

Solicitation PEB716169

RFP BARNUM STATION TOD, STRUCTURAL ANALYSIS & ADAPTIVE REUSE STRATEGY

Bid Designation: Public

City Of Bridgeport



City of Bridgeport

Bid PEB716169

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Bid Number PEB716169
Bid Title RFP BARNUM STATION TOD, STRUCTURAL ANALYSIS & ADAPTIVE REUSE STRATEGY

Bid Start Date Aug 28, 2015 10:03:35 AM EDT
Bid End Date Sep 30, 2015 2:00:00 PM EDT
Question & Answer End Date Sep 21, 2015 4:00:00 PM EDT

Bid Contact Kathryn Cullen
Buyer
Department of Public Purchases
203-576-7158
kathryn.cullen@bridgeportct.gov

Pre-Bid Conference Sep 18, 2015 10:00:00 AM EDT
Attendance is optional
Location: SOUTHEAST CORNER OF
HELEN AND ARCTIC STREETS
BRIDGEPORT

Description

OPTIONAL WALKTHROUGH ON 9/18/15 AT 10:00 AM
3 TASKS: DEVELOP BARNUM STATION TOD; STRUCTURAL BUILDING ANALYSIS AT 889 BARNUM AVENUE; ADAPTIVE REUSE STRATEGY AT 889 BARNUM AVE.

PEB716169

Request for Proposals

Barnum Station Transit-Oriented Development Plan
&
889 Barnum Ave. Structural Building Analysis and Adaptive Reuse Strategy

1.0 Overview

The City of Bridgeport (City) acting through its Office of Planning and Economic Development (OPED) is seeking to contract with a professional planning and engineering consultant(s) to perform three tasks related to the redevelopment around the proposed Barnum Train Station. The first task is to develop an area wide **Barnum Station Transit-Oriented Development Plan (TOD Plan)**. The second and third tasks are site specific, and include a **Structural Building Analysis** and an **Adaptive Reuse Strategy (Reuse Strategy)** for 889 Barnum Avenue, the former Remington Arms Ammunition production facility. The TOD Plan will be a guide for reinvestment that will reposition the Barnum Station TOD area as a transit-oriented and a mixed-use hub, and act as an economic development catalyst for the city's East Side, East End and Mill Hill neighborhoods. The TOD Plan will outline strategies to encourage mix of residential, commercial, light industrial and office uses, while recognizing the industrial past of the area. The Reuse Strategy will recommend ways to transform the 16 acre site of the former Remington Arms Ammunition Factory into a moderate to high-density, mixed-use district adjacent to the proposed Barnum Train Station.

The City of Bridgeport has been working very closely with the State over the last few years to locate a new commuter rail station in east Bridgeport. The concept of a new rail station was first formalized in the 2009 East Side Neighborhood Revitalization Zone (NRZ) Strategic Plan. Over the last few years, millions of dollars of public and private investments have been made in the Barnum Station TOD area and hundreds of millions more are planned. These include multi-family housing development, road infrastructure improvements, brownfields remediation, corridor studies, school construction projects, and Barnum Station Design and Engineering Study. The guiding plan for these efforts is the **BGreen 2020: A Sustainability Plan for Bridgeport, Connecticut**. Some of the recent major planning and development initiatives are:

- *Barnum Station Design and Engineering*: In July, 2014 the State Bond Commission approved \$2.75 million for engineering, design and environmental permitting to develop the new Barnum Station and the new train station is expected to be in operation by 2020.
- *Seaview Avenue Realignment and Improvements*: This \$16 million project entails road improvements/ reconstruction of Seaview Avenue and Bond Street as well as design of new roadway to serve the proposed Lake Success Eco Business Park.
- *Crescent Crossing Housing Development*: The City is working with a private developer on a multi-phase, multi-year development initiative just south of the proposed train station. An approximate \$300 million investment, the first phase of this mixed-income housing will break ground in summer 2015 and would include 175 units.

- *Harding High School*: The City is working with the State on the construction of a new Harding High School on Bond Street. The School is expected to open in 2017 and site work would begin in summer 2015.
- *Barnum Station Feasibility Study*: The Study was funded under the New York-Connecticut Sustainable Communities Program to determine the feasibility of constructing the Barnum Station as a catalyst for revitalizing the East Side and East End neighborhoods. The Study confirmed that new station could be physically constructed, is operationally compatible with the existing Metro-North and Amtrak services, and can act as an economic development catalyst.

Although a number of projects have been initiated in the recent past to revitalize the Barnum Station TOD area, challenges remain, including uneven development, ageing infrastructure and brownfields. The TOD Plan will bind the various individual development projects into a comprehensive development strategy for the area, and will attract additional investments.

TOD Planning Area (½ mile radius around the proposed Barnum Train Station)

The proposed Barnum Station is located in a formerly heavy industrial district in the East Bridgeport Development corridor. This corridor consists of three neighborhoods: East End, East Side and Mill Hill. Land use within ½ of the Barnum Train Station is predominantly industrial (26%), followed by 1-2 family residential (16%). There are approximately 61 acres of brownfields and 38 acres of vacant land within the TOD area. The TOD area has a population of 11,000, and contains over 4,100 housing units. Thirty percent of the population reports as white alone, 37 percent reports as black alone, and 58 percent reports as Hispanic. According to ESRI forecasts, using US Census Bureau 2010 data, the 2014 median household income in this area is \$26,654, and approximately 25 percent of the population lives below the poverty line. There are 15 major employers with ½ mile radius of the proposed Barnum Station employing over 4600 people. Bridgeport Hospital employs more than 2600 people, and is located within 10 minutes walking distance from the proposed Station.

The TOD Plan will leverage existing and future assets within the ½ mile radius of the proposed station, and will generate a revitalization strategy. The revitalization strategy will focus on creating a vibrant, transit-oriented and mixed-use environment while leaving space for existing viable industrial uses. The Plan will establish a long range vision with guiding principles, recommendations and implementation strategies for improving the future of the TOD area.

2.0 Work Scope

2.1 Development of Barnum Station Transit-Oriented Development Plan

The TOD Plan will recommend land use and revitalization strategies to transform the ½ mile radius around the proposed Barnum Train Station into a mixed-use, pedestrian-friendly, and a multi-cultural community. The TOD Plan will revitalize the area into a unique and special place and a source of pride and enjoyment for all who live, work and visit the area. The Plan will include the following deliverables:

- **Comprehensive Vision** – Develop a comprehensive vision of the TOD area through community involvement process. The Plan will develop a consensus about what future the community wants, and deciding what is necessary to achieve it.

- **Planning Sub-Districts**– The TOD area has diverse mix of land uses, architectural styles and building scales. Based on the existing land use patterns and future development potential, organize the larger TOD area into planning sub-districts that are connected to each other, and renews the emphasis on the central hub provided at the rail station.
- **Opportunities and Constraints Analysis** – Identify features such as land ownership, vacant and underutilized development sites, antiquated zoning regulations, topographic conditions and environmental issues.
- **Land Use and Redevelopment Strategies** – Establish a balanced land-use strategy to meet the needs of residential, commercial and industrial uses. Outline strategies to improve access to housing, jobs, services and education.
- **Development Regulations** – Recommend new development regulations and zoning districts to facilitate new development opportunities in the TOD area.
- **Mobility and Connections** - Enhance area’s road network through incorporating ‘complete street’ approach, and build bike and pedestrian connections between the proposed train station and the adjacent land uses.
- **Urban Design and Placemaking** – Recommend ways to enhance the neighborhood built environment character and instill the principals of placemaking.
- **Brownfields** – Be cognizant of existing contamination levels in framing the land use and redevelopment strategy.
- **Adequacy of Public Infrastructure** – Assess the impact of new development on roads, public schools, and water and sewer facilities.
- **Market Analysis** – Conduct market research to determine current demand for new uses, obstacles, and opportunities for strengthening demand and potential demand associated with the implementation of a TOD strategy.
- **Public – Private Partnership Strategy** – Develop strategies to leverage available public sector resources to incentivize private development.

The TOD Plan will provide guidance for day-to-day decision making related to land use, public investment, private development and partnerships. It will guide future implementation actions such as zoning map or text amendments, capital improvements and public-private partnerships.

2.2 Buildings Structural Analysis at 889 Barnum Avenue

The 889 Barnum Station site and its factory buildings were formerly operated by the Remington Arms Corporation. Established in 1867 and originally incorporated as the Union Metallic Cartridge Company, the company merged with Remington Arms in 1888. A unique component of the plant was the approximately 130 foot tall shot tower built in 1908. The Remington Shot Tower is one of the few surviving shot towers in the United States and is also registered in the National Register of Historic Places. The consultant will conduct structural building analysis to assess the feasibility of adaptive reuse of existing buildings remaining on site. Buildings for structural analysis include:

- I. Three one-story mill buildings (approx. 25,600 sq. ft.)
- II. Four-story mill building (approx. 235,000 sq. ft.)
- III. Two-story office building (approx. 65,700 sq. ft.)
- IV. Three-story mill building (approx. 54,900 sq. ft.)
- V. Shot Tower building (approx. 39,100 sq. ft.)

- VI. Two concrete building slabs (foundations). These two foundations are from the deconstruction of two non-historic manufacturing buildings with floor plates of 86,300 sq. ft. and 32,390 sq. ft.

The purpose of the structural analysis for these buildings and building slabs is to assess the current condition of each building and evaluate each of the structures for potential reuses and compliance with the Building Code. The results of this analysis and existing framing plans will be used to support the adaptive reuse strategy for this site. The structural analysis report will include:

- I. Building Condition Assessment
- II. Building Code Compliance
- III. Wind and Seismic Force Compliance Assessment
- IV. Recommendations for repair, strengthening or replacement of structural members and/ or systems
- V. An opinion of cost (design and construction services) for the implementation of repairs, strengthening or replacement of elements found to be structurally deficient during analysis.

NOTE 1: Tasks 2.1, Development of the Barnum TOD Plan, and 2.2, Buildings Structural Analysis at 889 Barnum Avenue, shall be conducted concurrently.

NOTE 2: Task 2.2, Buildings Structural Analysis, will be treated as an Add Alternate for bidding purposes.

2.3 Adaptive Reuse Strategy for 889 Barnum Avenue Property

An adaptive reuse strategy will be developed for the 16 acre historically significant site located at 889 Barnum Avenue. The Reuse Strategy will focus on (a) Adaptive Reuse of the historic mill buildings which include the Remington Shot Tower and (b) development focus of moderate- to high-density, mixed-use transit-oriented development depending on the TOD Plan results that may include residential, retail and/ or commercial usages. A key focus of the adaptive reuse strategy is to dovetail this reuse planning effort with the TOD Plan of the larger area. The adaptive reuse strategy will include the following deliverables:

- I. Photographic documentation of historically significant buildings on the site
- II. Site Planning and Phasing Strategies
- III. Development Opportunities and Constraints Analysis
- IV. Conceptual Development Form and Renderings
- V. Form-based code for the site that fosters predictable built results and high quality public realm
- VI. Financial Feasibility Study
- VII. Public-Private Partnership Development Strategy

3.0 Coordination and Community Outreach

The TOD Plan and the Adaptive Reuse Strategy will be drafted through a participatory planning process involving multiple agencies and organizations, and will seek input from city residents, property owners, and other stakeholders. The proposal will include a public participation and stakeholder engagement plan that includes:

3.1 Steering Committee – A Steering Committee composed of government, business and civic representatives from the community will guide the participatory process, and provide feedback on the TOD Plan and the adaptive reuse strategy for 889 Barnum Avenue property. The Consultant shall meet with the Steering Committee on a regular basis throughout the process to provide updates.

3.2. Public Outreach Sessions – The consultant will work with the City to design the public outreach strategy. The outreach strategy will include attending Neighborhood Revitalization Zone (NRZ) meetings, organizing larger community workshops, and meeting with major stakeholders.

3.3 Project Website - The consultant will design, launch and update the project website throughout the planning process to inform and seek input from the community.

3.4 Staff Meetings - Periodically meet with staff from the City of Bridgeport, and other agencies as required. Bi-weekly conference calls with City staff to provide progress reports and for coordination purposes are also required.

4.0 Schedule and Budget

4.1 Schedule

Tasks 2.1, Development of the TOD Plan, and 2.2, Buildings Structural Analysis at 889 Barnum Avenue, will be conducted concurrently. The TOD Plan and the Buildings Structural Analysis are expected to be completed within ten months from project commencement. Task 2.3, Adaptive Reuse Strategy for 889 Barnum Avenue site is expected to take eight months from project commencement. The City reserves the right to select separate consultants for each project task.

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| August 31 | Advertisement |
| September 18 | Walk-Through (optional)* |
| September 21 | Deadline for question submittals to Bidsync |
| September 24 | City’s response to all Bidsync questions and inquiries |
| September 30 | Deadline for all RFP submittals |

* Optional Walk-Through will begin at 10 a.m. at the Southeast corner of Helen and Arctic Streets.

4.2 Budget

Submissions shall include separate budget proposals for task 2.1 Development of TOD Plan, task 2.2 Buildings Structural Analysis, and task 2.3 Adaptive Reuse Strategy. The City has received a grant from the State Office of Policy and Management (OPM) to develop the TOD Master Plan and a grant from the State Department of Economic and Community Development (DECD) under historic brownfield revitalization initiative to conduct Building Structural Analysis and to develop an Adaptive Reuse Strategy for 889 Barnum Avenue property. Task 2.1 budget to draft a TOD Plan is \$150,000, task 2.2 budget to conduct a structural building analysis is \$80,000 and task 2.3 budget to develop a reuse strategy is \$145,000.

5.0 Information and Inquiries

Updates and amendments to this letter can be found at www.bidsync.com or can be obtained by contacting the City of Bridgeport through Bidsync. Interested consultants are responsible for monitoring updates and amendments.

The City of Bridgeport is requesting that a senior experienced person be the primary representative for the selected consulting firm and responsible for performing the majority of proposed services.

If your firm desires to be considered for this assignment, your submittal should consist of:

- a. A letter of interest, together with general information on the firm and proposed sub consultants,
- b. Separate budgets for TOD Master Plan, Building Structural Analysis for 889 Barnum Avenue and Adaptive Reuse Strategy for 889 Barnum Avenue property, utilizing the following Bid Form, which outlines costs with Task 2.2 as an Add Alternate. Timeline with associated scope milestones
- c. The firm's brochure
- d. Current Federal Form SF330,
- e. Experience of the firms on similar projects, and resumes of key personnel.
- f. Additionally, all interested firms must submit a detailed statement including the organizational structure under which the firm proposes to conduct business.
- g. Proposed sub consultants should be clearly identified. The relationship to any "parent" firm or subsidiary firm, with any of the parties concerned, must be clearly defined.

The City reserves the right to select a single consultant, select separate consultants for each task, or refrain from engaging any firms submitting responses to this request.

Each consultant must submit eight (8) paper copies and one (1) digital copy of their proposal in a sealed envelope bearing on the outside the name of each firm, full address, name of the project for which the proposal is responding, and bid number to the Department of Public Purchases, Margaret E. Morton Government Center, 999 Broad Street 2nd Floor, Bridgeport, CT 06604.

The city of Bridgeport must receive your proposal no later than October 1, 2015. Proposals received after the date and time prescribed shall not be considered for contract award and shall be returned to the submitter.

Minority Business Enterprises Are Encouraged to Respond. The City encourages Minority Business Enterprises ("MBEs") to submit their qualifications. An MBE firm that is a member of a Target Group is entitled to Evaluation Credits (as described below) under the provisions of the Minority Business Enterprise Ordinance, Section 3.12.130 of the City Ordinances ("MBE Ordinance"). Target Groups for this procurement are:

African Americans, Hispanic Americans, minority business enterprises, and minority female and Caucasian female minority business enterprises

Non-Minority Firms Are Encouraged to Joint Venture with Target Group Firms. Non-minority firms are encouraged to form joint venture arrangements (described below) with Target Group firms and the joint

venture will be entitled to Evaluation Credits based upon the extent of the Target Group's ownership interest in the joint venture as further described below.

6.0 Selection Criteria and Selection Committee

6.1 Selection Criteria

Consultant selection will be based upon the following criteria:

- 60% Previous Experience with Similar Projects
- 20% Capacity of Firm
- 15% Project Cost
- 5% Familiarity with Bridgeport

6.2 Selection Committee

Submissions will be reviewed by a panel consisting of four to five individuals representing the following offices, departments or agencies:

- City of Bridgeport Office of Planning and Economic Development, Planning Division
- City of Bridgeport Office of Planning and Economic Development, Economic Development Division
- City of Bridgeport Department of Public Facilities
- Bridgeport Economic Development Corporation (BEDCO)

7.0 Miscellaneous

Should any or all of the tasks related to this RFP be delayed, altered or cancelled, for any reason, the City of Bridgeport is not obligated to ensure or provide supplementary work.

Sincerely,

Bernd Tardy
Acting Purchasing Agent

PEB716169

Request for Proposals – BID FORM

Barnum Station Transit-Oriented Development Plan
 &
 889 Barnum Ave. Structural Building Analysis and Adaptive Reuse Strategy

Firm Name:

| TASK | COST – 3 TASKS | COST – 2 TASKS |
|---|----------------|----------------|
| Task 1 – Development of Barnum Station TOD Plan | | |
| Task 2 – Buildings Structural Analysis at 889 Barnum Avenue | | Not Applicable |
| Task 3 – Adaptive Reuse Strategy for 889 Barnum Avenue | | |

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| | | |

(b) Identify owners of 5% or more interest in the Business:

| | | |
|--|--|--|
| | | |
| | | |
| | | |
| | | |

6. Identify any parent organization of the Business.

Parent's name _____, a

- a corporation
- a limited liability company
- a limited liability partnership
- a general partnership
- a sole proprietorship
- other _____.

State of Incorporation or organization: _____

7. Has the Business, any Parent, or any of their respective officers, directors, owners, general partners, managing members, employees, or agents ever been convicted of, entered a plea of guilty, entered a plea of *nolo contendere*, or otherwise admitted to:

| | <u>Yes</u> | <u>No</u> |
|---|--------------------------|--------------------------|
| a) the commission of a criminal offense as an incident to obtaining or attempting to obtain a public or private contract or subcontract, or in the performance of such contract or subcontract? | <input type="checkbox"/> | <input type="checkbox"/> |
| b) the violation of any state or federal law for embezzlement, theft, forgery, bribery, falsification or destruction of records, receiving stolen property or any other offense indicating a lack of business integrity or business honesty which affects responsibility as a municipal contractor? | <input type="checkbox"/> | <input type="checkbox"/> |
| c) to a violation of any state or federal antitrust, collusion or conspiracy law arising out of the submission of bids or proposals to a public or | <input type="checkbox"/> | <input type="checkbox"/> |

Effective November 1, 2006

private contract or subcontract?

- d) the fraudulent, criminal or other seriously improper conduct while participating in a joint venture or similar arrangement.
- e) willfully failed to perform in accordance with the terms of one or more public contracts, agreements or transactions?
- f) had a history of failure to perform or a history of unsatisfactory performance of one or more public contracts, agreements or transactions?
- g) willfully violated a statutory or regulatory provision or requirement applicable to a public contract, agreement or transaction?

IF YOU ANSWER YES TO ANY PART OF PARAGRAPH 7, EXPLAIN ON AN ATTACHED SHEET.

8. Read and initial at the end of the following paragraph:

BY INITIALING BELOW, THE UNDERSIGNED REPRESENTS THAT THERE EXISTS NO KNOWN OR SUSPECTED CONFLICTS OF INTEREST BETWEEN THE BUSINESS AND THE CITY OF BRIDGEPORT.
_____ (Initial)

9. Read and initial at end of the following paragraph:

BY INITIALING BELOW, THE UNDERSIGNED UNDERSTANDS THAT THE DUTY TO PROVIDE THE INFORMATION REQUESTED IN THIS FORM IS A CONTINUING OBLIGATION AND THAT THE INFORMATION REQUIRED BY THIS FORM MUST AND WILL BE UPDATED UPON ANY CHANGE.
_____ (Initial)

Dated: _____

Name:
Title:
duly-authorized

Effective November 1, 2006

State of _____)
) ss: At: _____
 County of _____)

Subscribed and sworn to before me on _____
 Date

By: _____
 Notary Public
 My Commission Expires: _____
 Commissioner of the Superior Court

NON-COLLUSION AFFIDAVIT OF PRIME BIDDER

(To be included with bid # _____)

State of.....)

County of.....)

_____, being first duly sworn, deposes and says that:

(1) He is _____ of _____, the Bidder that has submitted the attached Bid;

(2) He is fully informed respecting the preparation and contents of the attached Bid and of all pertinent circumstances respecting such bid;

(3) Such Bid is genuine and is not a collusive or sham Bid;

(4) Neither the said Bidder nor any of its officers, partners, owners, representatives, employees or parties in interest, including this affidavit, has in any way colluded, conspired, connived or agreed, directly or indirectly with any other Bidder, firm or person to submit a collusive or sham Bid in connection with the Contract for which the attached Bid has been submitted or to refrain from bidding in connection with such Contract, or has in any manner, directly or indirectly, sought by agreement or collusion or communication or conference with any other Bidder, firm or person to fix the price or prices in the attached Bid or of any other Bidder, or to fix any overhead, profit or cost element of the Bid price or the Bid price of any Bidder, or to secure through any collusion, conspiracy, connivance or unlawful agreement any advantage against the City of Bridgeport, owner, or any person interested in the proposed Contract; and

(5) The price or prices quoted in the attached Bid are fair and proper and are not tainted by any collusion, conspiracy, connivance or unlawful agreement on the part of the Bidder or any of its agents, representatives, owners, employees, or parties in interest, including this affiant.

(Signed)

(Title)

Subscribed and sworn to before me this _____ day of _____, 20____.

_____(Title)

My Commission Expires:

Question and Answers for Bid #PEB716169 - RFP BARNUM STATION TOD, STRUCTURAL ANALYSIS & ADAPTIVE REUSE STRATEGY

Overall Bid Questions

There are no questions associated with this bid.

Question Deadline: Sep 21, 2015 4:00:00 PM EDT