework for over 500 acres of development, increase property values, and support a high quality of life. In short, the vision calls for bringing existing neighborhoods to the river's edge with mixed-income, mixed-use, transit-oriented development that extends the traditional 18th century grid under and over I-95, and the implementation of sound economic policies and development controls to enable the creation of a dense, humane urban riverfront.

Creating and implementing a design for Pier 11 is a project of signal importance to the recently reconstituted Delaware River Waterfront Corporation (DRWC). The DRWC has been charged with designing, developing, and managing the central Delaware River waterfront and the corporation intends to transform the central Delaware River waterfront into a vibrant destination location for recreational, cultural, and commercial activities for the residents and visitors of Philadelphia. It is the intention of the DRWC that this project will serve as the first of a series of high quality investments in public parks, trails, maritime, residential, retail, hotel and other improvements that will create a vibrant amenity, extending Philadelphia to the river's edge and both catalyze and add value to private sector development.

Today, the Delaware River Waterfront Corporation and the City of Philadelphia have issued this request for proposal with the goal of taking the recommendations of the civic vision and the action plan to the next step – implementation. Through this project, the DRWC seeks to convert Pier 11 (located at the foot of Race Street) into the first new public space on the riverfront under its revised mandate to create and maintain a vibrant public realm along seven

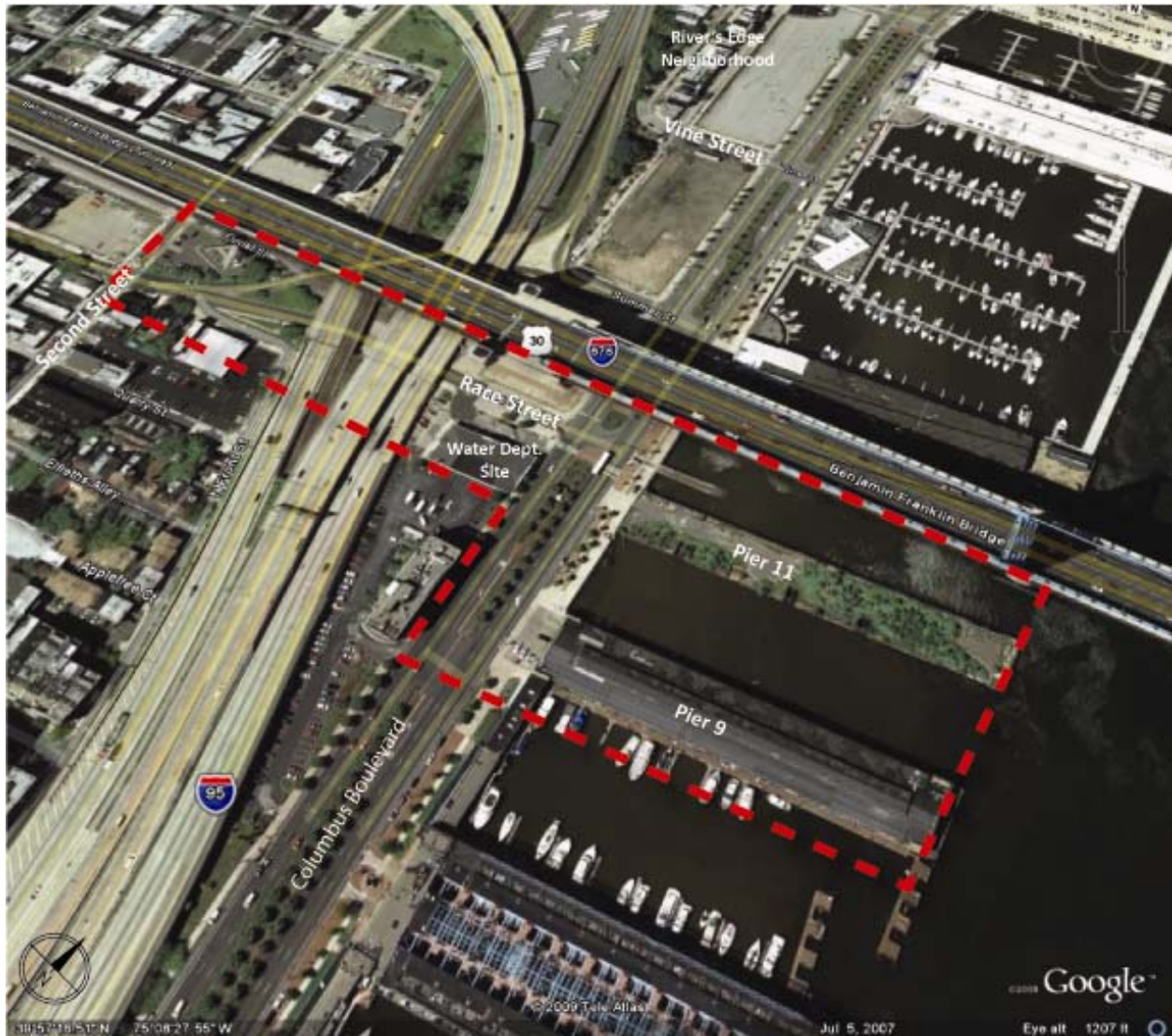
miles of the central Delaware. This is an important first step in advancing and improving public access along the Delaware River.

The total design and construction costs for Pier 11 are estimated at \$4,250,000. This includes \$1,000,000 already committed to the structural remediation of the substructure and deck of Pier 11. **The estimated project budget for the public space to be built on top of the pier is \$3,250,000.** To date, the city has raised \$2,350,000 and several additional funding sources have been identified and/or confirmed for the additional funding needs. Together, these dollars will help fund the implementation of the improvements, which may have to be completed in phases, depending on the design recommendations.

- In parallel with the Pier 11 design process, the DRWC and the city of Philadelphia are soliciting proposals for a master plan to address land use, riparian rights issues, trail alignments, pedestrian access, street networks, utilities, and traffic and transportation. The master plan will provide a framework for public access to be attained along the length of the central Delaware waterfront. This master plan will be led by the Philadelphia City Planning Commission.
- It should be noted that the DRWC has conducted a marine engineering inspection of the pier structure and is proceeding with remedial structural improvements to the existing pier and deck. The marine engineering work is not part of the scope of services of this proposal and the results of the engineering work will be available to the successful design team for integration into their scope of work.

STUDY AREA

For this design process, the study area is defined as Pier 11 and its surrounds. The site is located at the base of Race Street and this design process should address connections along Race Street between 2nd Street and Columbus Boulevard as well as connections to the River's Edge neighborhood and the area beneath and around the Ben Franklin Bridge. Additionally, the design process should consider the parcel directly across the street from Pier 11 that is currently owned by the Water Department and Pier 9 which is located directly to the south of Pier 11.



RFP PROJECT STATEMENT:

The Pier 11 project will serve as an important demonstration project. This project will set a precedent for waterfront access and public realm design quality. With this initiative, the DRWC and the City of Philadelphia will develop a strong foundation on which they can begin to add other essential elements to the revitalization of the central Delaware. Pier 11 will be at the

leading edge of a series of open space improvements along the central Delaware and will establish the standard for transformative public space design that can serve as a catalyst for private sector development.

Through the conversion of Pier 11 into a new public space, the city will work to convey the natural and cultural history of the city through landscape, public art and design; and be an exemplar of a 21st century, ecologically-responsible public space design. Upon completion, Pier 11 will become both a local and regional asset drawing on its critical position along the central Delaware riverfront. Toward that end, the design of Pier 11 will embody state-of-the-art thinking in ecology, landscape design, urban design, historical and cultural anthropology, and sustainable infrastructure.

PIER BACKGROUND AND CURRENT USE OF PIER:

The following brief descriptions are meant to provide basic background information for Pier 11. The city and the DRWC will work together prepare a briefing book that will contain detailed information on the topics listed below. The briefing book will be provided to the selected consultant team.

- **Pier 11 and its surrounds:**

Pier 11 is a riverfront site along the Delaware River and Columbus Boulevard. The pier is located along the Delaware River and adjacent to Interstate I-95, the Benjamin Franklin Bridge, Independence National Historical Park, Old City, River's Edge, Northern Liberties and Center City Philadelphia. The pier is located within an area that has seen intermittent development over the past 40 years and is largely disconnected from adjoining neighborhoods by the presence of Interstate 95. While there are established mixed-use developments within this section of the central Delaware that include residential, tourism, hotel, restaurant and commercial office uses on both sides of the Delaware River, the area is not integrated into the urban and social fabric of Philadelphia. Direct interstate highway, bridge and mass transit connections link the Pier to the entire region.

Pier 11 is located immediately downriver of the Benjamin Franklin Bridge, at the foot of Race Street. The pier is nominally 540 feet long and 80 feet wide (43,200 square feet).

- **History of Pier 11 and the surrounding areas :**

Originally constructed as a high deck timber structure in 1916, the pier was reconstructed in 1931 utilizing the original timber foundation and renewing the portion of the substructure above the low water cap with a fabricated steel truss and concrete deck. At the time of the renewing of the timber high deck substructure, the outshore end of the pier (nominally, 20 feet long by 80 feet wide) was reconstructed as a low deck structure with a concrete perimeter seawall.

Ten wharf drops (drop decks, nominally 15 feet by 21 feet) were part of the original construction. When the pier was reconstructed in 1931, five (5) of the wharf drops were decked over and one eliminated. Four drop decks remain on the downriver side of the pier.

Historically the pier has been referred to as Pier 10 North, the Race Street Pier, the City Recreation Pier, and the Fire Boat Pier. The Pier was owned by the City of Philadelphia and operated by the United Fruit Company. Pier 11 and its neighboring pier, Pier 9, were both used by national and international steamers carrying fruit, salt, and general cargo.

Columbus Avenue was originally named Delaware Avenue. In the past Delaware Avenue served as the main transportation corridor for all of Philadelphia's shipping and handling of food, goods and general cargo. In addition to cargo piers, numerous ferry landings to Camden and other New Jersey towns were located along Delaware Avenue.

Upon his death in 1831, Philadelphia merchant-financier Stephen Girard who had lived and worked along Delaware Avenue, left \$500,000 to improve and maintain the riverside area for commercial and recreational purposes for the city and its residents. With this gift, Delaware Avenue (between Vine and South Streets) was enlarged and paved. Due to these improvements, commerce grew rapidly and the city further enlarged and extended Delaware Avenue eventually making the street the widest and longest waterfront avenue in the world. In addition, investments were made to the pier-bulkhead line to provide for larger and more up-to-date shipping facilities. Throughout the 1900's Delaware Avenue remained an essential commercial corridor.

Renamed Columbus Boulevard in the early 1990s, Columbus Boulevard has been extensively landscaped in recent years. Restaurants and nightclubs are found along the wayside, as are the attractions at Penn's Landing and vicinity.

The following images, many from the early 1900s, depict Pier 11 and its surrounds. Please note that www.phillyhistory.org is a good resource for historic city images:



Pier 9, 1900



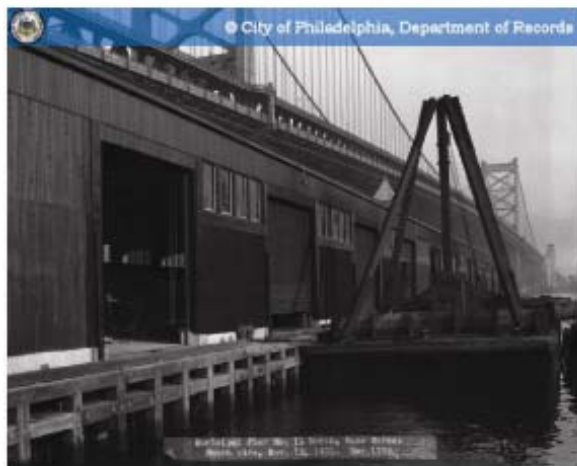
Pier 11, 1908



Pier 11, North Side, 1931



Pier 11, Inshore Side, 1932



Pier 11, 1932

Current context

The following images depict the current conditions of the pier and its surrounding area:



Pier 11 and the Duck Boat Launch



Columbus Boulevard and Water Department site



Pier 9

- **Describe the current condition and anticipated actions.**

Proposals should reuse the existing pier structure. This both preserves the cultural legacy of the site and reduces the resources expended in its transformation. The programming layout for the park will be based on the structural capacity of the existing marine infrastructure and what the existing structure is capable of supporting. New park-related uses must be designed so as to not overwhelm the structural capacity of the pier.

Underwater inspections of Pier 11 North have been performed on an on-going basis. The most recent report, *Underwater Inspection and Evaluation Report for Pier 11 and Engineering Calculations & Analysis Report for Structural Capacity of Existing Reinforced Concrete Slab and Steel Support at Penn's Landing, Pier 11*, which were performed by W.J. Castle, P.E. and Associates, P.C., PLC's marine engineering consultant, are available for review.

The pier is owned by the Delaware River Waterfront Corporation. A recently completed marine engineering study conducted by Castle for DRWC identified 102 structural repairs to be made to the understory and pier decking. The completion of these repairs is anticipated to begin in June 2009 and be completed by September 2009.

- **Current and potential stakeholders**

Residents of Pier 3, Pier 5, River's Edge, Old City, the city at-large
The Delaware River Waterfront Corporation
The Central Delaware Advocacy Group
Business owners – i.e. Dave and Busters, marina, Pier 9 building, Comfort Inn
Tourists and visitors

RELEVANT STUDIES, PLANNING EFFORTS, AND INITIATIVES

There are a number of studies and recent plans that a consultant team anticipating work on this project can review. These studies, briefly outlined below, are also available online.

1) A Civic Vision for the Central Delaware and An Action Plan for the Central Delaware: 2008-2018:

In 2006-2007, more than four thousand Philadelphian's participated in a 13-month public planning process that was authorized by executive order of Philadelphia Mayor John Street and led by PennPraxis (the clinical arm of the School of Design at the University of Pennsylvania). The process resulted in the creation of *A Civic Vision for the Central Delaware*, a thirty year roadmap for the central Delaware riverfront. The civic vision is based on planning principles grounded in citizen values and aspirations. These values and principles will serve to underpin this design process for Pier 11. The values and principles can be reviewed in the civic vision, see the link below.

The civic vision presented the city with a challenge: to transform the physical, social, and political landscapes of the central Delaware riverfront at a time when the city is facing the prospect of significant riverfront growth. One important component of the plan centers on parks, open space, and public access. The plan seeks to improve riverfront life and promote water quality by building a network of attractive, public open spaces and creating a system that serves local residents while increasing the area's economic and ecological viability.

Today, the Delaware River Waterfront Corporation and the City of Philadelphia seek to take the recommendations of the civic vision and the action plan to the next step – implementation. This design effort represents the next stage in the implementation of the civic vision and it will go far towards advancing the goals of the civic vision and improving public access along the Delaware River.

www.planphilly.com/vision

www.planphilly.com/actionplan

2) New Kensington CDC Riverfront Plan (2008):

In 2008, the New Kensington community Development Corporation developed a waterfront plan that focused on seeking a balance between development and open space, creating gateways into the the community, and setting forth a framework for implementation. The plan was rooted in public outreach and guided by a broad task force of stakeholders. The plan was timely in that it offered the community a well reasoned reaction to development pressures and ongoing infrastructure investments. This planning process occurred in conjunction with the civic vision.

http://www.nkcdc.org/content.asp?cat=LANDUSE&varcontentcat=LAND_USE_WATERFRONT

3) Northern Liberties Waterfront Plan (2007):

In 2005, the community completed a neighborhood plan that identified a great deal of development pressure along the waterfront. Between 2005 and 2007 development in Northern Liberties reached a “fevered pitch” as various casino proposals and residential proposals were brought to the NLNA for zoning review. Due to the scale, density, and amount of new development, the community created an overall plan for the area of the waterfront between Spring Garden and Laurel Street. Through the plan, NLNA sought to assess how new development would add value to the waterfront.

http://www.nlina.org/images/NLNA_WaterfrontPlan_Web.pdf

4) GreenPlan Philadelphia:

A planning project designed to provide a long-term, sustainable roadmap for using, acquiring, developing, funding, and managing open space in Philadelphia’s neighborhoods. Through a series of community meetings, the city has developed strategies for open space. These strategies will be integrated into the city’s sustainability plan that is currently being completed.

<http://www.greenplanphiladelphia.com/>

5) Delaware Direct River Conservation Plan (2007 – present):

An important component of this conservation plan is watershed planning. The initiative is run out of the Office of Watersheds which is a unit of the Philadelphia Water Department. The Office of Watersheds integrates Combined Sewer Overflow, Stormwater Management, and Source Water Protection. The Office of Watersheds concentrates on implementing planning and management strategies that foster good science, public involvement, and fiscal responsibility. The conservation plan is also seeks to protect the entire Delaware Estuary and its tributaries. This plan represents regional thinking about our riverfront. <http://www.phillyriverinfo.org/Watersheds/Delaware.aspx>

SIMULTANEOUS PLANNING EFFORTS AND INITIATIVES

Marine Engineering for Pier 11

Concurrent with the Pier 11 project, the DRWC will be accepting proposals from marine contractors to complete the necessary structural repairs to Pier 11. The RFP will call for the following: Repairs to the steel truss support system, shimming of timber piles, concrete spall repairs, underside concrete deck repairs, etc, to upgrade the overall pier strength to a serviceable load capacity able to accommodate a public park use.

Prior to beginning the Pier 11 project, the selected consultant will receive further details regarding the specifics of this project.

Delaware Valley Regional Planning Commission (DVRPC) Take Me to the River Grant Program:

DVRPC has developed a grant program targeted at funding low-cost, high-impact, catalytic projects that will help realize the goals of some of the planning work that has occurred along the city's riverfronts. The intent is to bring new and visible attention to the riverfronts, and increase access between communities and the rivers to allow a greater number of Philadelphians to enjoy these assets. Local organizations have submitted proposals for various programming and events along the length of the river. Funded initiatives include a Shad Festival at Penn Treaty Park and streetscape enhancements along Spring Garden between 2nd and the riverfront.

Master Plan:

In conjunction with the Pier 11 project, the DRWC and the City are issuing a separate RFP requesting consultant teams to prepare proposals for a master plan for the seven miles of the central Delaware riverfront. The master planning process will address land use, riparian rights, trail alignments, pedestrian access, street networks, utilities, traffic, and transportation. Additionally, the planning process will establish the technical, legal and regulatory policies associated with creating public access along the riverfront.

Interim Bike Trail – Center City District:

The Center City District has been working with private land owners and the City of

Philadelphia to implement a temporary bicycle trail along a portion of the central Delaware. The trail is slated to go from Mifflin Avenue north to Lombard Street. The Center City District and the city are still in negotiations with the private land owners. The project is funded by the William Penn Foundation.

Penn Treaty Park Master Plan:

The Friends of Penn Treaty Park and the Fairmount Park Commission received funding from Department of Conservation and Natural Resources and the William Penn Foundation for the completion of a master plan for Penn Treaty Park. Penn Treaty Park is located at the intersection of Delaware Avenue and Marlborough Street. This project is the first neighborhood-based initiative that is drawing on the values and principles outlined in the civic vision.

The project is currently well underway. Studio Bryan Hanes has been selected as the lead consultant. By mid June 2009, Bryan Hanes will have completed the master plan and the public outreach for the master plan. The final plan will be unveiled in September 2009. This project has helped foster quite a few partnerships – PHS, PennPraxis, New Kensington CDC, Fairmount Park, CDAG, community leaders, local business owners, and the Friends of Penn Treaty Park are all working together to complete the master plan. The Friends of Penn Treaty Park anticipate using the final master plan to raise funds for the phased improvements.

Delaware River Waterfront Corporation – Program Initiatives:

The Delaware River Waterfront Corporation is the non-profit organization responsible for funding and producing public programming at Penn's Landing. The DRWC-sponsored programs and cultural events enhance the experience of residents and visitors in the Greater Philadelphia region. The corporation is steadfast in its commitment to a diverse offering of free quality public entertainment.

Summer programming features free events every weekend June through September, including outstanding free concerts, twelve different multicultural festivals, large screen outdoor movies, fireworks, signature family programming and marquee talent. Winter programming includes the seasonal construction of the Blue Cross RiverRink, an Olympic sized outdoor ice skating facility on the river open Thanksgiving through February, seven days a week including all holidays-- now entering its 16th year of operation.

DRWC is also host to the Festival Pier Summer Concert Series on Festival Pier, produced by Live Nation, which continually adds to the outstanding line up of great concerts offered in Philadelphia.

PRE BID MEETING:

A **MANDATORY** pre-proposal informational meeting will be held on April 14, 2009 at 10 AM at the offices of the Delaware River Waterfront Corporation, 121 North Columbus Boulevard, Philadelphia, PA. Please send a local representative if you are unable to attend the pre-bid meeting.

The DRWC will accept questions in writing until April 20, 2009. The DRWC will post a written response to all questions on its web site by April 24, 2009.

II. SCOPE OF WORK

PROJECT MANAGEMENT

The DRWC will directly manage this project. PennPraxis will work with the DRWC and a project steering committee to lead the design process for the DRWC. This includes leading the design consultant selection process, advising the DRWC board on recommended consultants, and overseeing the design phase of the project. The DRWC staff will oversee the construction phase of the project.

A Central Delaware Steering Committee has been formed to guide this design process. The group is co-chaired by the Delaware River Waterfront Corporation and the office of the Deputy Mayor of Planning and Economic Development, and includes representatives from the Philadelphia City Planning Commission, the office of the City Solicitor, the Office of Watersheds, the Office of Transportation, the Philadelphia Industrial Development Corporation, Councilman DiCicco's office, PennPraxis, the Pennsylvania Horticultural Society, the Pennsylvania Department of Conservation and Natural Resources, the Central Delaware Advocacy Group, and the William Penn Foundation. This group is convened on behalf of the DRWC and will serve as the client review committee for the project making recommendations to the board of the waterfront corporation.

A review committee of city department heads will be convened quarterly by the DRWC for high level updates and decision making to keep this group of stakeholders apprised of the project's process. This will be coordinated through the office of the Deputy Mayor for Planning and Economic Development.

STUDY AREA:

For this design process, the study area is defined as Pier 11 and its surrounds. The site is located at the base of Race Street and this design process should address connections along Race Street between 2nd Street and Columbus Boulevard as well as connections to the River's Edge community and the area beneath and around the Ben Franklin Bridge. Additionally, the design process should consider the parcel directly across the street from Pier 11 that is currently owned by the Water Department and Pier 9 which is located directly to the south of Pier 11. Upon completion, it is anticipated that this new public space will attract and serve the adjoining communities of River's Edge, Piers 3 and 5, and Old City as well as people using the East Coast Greenway Bike Trail and regional visitors to Penn's Landing.

SCHEDULE

This is an early action project for the central Delaware; implementation is desired to be on a fast track with start of construction in spring 2010. If there are to be project phases, Phase I construction should be completed by fall 2010.

TASKS:

1. Research and investigation:

- Coordinate with the steering committee to confirm project goals, schedule, scope of work and programs for the project
- Review existing resource material and investigate other current efforts
- Conduct site evaluations including:
 - a. Site Survey (existing)
 - b. Utilities
 - c. Access possibilities –trail, water taxi, pedestrian
 - d. Adjacent land uses
 - e. Interface with surrounding resources and community needs
 - f. Cultural resources in the area
 - g. Structural repair

It is important to note that the DRWC is currently accepting proposals from marine engineers to complete the necessary structural repairs to Pier 11. This effort will be completed under separate contract and will not be a part of the scope of services for this request for proposal. The results of this structural repair work will be shared with the selected consultant.

In addition, the DRWC and the Planning Commission will work together to create a briefing book for the selected consultant team. This briefing book will contain the necessary background information that pertains to Pier 11. The purpose of this book is to reduce the amount of time that the consultant spends gathering base data for the necessary background research and investigation.

- Evaluate current use patterns and research current best practices to determine how the physical features of the surrounding parcels impact the potential use of the pier including:
 - a. Advantages and disadvantages of the pier for certain uses
 - b. Areas that may not be suitable for public use
 - c. Other limiting aspects of the pier (stability, access, adjacent uses, existing uses)
 - d. Neighborhood compatibility

2. Public Participation

The consultants selected to develop the design for Pier 11 will partner with the Pennsylvania Horticultural Society's (PHS) *Philadelphia Green*[®] program to design an appropriate public outreach process. PHS's work on this project is being funded outside the project budget.

While there has been significant public outreach in the central Delaware vision plan

process, there has not been discussion about the specific program of uses on Pier 11. For this reason it will be essential to engage the community in thinking about the specifics of the design of Pier 11 and its surrounds. It is important to note that the Central Delaware Advocacy Group, a group of 22 riverfront-related organizations and communities, is a part of the steering committee and will represent the ideas and concerns of many of the riverfront communities along the length of the central Delaware.

The response to this RFP should provide some suggestions for effective and creative means of public outreach. It is essential that the proposal feature a robust citizen engagement component that is in keeping with the values and principles outlined in the *Civic Vision for the Central Delaware*. The public meetings should focus on highlighting concerns and hopes for the pier, evaluating various design options, and reviewing the final proposal. Additionally, we recognize that it will be important to identify the “community” for this project. A series of focus groups with local residents and business owners should be included in the outreach plan.

At a minimum, the consultant should allow for the following civic engagement program:

- i. Preliminary public meeting to highlight opportunities before the commencement of the design process.
- ii. A maximum of 3 targeted, one-hour stakeholder focus groups.
- iii. Public presentation of urban design plan for the intersection of Race and Columbus Boulevard that includes the adaptive re-use of Piers 9 and 11 and the Philadelphia Water Department Building. Consultants will provide three design alternatives for the design of Pier 11 which be publicly presented and reviewed in a facilitated and deliberative fashion. Feedback from this public session will be used by the design team to refine the design of Pier11.
- iv. Presentation of design for Pier 11 reflecting public input mid-way through design phase of project.
- v. Public presentation of final design before commencement of construction documents.

As noted above, the Pennsylvania Horticultural Society is available as thought-partners and facilitators for the public engagement portion of this project. The costs of their services are covered and are not considered part of this proposal.

3. Design Phase:

A. *Urban Design Plan for Pier 11 and its surrounding area.*

Based on research and investigation as well as public input, the consultant will develop an urban design plan for Pier 11 and its surrounding area. The plan should evaluate the adaptive reuse of Pier 9 and the Water Department building and

explore opportunities for connections to Second Street and the River's Edge community. As part of the urban design plan, the consultant team will develop a minimum of three schematic designs for Pier 11 only. The schematic designs for Pier 11 will include cost estimates and project schedules with a potential phasing plan for the pier project.

The urban design plan and Pier 11 schematic designs should include:

- A prioritization of community needs: The consultant will provide a detailed description of community needs and uses for the site as identified by the public participation process and previous planning and/or needs assessment. This assessment will take into consideration other mix of uses designed for public access sites along the riverfront and the master plan that is being undertaken simultaneously with this Pier 11 design.
- An understanding of public utilities: During design development the consultant will verify the location, adequacy, and availability of existing public utilities necessary for the completion of all components of the project. Clean alternative energy should be explored and defined to as great of an extent as possible.
- An analysis of existing conditions: The consultant will plan and design the work with reference to, and in conformity with, information and data as to existing (legal) lines, approved drainage plans, sewers, subsurface structures. The consultant will work with the DRWC and the city to secure any necessary data related to the existing conditions.
- The development of program details: For the schematic designs, the consultant will address the following design issues:
 - Recreational uses
 - Passive uses
 - Public uses
 - Support facilities
 - Signage
 - Stormwater management structures,
 - Site furnishings including, but not limited to, railings, lighting, paving and seating.
 - Opportunities for public art. The consultant will work with the DRWC and members of the Philadelphia Office of Arts, Culture and the Creative Economy, the city's Percent for Art Program and the Fairmount Park Art Association on the integration of public art into the design of the pier. Public art shall be considered an integral part of the design process from the outset.

- The consultant will prepare schematic design drawings during this phase of the project that fully convey the urban design solution for the area surrounding the pier and the three design options for the pier itself. They will be suitable for presentation both at public display and on the Internet. Public presentation material will include illustrative site plans; cross-sections through the street, buildings and public spaces demonstrating the character and quality of the public realm; perspective renderings of the pier and its surroundings that include people, landscaping, art, street furniture and other manifestations of active public life. Scale models will be accepted but are not required as a means to convey the design intent of the project.
- The consultant will provide schematic cost estimates for the three schematic design proposals for Pier 11. Please note that remedial structural work to the substructure and deck is proceeding under separate contract.

B. Design Development Phase for Pier 11.

In addition to design development documents that will include elevation, sections, and outline specifications that help to illustrate the scale, relationship, and character of the project, the design development phase will include cost estimates and a project schedule with a potential phasing plan.

Please note: The total project budget is estimated at \$3,250,000. To date, the city has raised \$2,350,000 and is in the process of raising additional dollars. The city has also allocated an additional \$1,000,000 for structural remediation to the substructure and pier deck. These structural improvements are not a part of the scope of services for this proposal.

C. Construction Documents.

Based on the approved Design Development submission and cost estimate, the consultant will prepare working drawings, specifications, and bid documents. The construction documents should also include cost estimates mid-way through the construction document phase and at the end of the construction document phase. The consultant will work with the staff of the DRWC on a project construction schedule and a potential phasing plan. Please note the potential need for a phased set of bid documents. The steering committee and the consultant team will work together throughout the project to monitor the project's cost

D. Construction Administration.

The consultant should provide for full construction contract administration services including, but not limited, to the following:

- The Consultant shall review shop drawings, material and color samples, test reports for all materials, schedules, manufacturer's certifications and certificates of inspection submitted to contractors to determine compliance with the

contract drawings and technical specifications and review progress payment submittals.

- The Consultant shall provide on-site construction observation.
- All changes to the construction documents occurring after the release of the bid documents prior to start of construction shall be identified and added to the Construction Documents as they occur.
- The Consultant shall provide design support for field changes during construction.
- The Consultant will conduct bi-weekly progress meetings with the Owner, General Contractor and all other involved parties. The Consultant is responsible for completing progress meeting minutes.

DELIVERABLES:

Key deliverables include:

A. Urban Design Plan:

- Project memos outlining research findings, public outreach findings, etc.
- Site plan that addresses Pier 11 and its surrounding parcels. The site plan should include all features, uses, and structures proposed for the pier, Pier 9, the Water Department site, and connections to Second Street.
- A minimum of two (2) perspective renderings
- The urban design plan shall include three (3) schematic designs for Pier 11
- Plan and section drawings for Pier 11 and environs.
- Three schematic cost estimates for the proposed Pier 11 improvements
- A potential phasing plan for Pier 11

The visual products will be utilized by the DRWC and the city in public outreach and for marketing purposes. The consultant team may consider providing additional visual tools such as a model, a simulated video illustrating the final product, etc. The Central Delaware Steering Committee will welcome additional creative suggestions that will support citizen engagement and the DRWC marketing needs. All materials will be the property of the DRWC.

B. Design Development Documents

Based upon an improved schematic design for Pier 11 (which is based on public input and feedback from the public participation process), design development documents will be prepared for Pier 11 only. The documents should include:

- Utility requirements, including lighting/security and stormwater management.
- Elevations and sections including specifications illustrating scale, relationship, and character of the project.
- Itemized design development cost estimate for design and construction.
- Project schedule with potential phasing plan

C. Construction Documents

Construction documents will be completed for Pier 11 only. This phase will include the preparation of full construction documents and specifications suitable for competitive bidding of the project. Based upon the outcome of the design process and cost estimates, the final bid set may include a set of construction documents with phased bid packages.

D. Construction Administration

The Consultant will provide full construction administration services as outlined above. This includes, but is not limited to, weekly progress reports containing all pertinent information, including, but not limited to: a summary of authorized field changes, authorized change orders, shop submittal approvals, schedule, outstanding issues, progress payment submittals, and overall documentation of the construction progress.

The Consultant will provide a final report at the conclusion of the project incorporating all progress reports and photographs depicting the construction process.

III. SUBMITTAL CONTENTS AND REQUIREMENTS

(Please verify that there are not specific city or DRWC submittal requirements that have been ignored)

1. Letter of transmittal including:
 - A statement indicating your understanding of the work to be performed;
 - An affirmation of the firm's qualifications for professionally and expertly conducting the work as understood;
 - The firm's contact person concerning the proposal and a telephone number and email where that person can be reached.

2. Qualifications, including professional practice, areas of specialization, practice philosophy, and project/client mix as well as examples of a minimum of five (5) projects conducted by the firm and its consultants of a similar scope. If the team has completed projects on riverfronts or on piers these projects should be included in the qualifications package. Specialties on the project team may include, but are not limited to, landscape architecture, urban design, park and recreation planning, structural and civil engineering, ecology and water resources and cost estimating and project scheduling. The final composition of the design team is at the discretion of the lead consultant submitting the proposal. The DRWC will be receptive to suggestions for professionals outside of those listed above. Please note that the team is to be prepared to work collaboratively with the steering committee of the DRWC throughout the project; to work with the Pennsylvania Horticultural Society on the public participation process for the project; and with the Philadelphia Office of Arts, Culture and the Creative Economy, the city's Percent for Art Program and the Fairmount Park Art Association on the integration of public art into the design of the project from the outset.

Please disclose any professional engagements, relationship, conflicts of interest or potential conflicts of interest with developers of projects, their contractors, subcontractors and consultants that might impact the project, both as it relates to design and construction.

3. Explanation of work to be performed.

The proposal must include a project vision and a detailed description of the procedures and methods you propose to use to complete this scope of work.

4. Description of project management, including:
 - Services to be provided by each team member
 - Team organization/organization chart
 - Technical resources
 - Key principal, project, technical, and support personnel with resumes
 - Consultant and sub-consultant experience in park facility planning

- Minority Business Enterprises ("MBE"), Woman Business Enterprises ("WBE"), and Disabled Business Enterprises ("DSBE") participation

5. References

List three references for the prime consultant and sub-consultants indicating project names, firm's role and client contact info (including telephone and email).

6. Fees: Submit Fee Proposal which includes the following:

- Lump sum fee proposal
- Consultant hourly rates for additional services
- Cost per project phase
- Allowance for reimbursable expenses

7. Schedule:

A project work schedule should be provided which includes time frames for each major work element, target dates for public meetings, and dates for completion of draft and final documents.

8. Other Submittals

Nondiscrimination Certification (for proposing firm) shall be fully executed and returned with the proposal.

9. Sealed proposals (fifteen hard copies; fifteen CDs), must be received by:

Joseph Brooks
Acting President
Delaware River Waterfront Corporation

by May 4, 2009, at 5:00 P.M. EST.

The proposal should be addressed to:
Joseph Brooks
Delaware River Waterfront Corporation
121 North Columbus Boulevard
Philadelphia, PA 19106

IV. CONSULTANT QUALIFICATIONS

Project teams may include consultants in planning and urban design, landscape architecture, maritime engineering, civil engineering, cost estimation, park and recreation design, etc. A lead consultant will be the single point of contact, and all others will be subcontractors for the consultant.

V. SELECTION PROCESS

The Central Delaware Steering Committee will serve as a vetting committee and will recommend its findings to the board of the DRWC. The Central Delaware Steering Committee will consider the completeness, clarity, focus, conciseness and accuracy of the proposals. It will also consider the relevance of experience, resources, references, quality and diversity of expertise and any additional information provided as well as fees and hourly rates.

After review of the written proposals, the Central Delaware Steering Committee may invite some consultant teams to make an oral presentation to the selection committee.

After interviewing the invited firms, the Central Delaware Steering Committee will recommend a selection to the Delaware River Waterfront Corporation board which will approve the final selection of the consultant team. The staff of the Delaware River Waterfront Corporation will finalize the scope of work and execute a contract, in a form satisfactory to the DRWC, with the lead consultant. The DRWC reserves the right to reject any or all proposals received in response to this request.

DRWC encourages the response and inclusion of Minority Business Enterprises ("MBE"), Woman Business Enterprises ("WBE"), and Disabled Business Enterprises ("DSBE") (collectively, "M/W/DSBE") in its contracts. The goal of DRWC is to ensure that all businesses desiring to do business with DRWC have an equal opportunity to compete by creating access to DRWC's contract opportunities by M/W/DSBEs and meaningfully increasing opportunities for the participation by M/W/DSBEs in DRWC's contracts at all tiers of contracting.

Respondents to this RFP should provide a description of any efforts it has made within its company and proposal which will help DRWC achieve these goals. These efforts may include, but are not limited to the following: 1) a description of respondents written diversity program identifying the race, gender and ethnic composition of its board of directors; 2) its employment profile; 3) a list of all M/W/DSBE vendors that the respondent does business with and a statement of the geographic area(s) where its services are most concentrated; and 4) a description of respondents efforts to maintain a diverse workforce, to maintain a diverse board of directors or administer a fair and effective M/W/DSBE contracting process.

The DRWC is committed to establishing and achieving the highest level of waterfront public realm design along the central Delaware. Pier 11, along with the concurrent master plan, shall establish the quality, character and caliber of public space design for the central Delaware.

Design quality, along with technical competence, will rank highly in the consultant selection process.

VI. RESERVATION OF RIGHTS AND SELECTION CRITERIA

Reservation of Rights

The DRWC reserves and in its sole discretion may, but shall not be required to, exercise the following rights and options with respect to the proposal submission, evaluation and selection process under this RFP:

- (a) To reject any proposals if, in the DRWC's sole discretion, the proposal is incomplete, the proposal is not responsive to the requirements of this RFP, the respondent does not meet the qualifications set forth in the RFP, or it is otherwise in the DRWC's best interest to do so;
- (b) To supplement, amend, substitute or otherwise modify this RFP at any time prior to selection of one or more respondents for negotiation and to cancel this RFP with or without issuing another RFP;
- (c) To accept or reject any or all of the items in any proposal and award the contract(s) in whole or in part if it is deemed in the DRWC's best interest to do so;
- (d) To reject the proposal of any respondent that, in the DRWC's sole judgment, has been delinquent or unfaithful in the performance of any contract with the DRWC or with others, is financially or technically incapable or is otherwise not a responsible respondent;
- (e) To reject as informal, non-responsive, or otherwise non-compliant with the requirements of this RFP any proposal which, in the DRWC's sole judgment, is incomplete, is not in conformity with applicable law, is conditioned in any way that is unacceptable to the DRWC, deviates from this RFP and its requirements, contains erasures, ambiguities, or alterations, or proposes or requires items of work not called for by this RFP;
- (f) To waive any informality, defect, non-responsiveness and/or deviation from this RFP and its requirements that is not, in the DRWC's sole judgment, material to the proposal;
- (g) To permit or reject at the DRWC's sole discretion, amendments (including information inadvertently omitted), modifications, alterations and/or corrections of proposals by some or all of the respondents following proposal submission;
- (h) To request that some or all of the respondents modify proposals based upon the DRWC's review and evaluation;
- (i) To request additional or clarifying information or more detailed information from any respondent at any time, before or after proposal submission, including information inadvertently omitted by the respondent;
- (j) To inspect and otherwise investigate projects performed by the respondent, whether or not referenced in the proposal, with or without the consent of or notice to the respondent;
- (k) To conduct such investigations with respect to the financial, technical, and other qualifications of each respondent as the DRWC, in its sole discretion, deems necessary or appropriate; and
- (l) To waive and/or amend any of the factors identified in the RFP as pertaining to the respondent's qualifications.

Contract Negotiation and Award

The DRWC reserves and in its sole discretion may, but shall not be required to, exercise the following rights and options with respect to the contract negotiation and award process resulting from this RFP:

The DRWC reserves the right to enter into post-submission negotiations and discussions with any one or more respondents regarding price, scope of services, and/or any other term of their proposals, and such other contractual terms as the DRWC may require, at any time prior to execution of a final contract. The DRWC may, at its sole election, enter into simultaneous, competitive negotiations with multiple respondents or negotiate with individual respondents seriatim. Negotiations with respondents may result in the enlargement or reduction of the scope of services, or changes in other terms that are material to the RFP and the submitted proposals. In such event, the DRWC shall not be obligated to inform other respondents of the changes, or to permit them to revise their proposals in light thereof, unless the DRWC, in its sole discretion, determines that doing so is in the DRWC's best interest.

In the event negotiations with any respondent(s) are not satisfactory to the DRWC, the DRWC reserves the right to discontinue such negotiations at any time; to enter into or continue negotiations with other respondents; to enter into negotiations with firms that did not respond to this RFP and/or to solicit new proposals from firms that did not respond to this RFP, including but not limited to negotiations or proposals for components of the System, if any, that are deleted by the DRWC from the successful proposal or the contract resulting from it. The DRWC reserves the right not to enter into any contract with any respondent, with or without re-issue of the RFP, if the DRWC determines that such is in the DRWC's best interest.

Proposal Evaluation

Proposals that the DRWC determines, in its sole discretion, are responsive to the RFP will be reviewed by a selection committee designated by the DRWC. The DRWC, in its sole discretion, may require any respondent to make one or more presentations of its proposal to the selection committee, in DRWC offices, at no cost to the DRWC, addressing its ability to satisfy the requirements of this RFP. The DRWC shall not be required, however, to permit any respondent to make such a demonstration.

Cost to the DRWC is a material factor, but not the sole or necessarily the determining factor in proposal evaluation. The DRWC may, in its sole discretion, award a contract resulting from this RFP to a person or entity other than the responsible and qualified respondent submitting the lowest price. The contract will be awarded to the respondent whose proposal the DRWC determines, in its sole discretion, is the most advantageous to the DRWC and in the DRWC's best interest.

The DRWC, in its sole discretion, may, but shall not be required to, reject without further consideration the proposal of any respondent that has not demonstrated, in the DRWC's sole judgment, that it satisfies the qualifications criteria provided in the RFP. The DRWC reserves the

right, in its sole discretion and without notice to respondents, to modify this evaluation procedure as it may deem to be in the DRWC's interest.

Evaluation factors to be considered by the DRWC include, but are not limited to, the following (no particular order of importance, weighting, or other priority is assigned to these factors or reflected by their order in the list):

- (a) Project understanding and soundness of proposed project methodology, including but not limited to the detail and accuracy of the proposed scope and statement of work and implementation plan;
- (b) The respondent's financial and technical qualifications to perform the work required by the RFP, as presented in its proposal and determined by any other investigations conducted or information obtained by the DRWC;
- (c) References provided by the respondent, particularly from projects of similar complexity and scope;
- (d) Commitment and ability to complete the project within the time frame specified in the Proposal;
- (e) Superior ability or capacity to meet particular requirements of contract and needs of the DRWC and those it serves
- (f) Superior prior experience of Applicant and staff
- (g) Superior quality, efficiency and fitness of proposed solution for the DRWC
- (h) Superior skill and reputation, including timeliness and demonstrable results
- (i) Special benefit to continuing services of incumbent, such as operational difficulties with transition or needs of population being served
- (j) Administrative and operational efficiency, requiring less DRWC oversight and administration
- (k) Anticipated long-term effectiveness
- (l) Meets qualification/prequalification requirements as set forth in this RFP
- (m) inclusion of M/W/DSBE participation as prime contractors, subcontractors, joint venture partners and employees in respondent's proposal;
- (n) Any other factors the DRWC considers relevant to the evaluation of the proposal.

Appendix -A

Confidentiality and Public Disclosure

The successful applicant shall treat all information obtained from DRWC which is not generally available to the public as confidential and proprietary to DRWC. The successful applicant shall exercise all reasonable precautions to prevent any information derived from such sources from being disclosed to any other person. The successful applicant agrees to indemnify and hold harmless DRWC, their officials and employees, from and against all liability, demands, claims, suits, losses, damages, causes of action, fines and judgments (including attorney's fees) resulting from any use or disclosure of such confidential and/or proprietary information by the successful applicant or any person acquiring such information, directly or indirectly, from the successful applicant or through this RFP process.

By submission of a proposal, applicants acknowledge and agree that DRWC is subject to state and local disclosure laws and, as such, are legally obligated to disclose public documents, including proposals, to the extent required thereunder. Without limiting the foregoing sentence, DRWC's legal obligations shall not be limited or expanded in any way by a applicant's assertion of confidentiality and/or proprietary data.

Prime Provider/Contractor Responsibility

The selected applicant will be required to assume responsibility for all services described in their proposals whether or not they provide the services directly. DRWC will consider the selected applicant as the sole point of contact with regard to contractual matters.

Disclosure of Proposal Contents

Subject to the public disclosure requirements stated above, cost and price information provided in proposals will be held in confidence and will not be revealed or discussed with competitors. All material submitted as part of the RFP process becomes the property of DRWC and will only be returned at DRWC's option. Proposals submitted to DRWC may be reviewed and evaluated by any person other than competing vendors. DRWC retains the right to use any/all ideas presented in any reply to this RFP. Selection or rejection of a proposal does not affect this right.

Non-Discrimination

The successful vendor, as a condition of accepting and executing a contract with DRWC through this RFP, agree to comply with all relevant sections of the Civil Rights Act of 1964, the Pennsylvania Human Relations Act, Section 504 of the Federal Rehabilitation Act of 1973, and the Americans with Disabilities Act, hereby assuring that:

The provider agency does not and will not discriminate against any person because of race, color, religious creed, ancestry, national origin, age, sex, sexual orientation, handicap or disability in providing services, programs or employment or in its relationship with other provider contractors.

Miscellaneous

DRWC reaffirm their right to make any selection it deems prudent, and responding firms or individual participants acknowledge through their participation that such selection is not subject to protest or contest.

The successful applicant selected will perform a variety of duties as agreed upon in the final negotiated contract. The selected applicant and DRWC will finalize the contract terms and conditions. If DRWC and the selected applicant are unable to agree on terms and conditions, DRWC may exercise its right to negotiate with other eligible vendors.

Campaign Contribution Disclosure Forms - Attached as additional pages