

AGENDA

ALLIANCE
FOR
INVESTMENT



Board Members:

Rick Winn • Mark Roys • Kirt Ojala • Rick DeVries • Nick Monoyios • Nick Koster • James Botts • Phil Skaggs • Tom Tilma
Dave Hill • Ted Lott • Mark Miller • Rachel Hood • Jay Steffen • Eric Brown • Suriya Davenport • Sarah Rainero • Megan Sall
Kara Wood • Kristian Grant • Ryan Kilpatrick • Darius Quinn • Roberto Torres

November 10, 2015

3:30p – 5:00p

29 Pearl Street, NW Suite #1

1. Call to Order
2. Approval of October Minutes
3. Pearl Street Project Update
4. GR Forward Update
5. Calder Plaza RFP
6. DGRI Performance Measures
7. 2016 Meeting Time
8. Old Business
9. New Business
10. Next Meeting – December 8, 2015



AGENDA

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FOR
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AFI

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-
11. Public Comment
 12. Adjournment



Alliance for Investment

October 13th, 2015

1. Call to order- Monoyios called the meeting to order at 3:32pm
2. Members Present: James Botts, Rick DeVries, Dave Hill, Rachel Hood, Nick Koster, Ted Lott, Mark Miller, Nick Monoyios, Sarah Rainero, Tom Tilma, Roberto Torres, Kara Wood,

Members Absent: Eric Brown, Suriya Davenport, Kristian Grant, Ryan Kilpatrick, Kirt Ojala, Darius Quinn, Mark Roys, Megan Sall, Phil Skaggs, Jay Steffen, Rick Winn

Others Present: Tim Kelly, Murphy Ackerman, Jennie Kovalcik, Matt Chapman, Andy Guy, Suzanne Schultz, Connie Bohatch
3. Approval of September Meeting Minutes:
Motion: Nick Monoyios, supported by James Botts, moved to approve the September 8, 2015 minutes as presented. Motion carried unanimously.
4. Grand Rapids White Water Presentation and Discussion:
Kelly began by introducing Jennie Kovalcik as the new recorder of meeting minutes. Kelly gave an overview of the presentations that the Alliance would see during the meeting, starting with the introduction of Matt Chapman from Grand Rapids White Water (GRWW). Chapman began his presentation by updating the Alliance on the GRWW river project and its connection to GR Forward. Chapman outlined the goals for the river project as: restoring the river, supporting recreational activities, improving water quality, and making the river the focus of Grand Rapids. GRWW has begun developing a team to oversee the progress of the project called the Grand River Corridor Revitalization Committee (GRCRC). He explained that the goal of this committee would be to work in conjunction with GR Forward to support and maintain the project in the future. Chapman projected that by the end of the month the proposed committee would be approved by the City Commission. Chapman also predicted that the Memorandum of Understanding would be approved by the end of the month of October. Chapman discussed a fundraising feasibility study for the project. Chapman

explained that the barrier by the Sixth Street Bridge would be removed and another barrier would be put in place that would potentially have multiple benefits; including conservation of wildlife, guarding against sea lampreys, and providing more opportunities for water activities. He noted that sea lamprey expansion is the largest concern relative to moving forward with the project, but there are studies being done to address this issue. He notified the group of a meeting GRWW was having with the rowing community after the Alliance meeting at 7:30pm to discuss the benefits of the project to potential international and large-scale rowing activities. Chapman added that there are Functional Working Groups that are reviewing the river habitat, barrier options, surrounding real estate, and fundraising strategies. Chapman projected a timeline for the project: a NEPA and Environmental Impact project was underway and will continue into 2016; the permit is anticipated to be submitted by the end of 2015, and then reviewed by the Michigan DEQ in 2016; leading into the fundraising campaign; and 2017 being the first year of construction.

Chapman opened the discussion to questions. Hood asked if the public is participating in the working groups, and if the information being generated would be made public. Chapman answered that once the project is launched, public participants in the outreach committees of GRCRC would be instrumental. Hood asked if there would be a public comment period after the permit is completed and reviewed. Chapman said yes, there will be a longer period to comment once dates are finalized. Hood asked if Matt could explain the threat of the sea lamprey. Chapman said that there is an official meeting scheduled with Michigan's Fish and Wildlife professionals to focus on the efficiency of lamprey barrier designs. Botts asked if the barrier would be South of Ann Street. Chapman answered yes, the new barrier would be. Hood asked about the adjustability of the new barrier design. Chapman said that the potential barrier could be adjusted for multiple uses. He clarified that his team was looking to find the best barrier to protect against lamprey. Hood asked what a better barrier would look like in terms of the project. Chapman said that having the ability to adjust the barrier, creation of a rowing pool, and not having a static barrier are all indicators of better barriers by engineers. Botts asked how much more money this dynamic barrier would be. Chapman said it depends on the outcome of the design GRWW would receive from the Fish & Wildlife meeting. He continued by saying a engineers are currently looking into a hydraulic system that uses compressed air, but nothing is finalized until studies are completed. Hood asked who would maintain the new barrier. Chapman stated that for long term conservancy there would be a partnership with the City of Grand Rapids and other organizations, including the GRCRC committee. Monoyios thanked Chapman for his time.

5. HUD Resiliency Grant Overview and Discussion:

Guy started by handing out The Grand Strategy poster. Guy explained that Grand Rapids had applied for a grant from the Housing and Urban Development (HUD) agency. He further explained that certain communities were eligible to apply for funds that act as a proactive resource for potential natural disaster restoration. Guy informed the Alliance that Grand Rapids has made it into the top 40 communities in the country in the grant process. The main themes that these funds would support are outlined by Guy: protect critical infrastructure along the waterway, rethink land and water assets, and expand public access to the riverfront. Guy explained that this project coincides with other projects

that we have been focusing on already, including: green streets, restoring wetlands, riverfront sites, and GR Forward objectives. Guy stated that possible outcomes from the grant funds would be tremendous benefits to the county's environmental, economic, and social wellbeing. He added that the funds would be used for flood management and protection, nature-based infrastructure, and a stronger and more direct connection to the riverfront for all neighborhoods. Guy explained that the use of the funds would help to reimagine underused river waterfront site for the use of the community as a whole. Guy informed the Alliance of a Public Hearing on October 20 2015 in DeVos Place that will discuss the grant. Guy said that this project could be a model for other waterfront communities. Guy tells the Alliance that the project is anticipated to be 4 million dollars; 2 million is being requested from the HUD grand and the remaining 2 million would be from local, county, and state assistance. He adds that the application for the HUD grand is due October 27, 2015.

Monoyios asked if there is a primary evaluation criterion that the HUD will use to rate finalists. Guy answers that yes, there is a list HUD is using, and we are well positioned within this criterion. Guy projects that would of the 40 applicants, Grand Rapids will probably be in the top five finalists, especially with the work of the GR Forward Plan. Botts asked what other cities in the county we had worked with on the grant. Guy said that Kent County cities along the river have had input. Torres asked how we compare to other cities that may have low-moderate income heavy populations and how this factor will play into the application of HUD money. Guy answered that data from census tracks was used to qualify Grand Rapids for the grant and that our community public outreach and GR Forward Plan are a strong foundation for connecting this population to the river. Guy explained that if granted funds, a review of diversity and inclusion benefits would be completed. Connie added that we have identified census tracks that fit meeting the criteria. Torres asked how we would ensure impact with relation to diverse and income challenged communities. Guy answered that if and when we received funds it would be necessary to involve the community to make sure that the money is having the best impact for those that would be hit worst by a potential tragedy. Hood pointed out that Torres's concerns are important when moving forward. She noticed that "rehab healthy homes" is not a main objective set by The Grand Strategy, nor is the public health piece. Hood continued by asking how these concerns benefit the community that represent lower income populations, as the HUD grant is intended to. Guy reassures that housing is distinguished as a prominent theme for HUD, and that we will maintain focus on diversity and additional housing. Hood added that green buildings, site design, etc. are connected to climate resiliency, and that these incentives from GR Forward connect to the HUD plan.

6. Great Housing Strategies Presentation and Discussion:

Schultz handed out the Draft Plan Review for Great Housing Strategies. Her presentation focused on discussing affordable housing developments in Grand Rapids. Schultz stated that having a plan like this is a component of a strong and diverse community. Schultz explained that her team has created four workgroups that examine potential housing options. She pointed out that most of Grand Rapids is comprised of single family homes, yet the current housing demand is in multifamily homes and rentals due to changing demographics. Schultz said the housing strategies goal is to build a more

diverse and cohesive housing community. Schultz said she aimed to encourage mixed income housing builds through incentives and bonuses, not requirements due to state law. She added that a trust fund could be used to support, create, and preserve affordable housing. Schultz stated that her team will approach the state of Michigan with state-wide goals by collaborating with Traverse City and Washtenaw County. Schultz told the Alliance that the City Commission has the draft plan, and that it can also be found on the City of Grand Rapids website. She added that review and discussion are planned for October 22, 2015. She anticipated that a public hearing would follow that discussion. Schultz outlined a goal to have the plan adopted by December 8, 2015.

Monoyios asked if some of the concerns discussed today could be addressed by creating micro-units. Schultz said that micro-units would provide levels of affordability, along with a diverse variety of building plans. Wood said that units of this kind are already being put into building models. Torres asked if developers know how their investment will be applied to this plan versus federal funding application. Schultz answered yes, there are projects using different funding sources already. Torres asked how the data will be used to aid the plan, if there is not cohesive data yet to review. Bohatch explained that her presentation was a general framework, but more information is needed on certain populations to create a more specific plan that will benefit the income challenged population. Schultz told the Alliance that although the conversation has prompted development interest, developers cannot fund this project alone, and that federal support is needed. She added that zoning will allow them to provide a variety of housing choices. Miller said he agrees with Torres's questions and concerns. Miller asked what is defined as affordable housing. Bohatch answered that if a person is paying more the 30% of their income on housing, it no longer considered affordable. Schulz added that she is aware of housing studies and maps that will be used to project a need for income challenged housing in the next five years. Miller asked for an update of a current mixed-income project. Schultz responded that the developer is ready to break ground, urged by the economic incentives that were proposed. Hood asked if the scope of the work was intended for all housing in Grand Rapids. Schultz answered yes. Hood asked if it was an appropriate time to start promoting building codes. Bohatch answered that yes it was appropriate timing. Hood said that energy efficiency should be included in market awareness. Bohatch responded that energy efficient benefits and lower income housing needs are being connected.

7. Old Business:

None

8. New Business:

Lott said that the presentations were informative to the discussions of the Alliance overall. Kelly stated that the GR Forward public comment period is over next Friday if the group had anything to add before final review. Kelly finished by saying he hoped the presentations answered any questions the Alliance had.

9. Next Meeting – November 11, 2015:

10. Public Comment:
None

11. Adjourn:
Monoyios adjourned the meeting at 5:03pm

Minutes taken by:
Jennie Kovalcik
Administrative Assistant
Downtown Grand Rapids Inc.



CITY OF GRAND RAPIDS

GRAND RAPIDS, MICHIGAN

DESIGN, DEVELOPMENT
AND ENTERPRISE SERVICES

STREETSCAPE
IMPROVEMENTS
IN

PEARL STREET

FROM MOUNT VERNON AVE. TO THE GRAND RIVER

UTILITIES

PUBLIC

CITY OF GRAND RAPIDS TRAFFIC SIGNALS
509 WEALTHY ST. SW
GRAND RAPIDS, MI 49503
(616) 456-3847

CITY OF GRAND RAPIDS STREET LIGHTING
509 WEALTHY ST. SW
GRAND RAPIDS, MI 49503
(616) 456-3281

CITY OF GRAND RAPIDS WATER SYSTEM
1900 OAK INDUSTRIAL DR. NE
GRAND RAPIDS, MI 49505
(616) 456-4096

CITY OF GRAND RAPIDS
SANITARY AND STORM SEWER MAINTENANCE
1900 OAK INDUSTRIAL DR. NE
GRAND RAPIDS, MI 49505
(616) 456-3561

KENT COUNTY DPW - STEAM
1500 SCRIBNER AVE. NW
GRAND RAPIDS, MI 49504
(616) 336-2500

M.D.O.T.
1420 FRONT AVE. NW
GRAND RAPIDS, MI 49504
(616) 451-3091

PRIVATE

CONSUMERS ENERGY (ELECTRIC)
PO BOX 201
GRAND RAPIDS, MI 49501-0201
(616) 530-4244

AT&T (TELEPHONE)
ROOM 5 (PROJECTS N. OF FRANKLIN ST.)
2ND FLOOR (PROJECTS S. OF FRANKLIN ST.)
955 36TH ST. SE
GRAND RAPIDS, MI 49508
(616) 246-7203 (PROJECTS N. OF FRANKLIN ST.)
(616) 246-7210 (PROJECTS S. OF FRANKLIN ST.)

DTE ENERGY (NATURAL GAS)
444 WEALTHY ST. SW
GRAND RAPIDS, MI 49503
(800) 947-5000

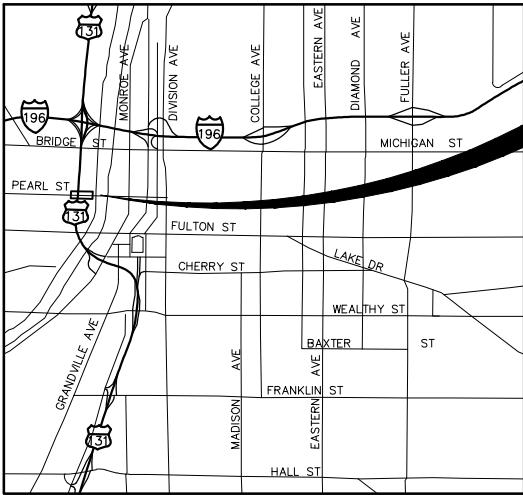
COMCAST (CABLE TV)
955 CENTURY AVE. SW
GRAND RAPIDS, MI 49503
(616) 245-5039

VERIZON BUSINESS (FIBER OPTICS)
2855 OAK INDUSTRIAL DR. NE
GRAND RAPIDS, MI 49505
(616) 224-4944

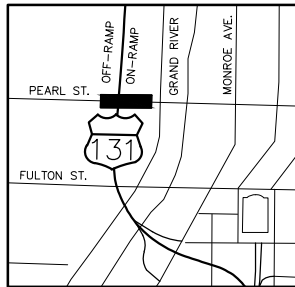
CENTURY TEL (FIBER OPTICS)
320 N. WASHINGTON SQUARE
LANSING, MI 48933
(989) 239-8110

CHOICEONE (FIBER OPTICS)
44 GRANDVILLE AVE. SW, STE. 400
GRAND RAPIDS, MI 49503
(616) 988-7100

US SIGNAL COMPANY, LLC (FIBER OPTICS)
20 MONROE AVE. NW
GRAND RAPIDS, MI 49503
(616) 988-7031



PROJECT LOCATION



JOB SITE

BID SET

BID SET NO.	DATE	BID SET NO.	DATE

REVISIONS

REV NO.	DATE	SHEET NUMBER(S)	APPROVED BY

AS-BUILT RECORD

CONTRACTOR	
FIELD ENGINEER	
INSPECTED BY	
AS-BUILT BY	
AS-BUILT DATE	
BORINGS BY	
WATER PIPE MANUFACTURER	
SANITARY PIPE MANUFACTURER	
STORM PIPE MANUFACTURER	

PERMITS

M.D.E.Q. WATER SYSTEM PERMIT NO.: _____	OTHER: _____	NO.: _____
M.D.E.Q. WASTEWATER SYSTEM PERMIT NO.: _____	OTHER: _____	NO.: _____
M.D.O.T. RIGHT-OF-WAY PERMIT NO.: _____	OTHER: _____	NO.: _____

CITY COMMISSION PROC. NO. _____ DATE _____
MDOT AGREEMENT ☐ CONTRACT AWARDED ☐
FINANCIAL AGREEMENT ☐ SHPO AGREEMENT ☐
GRANT AGREEMENT ☐ COST SHARING AGREEMENT ☐
PUBLIC UTILITIES EASEMENT (SEE EASEMENT DESCRIPTION SHEET)

ADDITIONAL CITY COMMISSION PROCEEDINGS
PROCEEDING NO. DATE PURPOSE

INDEX OF SHEETS

- 1 TITLE SHEET
- 2,3 REMOVAL
- 4,5 STREETSCAPE
- 6 PLANTER DETAILS
- 7,8 STREETLIGHTING
- 9 STREETLIGHTING DETAILS
- 10,11 LANDSCAPING
- 12,13 IRRIGATION
- 14 MISCELLANEOUS DETAILS

CALL 811 FOR MISS DIG

FOR PROTECTION OF UNDERGROUND UTILITIES AND IN CONFORMANCE WITH PUBLIC ACT 53, 1974, THE CONTRACTOR SHALL CALL 811 A MINIMUM OF THREE (3) FULL WORKING DAYS (EXCLUDING SATURDAYS, SUNDAYS AND HOLIDAYS) PRIOR TO EXCAVATING IN THE VICINITY OF UTILITY LINES. ALL "MISS DIG" PARTICIPATING MEMBERS WILL THUS BE ROUTINELY NOTIFIED. THIS DOES NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY OF NOTIFYING UTILITY OWNERS WHO MAY NOT BE A PART OF THE "MISS DIG" ALERT SYSTEM.

GENERAL NOTES

- 1) MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE 1993 EDITION OF THE CITY OF GRAND RAPIDS STANDARD CONSTRUCTION SPECIFICATIONS, EXCEPT AS OTHERWISE INDICATED ON THESE PLANS OR IN THE SUPPLEMENTAL SPECIAL SPECIFICATIONS.

DESIGN BY: **OCBA** O'BOYLE, COWELL, BLALOCK & Associates, Inc.
801 Monroe Ave., NW, Suite 101, Grand Rapids, Michigan, 4
Phone (616) 301-7453 - Fax (616) 301-7460 - Email: ocba@c
SURVEY BY: **fishch** fishbeck, thompson, carr & hub
engineers • scientists • architects
1515 Archerytown Drive, SE
Grand Rapids, Michigan 49546
phone (616) 975-3824, fax (616) 975-8
City of Grand Rapids
Design, Development and Enterprise Service
Engineering Department

STREETSCAPE IMPROVEME
TO
PEARL STREET
FROM MOUNT VERNON AVE.
THE GRAND RIVER

Drawn by _____ WSS _____ Notes in _____
Check: Field _____ Office _____

Approved _____ City Engineer

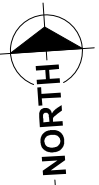
APPROVAL OF SHEET(S) _____

Project No. 15025	GPF No. XXXX	St 1
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MOUNT VERNON AVE.

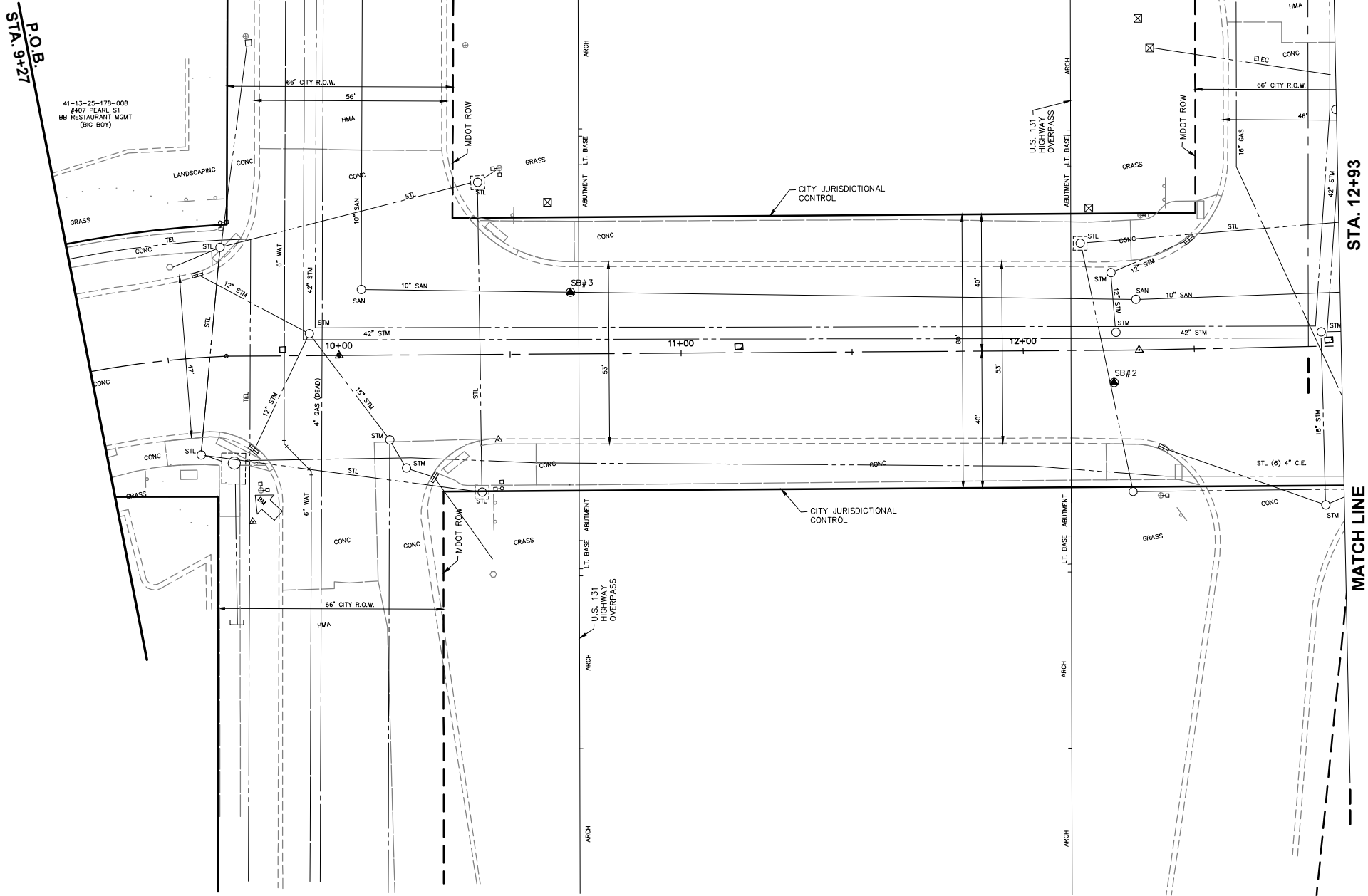
US-131 HIGHWAY OVERPASS

SCRIBNER AVE.



SCALES
PLAN: 1"=20'

AeccDbAlignmentTable (AeccLand100)



REMOVAL LEGEND



REMOVE 2" CONCRETE SIDEWALK (PAID FOR AS "REMOVE CONCRETE SIDEWALK, DRIVEWAY AND APPROACH")



REMOVE 4" CONCRETE SIDEWALK (PAID FOR AS "REMOVE CONCRETE SIDEWALK, DRIVEWAY AND APPROACH")



EARTH EXCAVATION

REMOVE MISCELLANEOUS ITEM

GENERAL NOTES

1. THE CONTRACTOR WILL REMOVE AND REPLACE ADDITIONAL SIDEWALK (IN POOR CONDITION OR TO ACHIEVE ADA COMPLIANCE FOR CROSS SLOPE) WHERE REQUIRED BY THE ENGINEER. THE QUANTITIES IN THE BID ITEMS FOR "SIDEWALK, REM, MODIFIED", "SIDEWALK, CONC, 4 INCH" AND "SIDEWALK, CONC, 6 INCH" HAVE BEEN INCREASED TO COVER THIS ANTICIPATED WORK.
2. ALL MANHOLE CASTINGS SHALL BE ADJUSTED TO GRADE IN THE ROADWAY OR SIDEWALK AS DIRECTED BY THE ENGINEER (PAID FOR AS "DR STRUCTURE COVER, ADJ, SPECIAL" AND/OR "DR STRUCTURE COVER, SPECIAL").
3. ALL VALVE BOXES SHALL BE ADJUSTED TO GRADE IN THE ROADWAY OR SIDEWALK AS DIRECTED BY THE ENGINEER (PAID FOR AS "VALVE BOX, FURNISH" AND/OR "VALVE BOX, ADJUST").

REMOVALS

City of Grand Rapids
Design, Development and Enterprise Services
Engineering Department

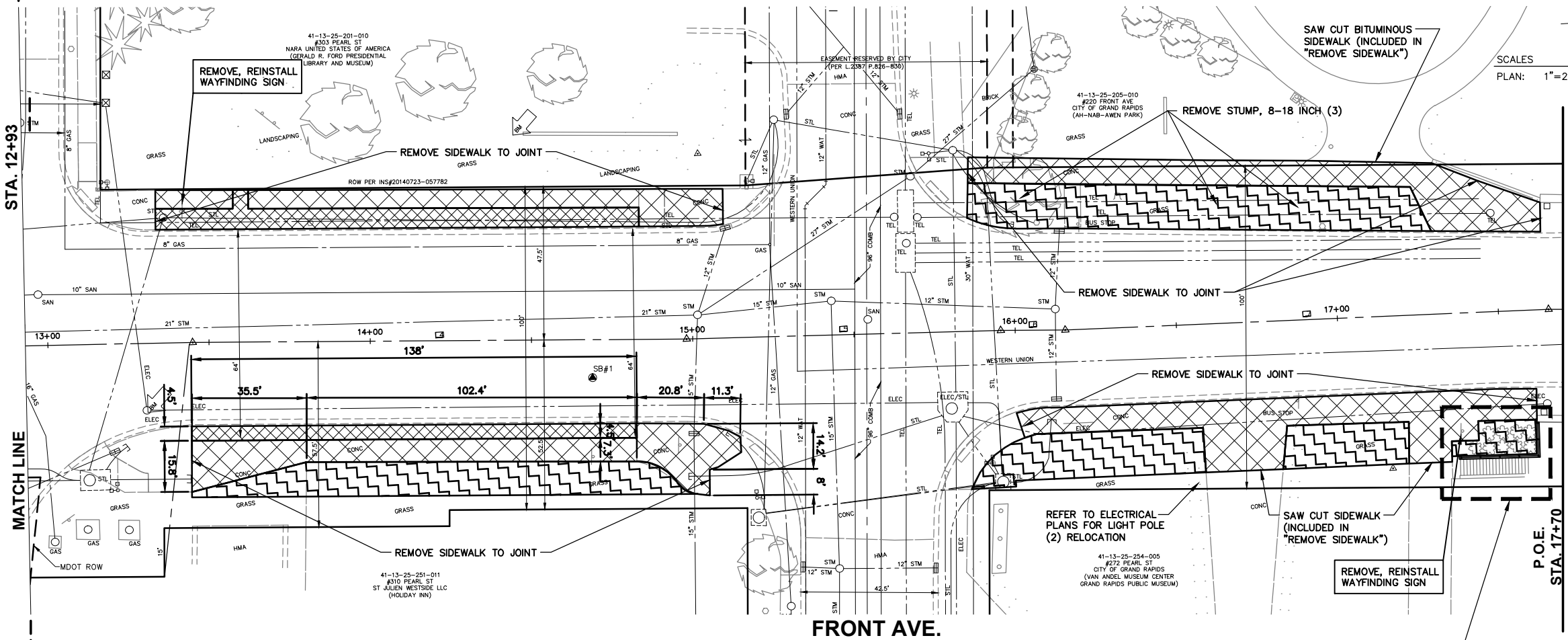
STREETSCAPE IMPROVEMENTS
IN
PEARL STREET
FROM MOUNT VERNON AVE.
TO
THE GRAND RIVER

Drawn by WSS
Check Field XX/XX
Check Office BS

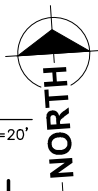
GPF No.
XXXX

Sheet No.
2 of XX

FRONT AVE. (VACATED)



SCALES
PLAN: 1"=20'



AeccDbAlignmentTable (AeccLand100)

REMOVAL LEGEND

	REMOVE 2" CONCRETE SIDEWALK (PAID FOR AS "REMOVE CONCRETE SIDEWALK, DRIVEWAY AND APPROACH")
	REMOVE 4" CONCRETE SIDEWALK (PAID FOR AS "REMOVE CONCRETE SIDEWALK, DRIVEWAY AND APPROACH")
	EARTH EXCAVATION
	REMOVE MISCELLANEOUS ITEM

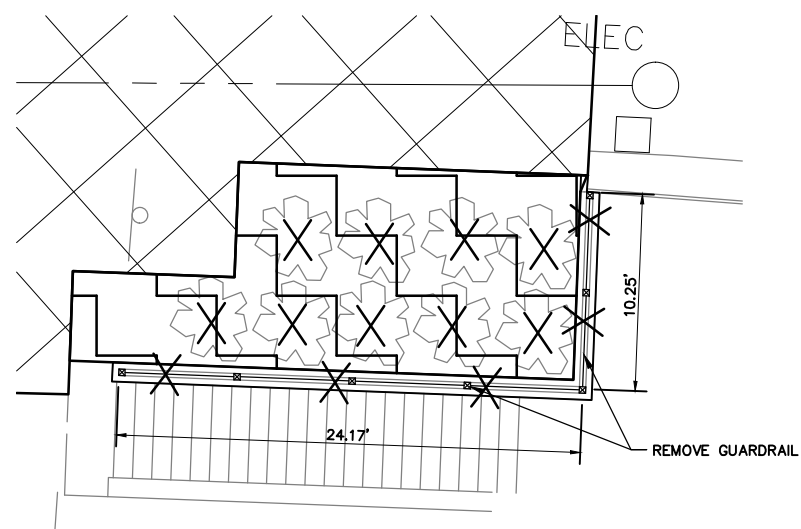
REFER TO ELECTRICAL PLANS FOR LIGHT POLE (2) RELOCATION

REMOVE, REINSTALL WAYFINDING SIGN

REMOVALS AT OVERLOOK - SEE ENLARGEMENT B, THIS SHEET

GENERAL NOTES

1. THE CONTRACTOR WILL REMOVE AND REPLACE ADDITIONAL SIDEWALK (IN POOR CONDITION OR TO ACHIEVE ADA COMPLIANCE FOR CROSS SLOPE) WHERE REQUIRED BY THE ENGINEER. THE QUANTITIES IN THE BID ITEMS FOR "SIDEWALK, REM, MODIFIED", "SIDEWALK, CONC, 4 INCH" AND "SIDEWALK, CONC, 6 INCH" HAVE BEEN INCREASED TO COVER THIS ANTICIPATED WORK.
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4. CONTRACTOR SHALL TRANSPORT AND UNLOAD SALVAGE ITEMS AT CITY STORAGE YARD.



ENLARGEMENT "A" REMOVALS AT OVERLOOK

SCALE: 1" = 5'-0"

REMOVALS

City of Grand Rapids
Design, Development and Enterprise Services
Engineering Department

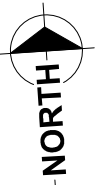
STREETSCAPE IMPROVEMENTS
IN
PEARL STREET
FROM MOUNT VERNON AVE.
TO
THE GRAND RIVER

Drawn by <u>WSS</u>	GPF No. <u>XXXX</u>	Sheet No. <u>10</u> of <u>XX</u>
Check Field <u>XX / XX</u>		
Check Office <u>BS</u>		

MOUNT VERNON AVE.

US-131 HIGHWAY OVERPASS

SCRIBNER AVE.



SCALES
PLAN: 1"=20'

AeccDbAlignmentTable (AeccLand100)

LEGEND



PLACE TREE 4" PER DETAIL X/XX

GENERAL NOTES

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STREETSCAPE

City of Grand Rapids
Design, Development and Enterprise Services
Engineering Department

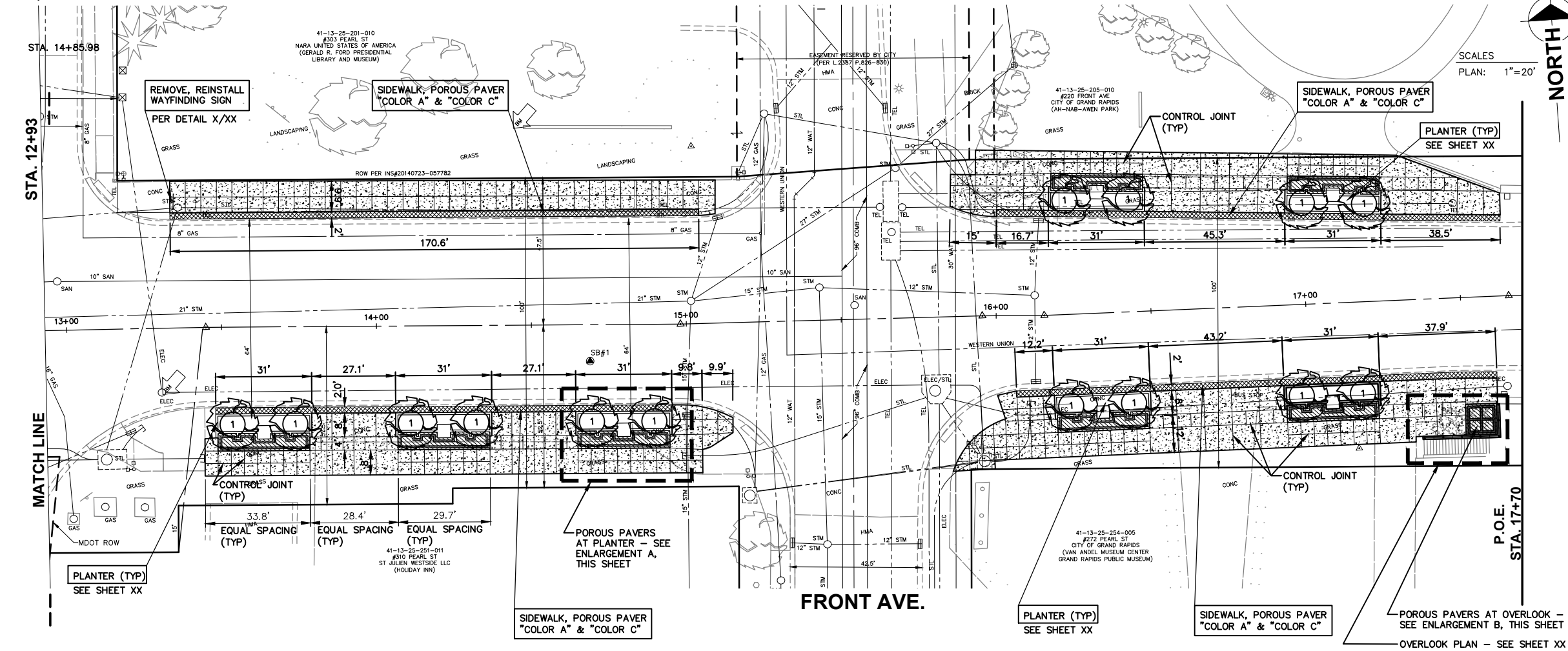
**STREETSCAPE IMPROVEMENTS
IN
PEARL STREET
FROM MOUNT VERNON AVE.
TO
THE GRAND RIVER**

Drawn by WSS
Check Field XX/XX
Check Office BS

GPF No.
XXXX

Sheet No.
4 of **XX**

FRONT AVE. (VACATED)



AeccDbAlignmentTable (AeccLand100)

LEGEND



PLACE TREE 4" PER DETAIL X/XX



PLACE 4" CONCRETE SIDEWALK, INCLUDING RAMPS



PLACE SIDEWALK, POROUS PAVER AND 4" CONCRETE BASE



PLACE SIDEWALK, POROUS PAVER AND 4" CONCRETE BASE



PLACE SIDEWALK, POROUS PAVER AND 4" CONCRETE BASE

GENERAL NOTES

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STREETSCAPE

City of Grand Rapids
Design, Development and Enterprise Services
Engineering Department

STREETSCAPE IMPROVEMENTS
IN
PEARL STREET
FROM MOUNT VERNON AVE.
TO
THE GRAND RIVER

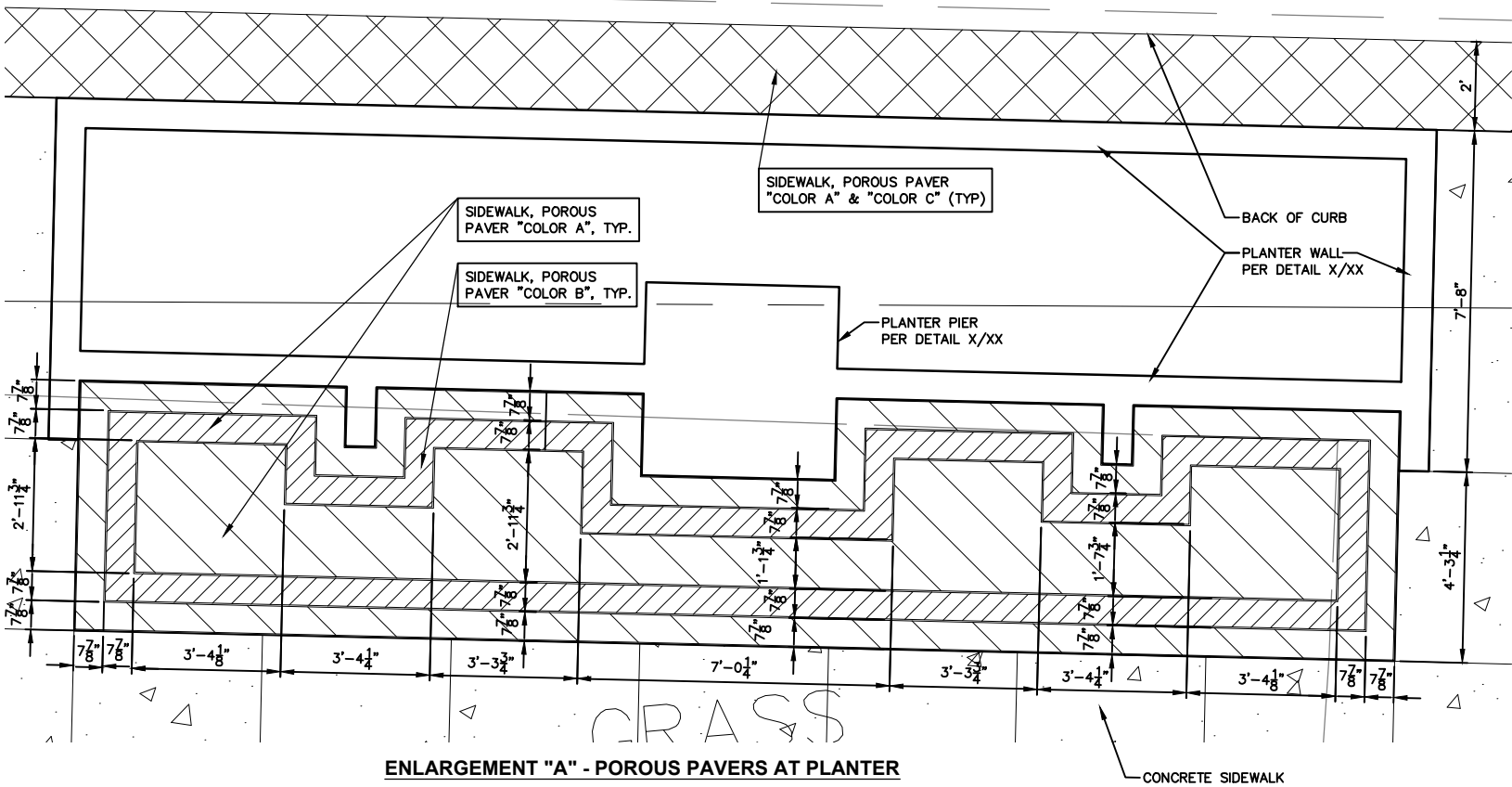
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GPF No.
XXXX

Sheet No.
10 of XX

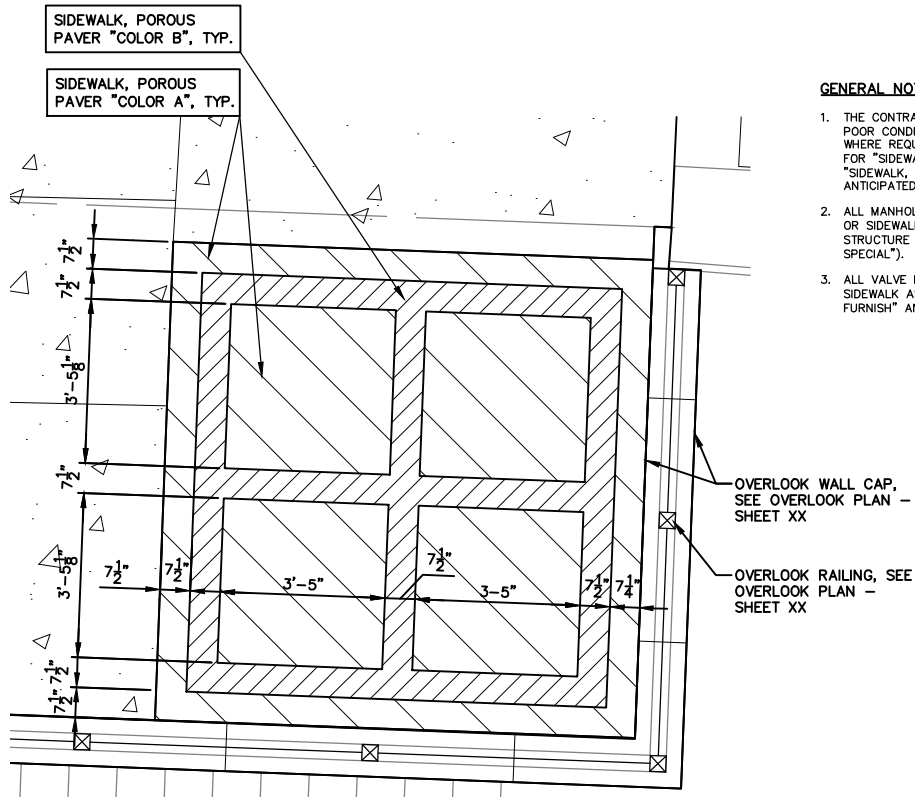
ENLARGEMENT "A" - POROUS PAVERS AT PLANTER

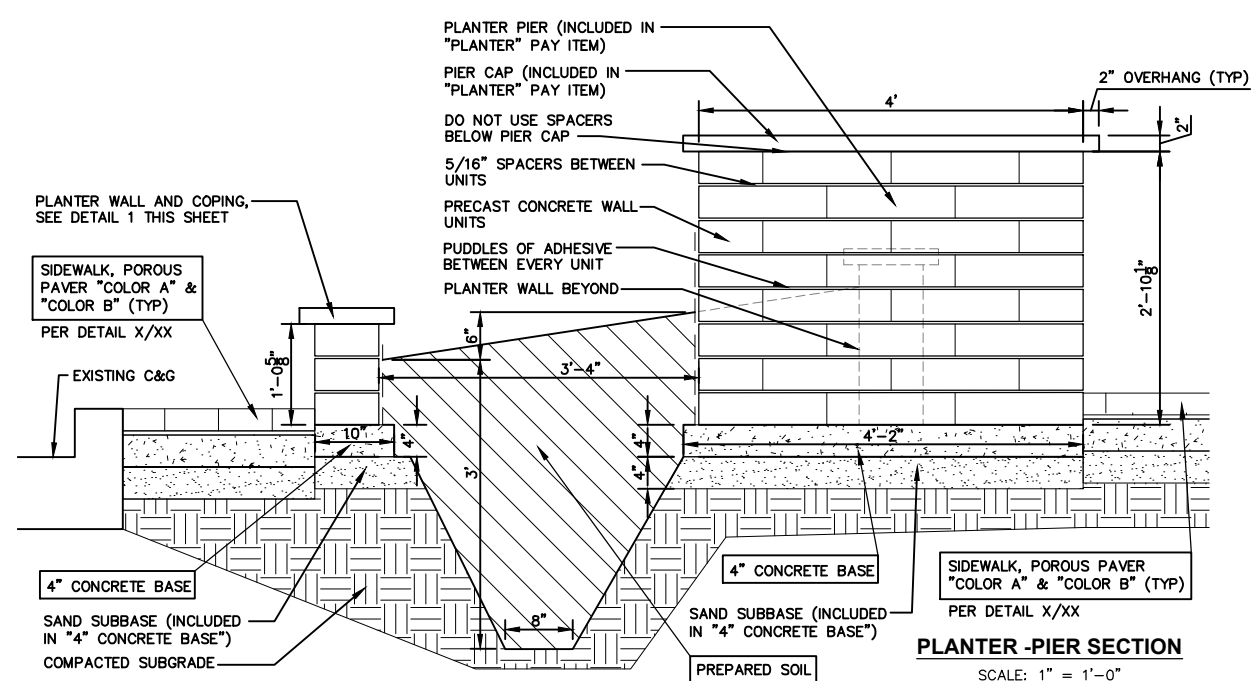
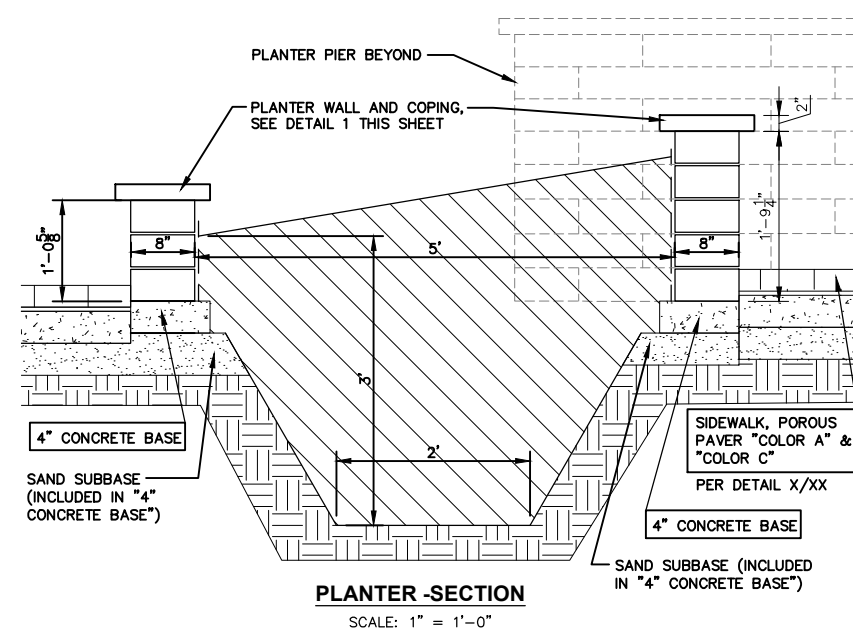
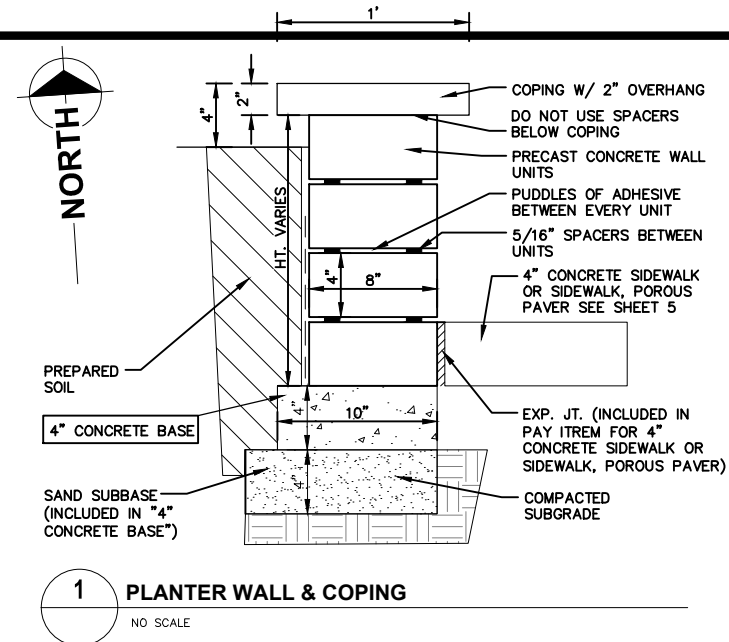
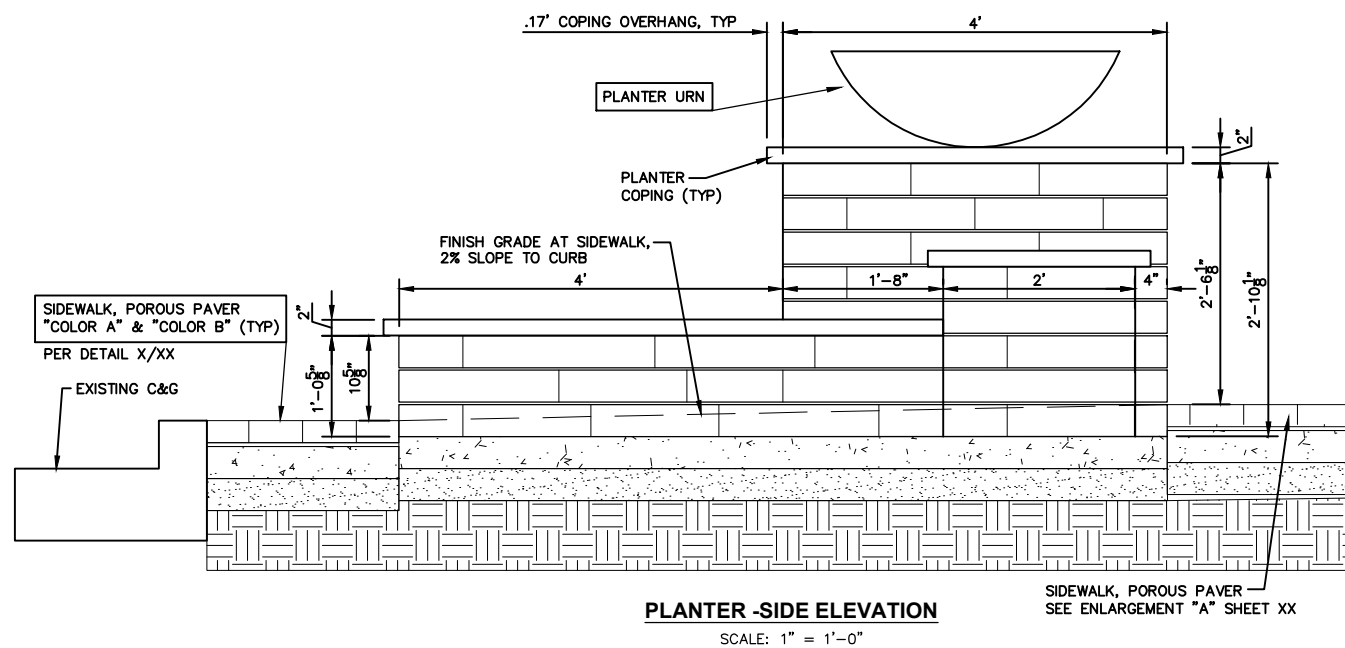
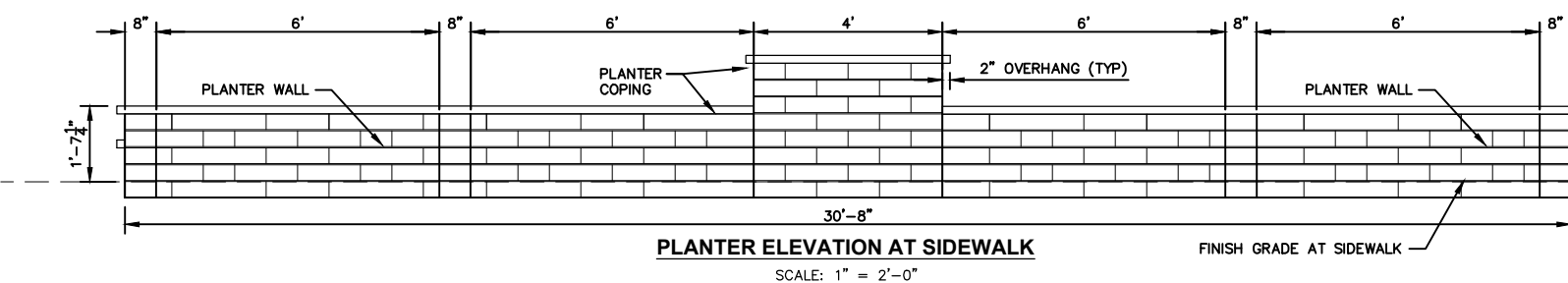
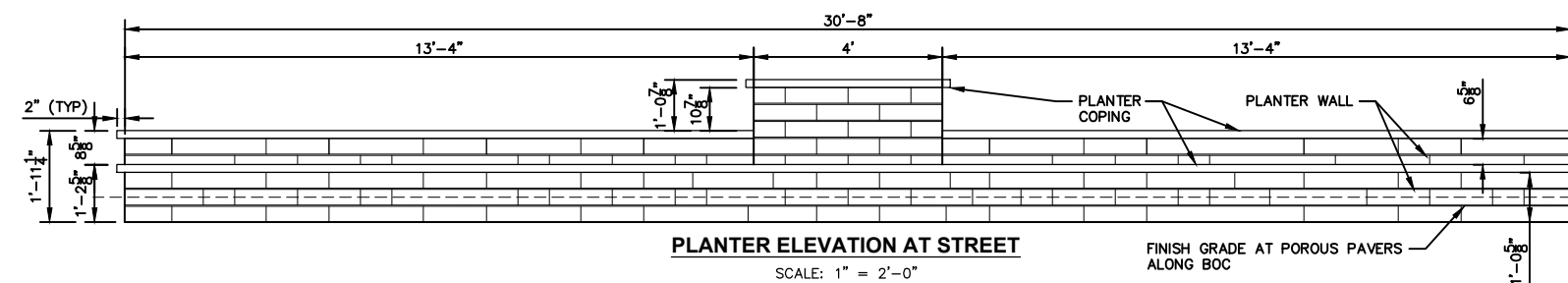
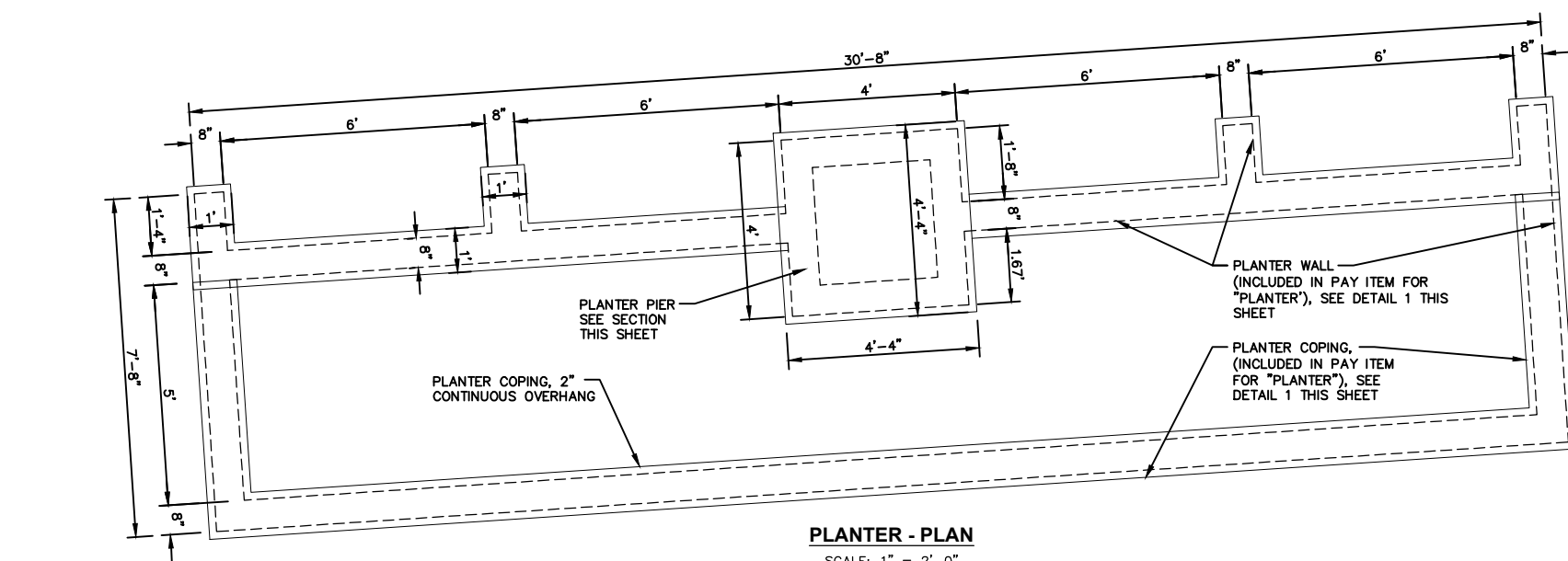
SCALE: 1/2" = 1'-0"



ENLARGEMENT "B" - POROUS PAVERS AT OVERLOOK

SCALE: 1/2" = 1'-0"





GENERAL NOTES

AeccDbAlignmentTable (AeccLand100)

PLANTER DETAILS

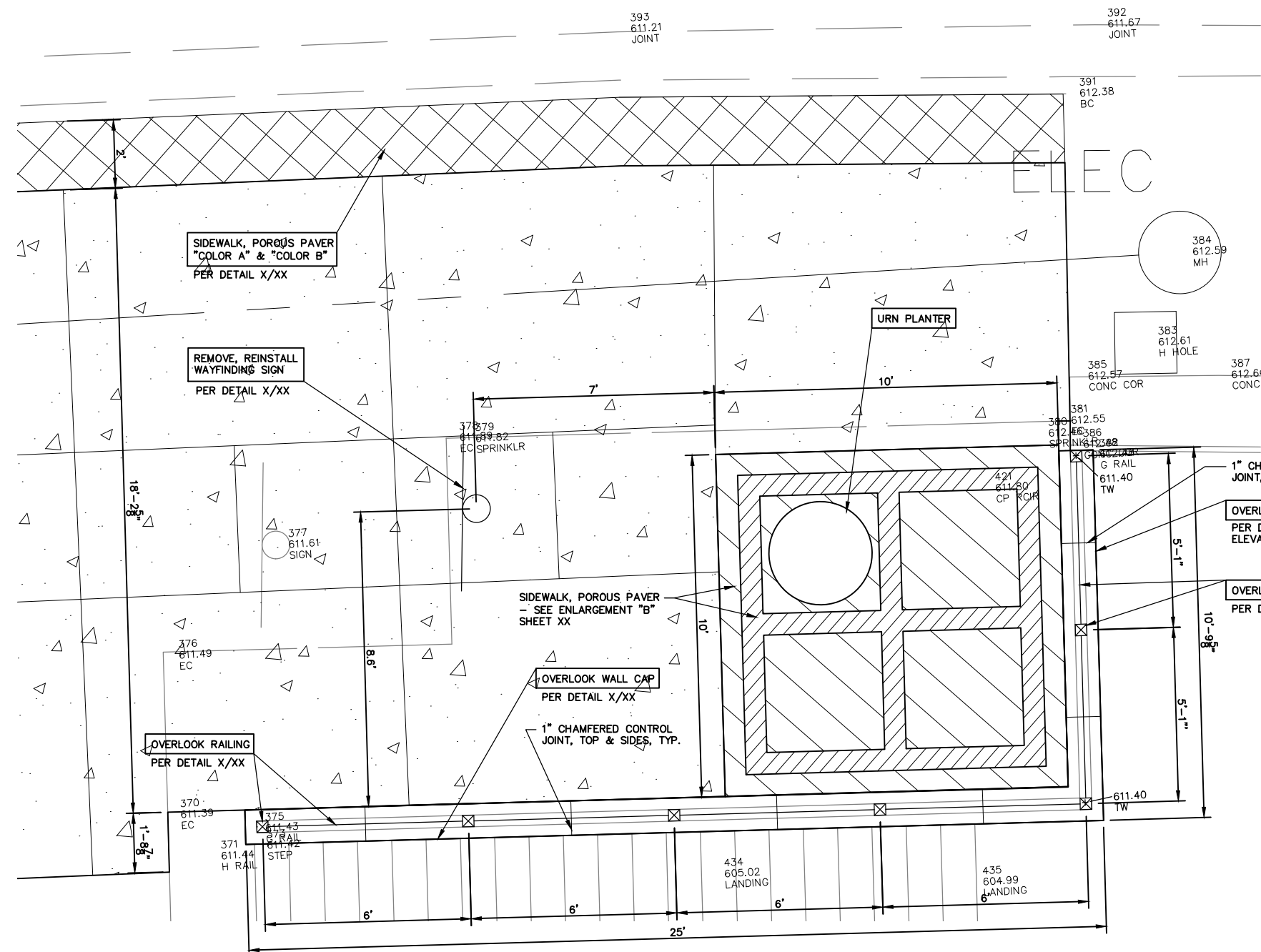
City of Grand Rapids
Design, Development and Enterprise Services
Engineering Department

**STREETSCAPE IMPROVEMENTS
IN
PEARL STREET
FROM MOUNT VERNON AVE.
TO
THE GRAND RIVER**

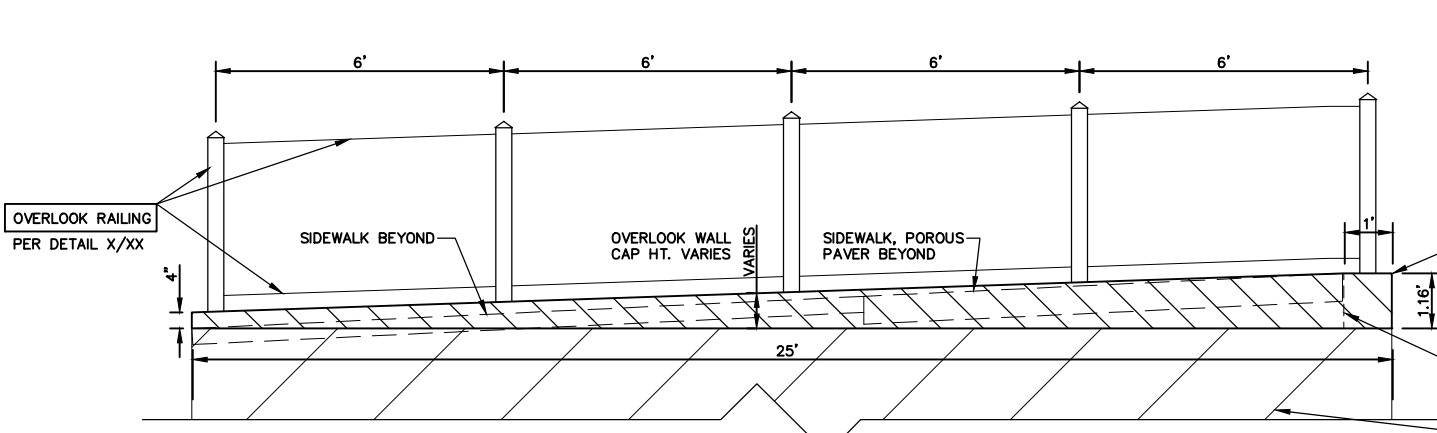
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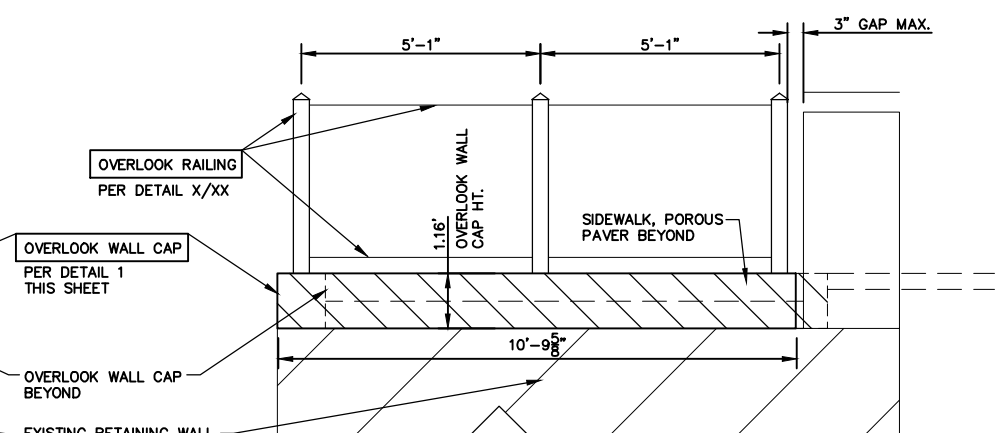
Sheet No.
6 of XX



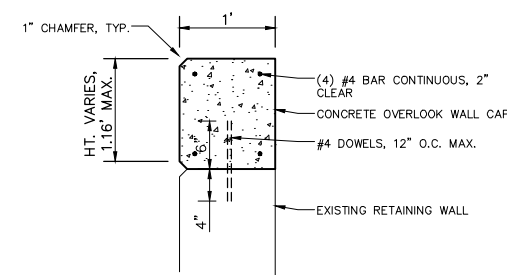
OVERLOOK - PLAN
SCALE: 1" = 2'-0"



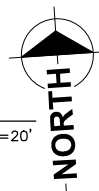
ELEVATION "A" - OVERLOOK WALL CAP & RAILING
SCALE: 1" = 1'-0"



ELEVATION "B" - OVERLOOK WALL CAP & RAILING
SCALE: 1" = 1'-0"



1 OVERLOOK WALL CAP
NO SCALE



SCALES
PLAN: 1"=20'

AeccDbAlignmentTable (AeccLand100)

LEGEND

	4" CONCRETE SIDEWALK, INCLUDING RAMPS
	PLACE SIDEWALK, POROUS PAVER COLOR "A" AND COLOR "B"
	PLACE SIDEWALK, POROUS PAVER COLOR "A" PER DETAIL X/XX
	SIDEWALK, POROUS PAVER COLOR "C" PER DETAIL X/XX
	PLACE 4" OF TOPSOIL, INCLUDING SEED, FERTILIZER AND MULCH (PAID FOR AS "TURF ESTABLISHMENT")

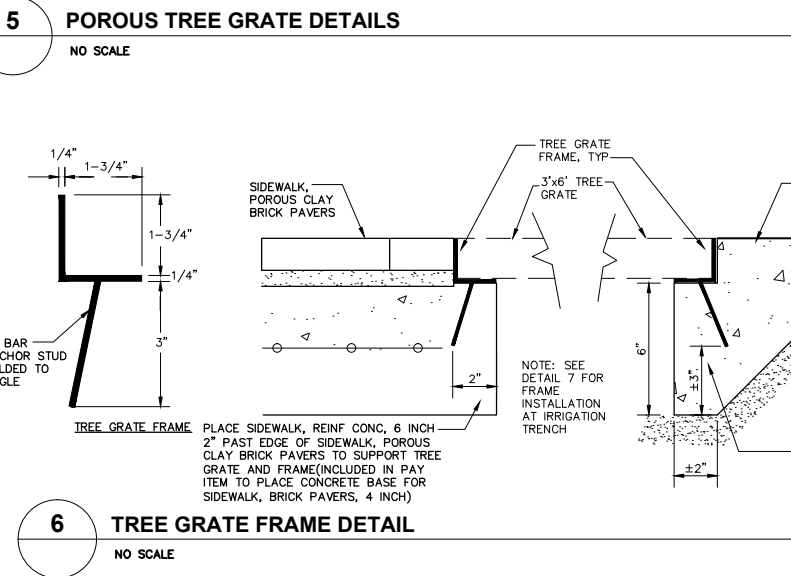
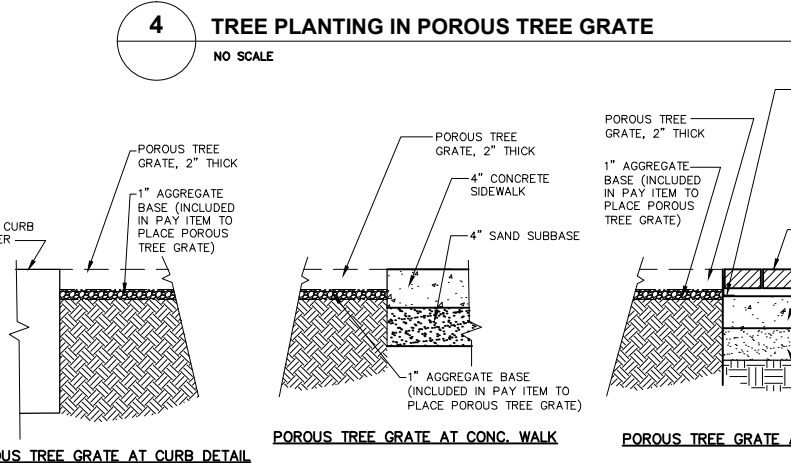
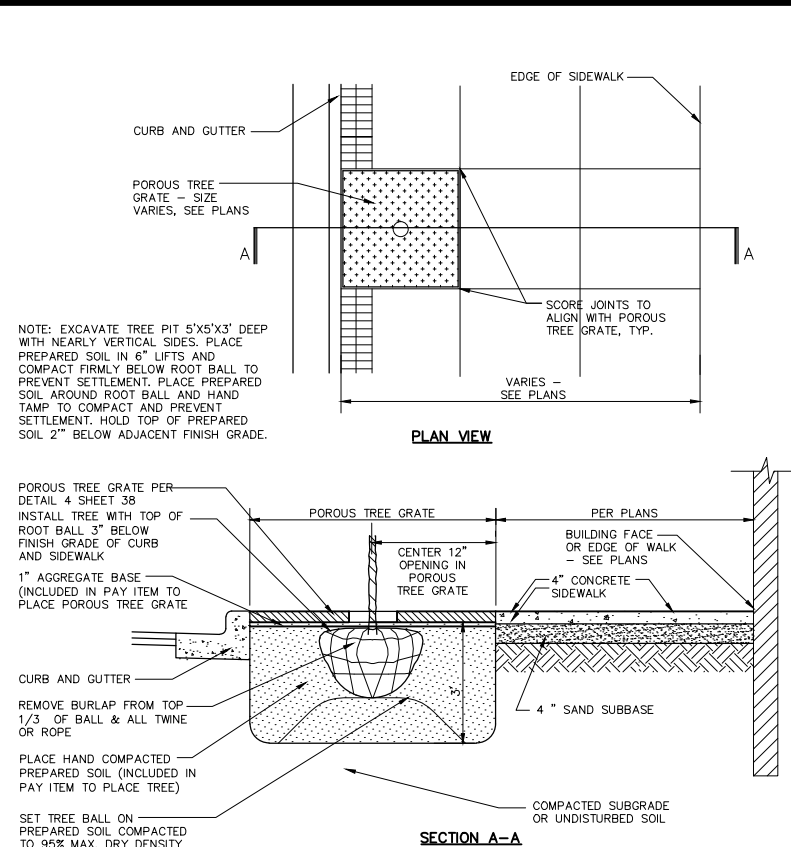
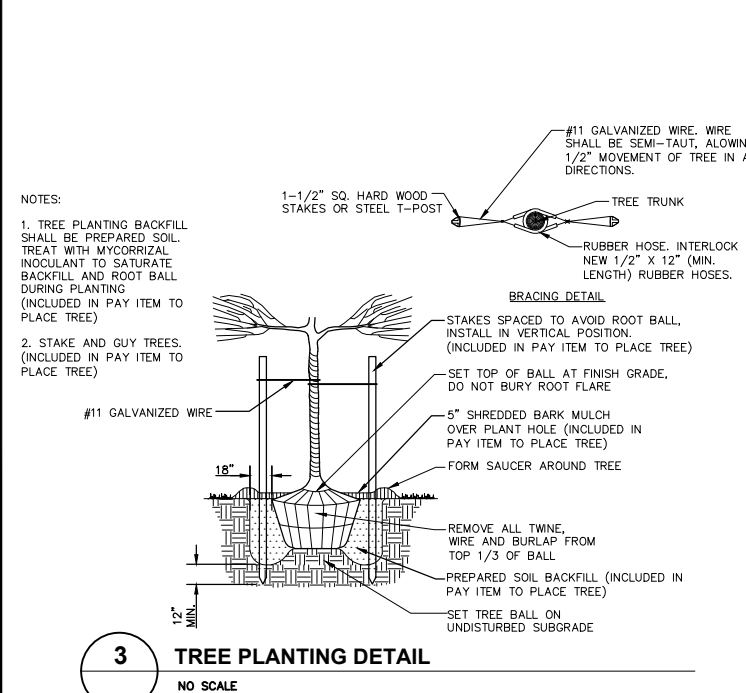
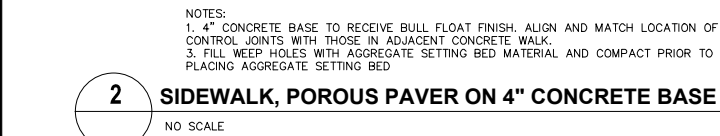
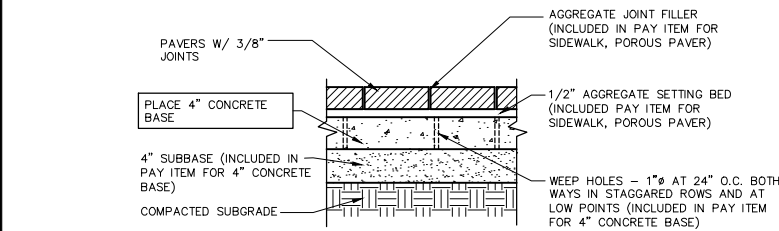
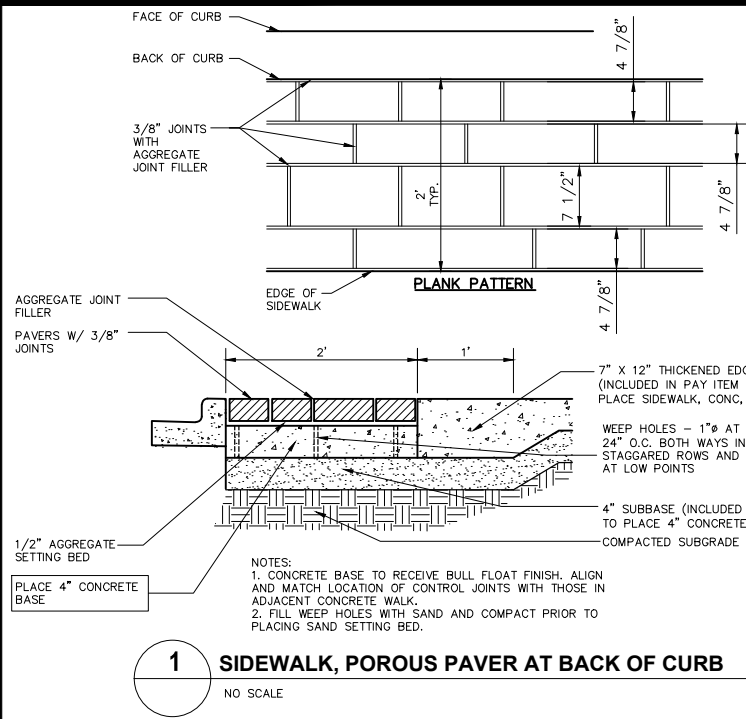
- GENERAL NOTES**
1. THE CONTRACTOR WILL REMOVE AND REPLACE ADDITIONAL SIDEWALK (IN POOR CONDITION OR TO ACHIEVE ADA COMPLIANCE FOR CROSS SLOPE) WHERE REQUIRED BY THE ENGINEER. THE QUANTITIES IN THE BID ITEMS FOR "SIDEWALK, REM, MODIFIED", "SIDEWALK, CONC, 4 INCH" AND "SIDEWALK, CONC, 6 INCH" HAVE BEEN INCREASED TO COVER THIS ANTICIPATED WORK.
 2. ALL MANHOLE CASTINGS SHALL BE ADJUSTED TO GRADE IN THE ROADWAY OR SIDEWALK AS DIRECTED BY THE ENGINEER (PAID FOR AS "DR STRUCTURE COVER, ADJ, SPECIAL" AND/OR "DR STRUCTURE COVER, SPECIAL").
 3. ALL VALVE BOXES SHALL BE ADJUSTED TO GRADE IN THE ROADWAY OR SIDEWALK AS DIRECTED BY THE ENGINEER (PAID FOR AS "VALVE BOX, FURNISH" AND/OR "VALVE BOX, ADJUST").

OVERLOOK

City of Grand Rapids
Design, Development and Enterprise Services
Engineering Department

**STREETSCAPE IMPROVEMENTS
IN
PEARL STREET
FROM MOUNT VERNON AVE.
TO
THE GRAND RIVER**

Drawn by <u>WSS</u>	GPF No. <u>XXXX</u>	Sheet No. <u>7</u> of <u>XX</u>
Check Field <u>XX/XX</u>		
Check Office <u>BS</u>		



AeccDbAlignmentTable (AeccLand100)

MISCELLANEOUS DETAILS

City of Grand Rapids
Design, Development and Enterprise Services
Engineering Department

STREETSCAPE IMPROVEMENTS
IN
PEARL STREET
FROM MOUNT VERNON AVE.
TO
THE GRAND RIVER

Drawn by WSS
Check/Field XX/XX
Check/Office BS

GPF No.
XXXX

Sheet No.
10 of XX



REQUEST FOR PROPOSALS

TO DEVELOP CONCEPTUAL PLANS
FOR CALDER PLAZA

Grand Rapids, MI



DOWNTOWN
GRAND RAPIDS INC.



CITY OF
GRAND RAPIDS



PROJECT SUMMARY

Downtown Grand Rapids Inc. (DGRI), in collaboration with the City of Grand Rapids (City) and Kent County (County), is seeking proposals to complete conceptual plans and Opinion of Probable Costs (OPC) for the redevelopment of Calder Plaza in Downtown Grand Rapids. The conceptual plans will be respectful of the historic aspect of Alexander Calder's layout of the Plaza, and consistent with the goals and priorities established by the community through GR Forward, and other planning and visioning processes. Further, the selected consultant will work in partnership with an appointed Steering Committee, DGRI, City, and County staff (collectively the Project Team), and the community at-large to complete plans by June 30, 2015.



PROJECT BACKGROUND

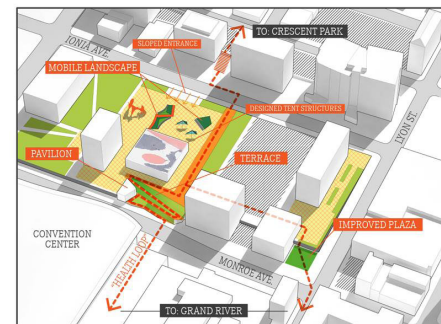
Calder Plaza (Plaza) is located at 300 Monroe Ave NW in Downtown Grand Rapids. The Plaza is considered the civic center of Grand Rapids, home to both the City of Grand Rapids City Hall, as well the Kent County Administration Building. The buildings, which are rectilinear and curtain-walled were designed by Chicago architectural firm Skidmore, Owings and Merrill, and were part of a larger downtown urban renewal effort. The Plaza is also home to one of Grand Rapids' icons, the *La Grande Vitesse* completed by Alexander Calder, which was installed in 1969. The Plaza and *La Grande Vitesse* are historically significant in tandem because of the layout calculations of the sculpture on the Plaza.

Previous studies have examined the opportunities presented at the Plaza, including the soon to be completed GR Forward Downtown and River Action Plan. Among the opportunities identified by the community was the introduction of additional landscaping and mobile furniture that could activate the space on a daily basis, and be removed to still accommodate the large crowds that frequently congregate at the Plaza during Downtown events. GR Forward also identified the potential for enhanced connections between Calder Plaza and Monroe Avenue and Ionia Avenue, the goal being to better connect the Medical Mile and the Grand River to the Plaza.

While the concepts developed through GR Forward and other studies are expected to help inform conceptual development, all opportunities should be explored with the Project Team and community to achieve the best alternatives.



Proposed Calder Plaza



CONSULTANT RESPONSIBILITIES

Based on the expected community interest in this process, there will need to be a comprehensive community conversation and engagement strategy. Teams demonstrating an innovative approach to engagement in their proposals will be graded most favorably. At a minimum, it is expected three community events will be needed to identify priorities, discuss preliminary concepts, and to rank each concept. The following is an outline of a minimum scope of work to achieve the desired outcome, though project teams are encouraged to develop their own schedule and include it in their proposal.

> Kickoff Meeting with Project Team

Conduct a kick-off meeting to solidify the outcomes of the project with the Project Team. The kick-off meeting shall discuss special requirements related to the historic layout of the Calder and its significance to the surroundings on and adjacent to the Plaza. In addition, long-term operations and maintenance that ensure the long-term sustainability of the Plaza will be discussed. Other items for consideration will be previous asset inventory and condition assessments, logistics for optimal construction logistics in a high use area, and innovative community engagement strategies.

> Site Analysis and Reconnaissance

Review Assessment Report for the Plaza, visit the project site to review and photograph the project area to record the general condition of the surroundings and the quality of the space. Also, perform a site analysis of the Plaza to evaluate features such as views, open space, landscape character, topography and surrounding context for possible impacts. The site analysis observations will be documented as a plan graphic.

> Review Existing Resources and Precedent Projects

Consultants shall review existing resources, including record drawings of past projects and engineering reports to understand existing conditions as well as community priorities.

> Develop Community Engagement Plan

Following the kick-off meeting and review of existing resources, the consultant, in partnership with the Project Team, shall develop an innovative community engagement plan to involve the community in the development of conceptual plans. It is anticipated there will be a minimum of three meetings open to the public to review preliminary and preferred alternatives. The project Steering Committee shall endorse the proposed community engagement plan prior to its implementation.

> Project Team Meeting #2

Meeting with Project Team to review the project priorities and site analysis, discuss precedents to influence the general project approach, and review materials for the first engagement event.

> Facilitate Engagement Event #1

The purpose of the initial engagement event is to introduce the community to the project, and to discuss opportunities, constraints and priorities. The Consultant Team shall be responsible for the development and printing of visual displays, activities, or any other materials required for the meeting.

> Develop Conceptual plans and Cost Estimates

Based on community conversations and input, as well as discussions with the Project Team, develop conceptual plans for redevelopment of the Plaza and provide an Opinion of Probable Costs (OPC).

> Project Team Meeting #3

Meeting with Project Team to review the conceptual plans and review materials for the second engagement event.

> Facilitate Engagement Event #2

The purpose of the second engagement event is to review the information received during the initial event, and to review conceptual plans to allow for further refinement. The Consultant Team shall be responsible for the development and printing of visual displays, activities, or any other materials required for the meeting.

> Refine Design Concepts and Cost Estimates

Based on community input, as well as discussions with the Project Team, further refine the conceptual plans and provide an updated OPC.

> Project Team Meeting #3

Meeting with the Project Team to review the refined conceptual plans and OPC, and discuss the third engagement event.

> Facilitate Engagement Event #3

The purpose of the third engagement event is to review the information received during the second event, review the refined conceptual plans, and to rank the alternatives. The Consultant Team shall be responsible for the development and printing of visual displays, activities, or any other materials required for the meeting.

> Finalize Preferred Design Concept and Cost Estimates

Based on community input, as well as discussions with the Project Team, finalize the preferred conceptual plans for the Plaza and OPC. The final OPC shall be based on the current market for construction materials and labor, and shall provide an up-to-date understanding of the cost to complete construction. Consultants shall be prepared to provide their professional opinion on project timelines for each of the conceptual alternatives, including any comparisons or contrasts based upon their uniqueness.

> Project Team Meeting #4

Meeting with the Project Team to review the final conceptual alternatives and OPC, and submit final deliverables.



PROJECT SCHEDULE

Below is a proposed project schedule. All dates are subject to change.

- › October 19, 2015: RFP Issued
- › November 16, 2015: Proposals Due to Downtown Grand Rapids Inc. by 12p.
- › December 2, 2015: Proposals Reviewed with Project Team
- › December 9, 2015: Recommend Consultant Contract to Downtown Development Authority Board
- › January 2016: Project Kick-Off with Consultant and Project Team
- › January 2016 – May 2016: Public Engagement and Design Development
- › June 30, 2016: Final Materials Delivered

DELIVERABLES

1. 36"x42" color renderings of each conceptual alternative mounted on a board for presentation to all presentations to the public.
2. Electronic versions of all documents in a format to be determined by Project Team.
3. OPC at each stage of development.
4. Meeting minutes for each engagement with the Project Team and Public.

PROPOSAL REQUIREMENTS

Proposals submitted shall be limited to 8 pages (front and back). The proposal should include the following information:

1. A summary of your firm's understanding of the project including the project expectations, opportunities, and the historical significance of the Calder and the Plaza.
2. A description of your firm's experience in completing work of this type including three (3) one page examples and project references. Examples shall be with work on similar projects in an urban setting.
3. A description of your proposed work plan for completing this project.
4. A description of your proposed staffing including resumes of employees assigned to this project. Provide resumes for the responsible Principal, Project Manager, Public Engagement person, and key support staff in creative conceptual planning and development of the OPC. Staff listed must be the same working on the project.
5. An outline of your professional fees for completing the work as described. Provide an estimate of projected hours and costs for each task outlined above, as well as for any other tasks you feel are necessary to complete the project. This shall be in the form of a Work Breakdown Structure. Professional fees shall be on a NTE basis accrued at standard hourly rates for the time applied to the project. All reimbursable expenses incurred shall be included in the Consultant's NTE fee.

A digital copy of the proposal is due by 12p on Monday, November 16, 2015 and shall either be emailed to tkelly@downtowngr.org. or mailed to the address below:

Downtown Grand Rapids Inc.
Attn: Tim Kelly
29 Pearl Street NW, Suite #1
Grand Rapids, MI 49503



REGISTRATION

All interested consultants are encouraged to send an email to DGRI Planning Manager Tim Kelly (tkelly@downtowngr.org) registering their intent to respond to this RFP. All firms expressing interest will be added to an email distribution list and will be notified if additional information related to the RFP becomes available. Firms failing to register in this manner may not receive all information relevant to the preparation of their proposals.

QUESTION PERIOD

Any questions regarding the proposal may be submitted by email to DGRI Planning Manager Tim Kelly (tkelly@downtowngr.org). Questions must be submitted by Wednesday, November 4, 2015. Responses will be sent to all registered participants no later than Friday, November 6, 2015.

SELECTION STANDARD

Selection will be based on evaluation of the following criteria:

1. Qualifications and Similar Project Experience, Including References (20%)
2. Effectiveness of Proposed Work Plan and Project Understanding (15%),
3. Innovative Engagement Strategy (30%)
4. Strength of Consultant's Team (5%)
5. Professional Fee (20%)
6. Clarity and Responsiveness of Proposal (10%)



MEMORANDUM

TO: DGRI Board of Advisors

FROM: Kristopher Larson, AICP

DATE: November 5, 2015

SUBJECT: Proposed Organizational Performance Measures

To better assist in articulating the story of DGRI, its alignment, efficiencies, and effectiveness, the DGRI Executive Committee has recommended a set of 15 performance measures to gauge DGRI's successes (see below). Beginning with a recommended set of 61 options provided by DGRI staff, the Executive Committee winnowed the list to more than a dozen metrics that will assist in organizational goal setting and performance tracking around six key investment focus areas and other efficiency measures.

All 15 are related either to specific targets emerging from GR Forward, the original purpose of DGRI's respective public finance tools (DDA, MNTIFA, and DID), or sound fiscal responsibilities associated with non-profit management. It is anticipated that FY16 will establish the baseline data, with regular reporting performed as a component of the annual State of Downtown event that occurs at the end of each fiscal year. To expand upon organizational transparency, the approved measures will have a permanent page on the DGRI website, www.downtowngr.org, dedicated to providing public access to the baseline data and subsequent targets and performance measures. Where possible, the measures will be updated to inform important organizational activities such as budgeting or goal setting.

Proposed Organizational Performance Measures

I. Key Investment Focus: Facilitating investment

Proposed Indicators / metrics:

- Change in tax valuation within district(s)
- Private investment leveraged vs. TIF dollars invested

II. Key Investment Focus: Mobility

Proposed Indicators / metrics:

- Pedestrian counts
- Perception of visitor parking availability

III. Key Investment Focus: Livability

Proposed Indicators / metrics:

- Number of households
- Household affordability mix

IV. Key Investment Focus: Inclusion and Participation

Proposed Indicators / metrics:

- Demographically representative leadership – Boards and Alliances
- Perception of Downtown as a welcoming and inclusive environment

V. Key Investment Focus: Marketing, Communications, and Vibrancy

Proposed Indicators / metrics:

- Social media followers
- Economic return generated via DGRI events

VI. Key Investment Focus: Safe, Clean and Beautiful

Proposed Indicators / metrics:

- Stakeholder-driven qualitative ratings on sidewalk cleanliness
- Percentage tree canopy in Downtown

VII. DGRI Efficiency Measures

Proposed Indicators / metrics:

- Percentage of DID budget returned as direct services and improvements
- Speed of project implementation
- Resources / leverage raised to assist in project implementation

Recommendation:

Adopt the proposed organizational performance measures as presented.

I. Key Investment Focus: Facilitating investment

Potential Indicators / metrics:

Direct

- Gross number of dollars invested within district(s)
- Change in tax valuation within district(s)
- Change in property valuation / occupancy adjacent to an infrastructure investment
- Private investment leveraged vs. TIF dollars invested
- Percentage of land in Downtown on the tax rolls
- Number of buildings in Downtown that need rehab / repositioning
- Land use patterns on riverfront property

Indirect

- Office space occupancy (secondary sources)
- Retail space occupancy (secondary sources)
- Lease rates by class (secondary sources)
- Rents compared to regional rents / competitive markets (secondary sources)
- Employment density (jobs / acre)

II. Key Investment Focus: Mobility

Potential Indicators / metrics:

Direct

- Pedestrian counts
- Walkability audits
- % active block faces
- Bicycle facilities (racks, lanes, etc.)
- Walk score, Bike Score, Bicycle friendly community rating (secondary sources)
- Access to and quality of transit stations
- Perception of visitor parking availability
- Grading of infrastructure

Indirect

- Circulator ridership
- % Modal shift
- Children that can walk to school

III. Key Investment Focus: Livability

Potential Indicators / metrics:

Direct

- Number of households
- Household affordability mix
- Square footage of open space per household
- Residential density

Indirect

- Housing pricing (secondary sources)
- Demographic composition
- HH incomes
- HH educational attainment
- Occupancy rates
- Avg. days on the market
- Residential income density

IV. Key Investment Focus: Inclusion and Participation

Direct

- # of minority and women-owned businesses
- Universal accessibility
- Demographically representative leadership – Boards and Alliances
- Involvement by citizens in organizational decision making
- DGRI dollars spent with MWBE companies

Indirect

- Racial diversity of Downtown populous
- Perception of Downtown as a welcoming and inclusive environment
- Economic equity

V. Key Investment Focus: Marketing, Communications, and Vibrancy

Potential Indicators / metrics:

Direct

- # of outdoor cafes
- Media impressions
- Social media followers
- Attendees attracted via DGRI events

- Economic return generated via DGRI events
- Vanity stats from Website

Indirect

- Arts and cultural events attendance
- Retail sales

VI. Key Investment Focus: Safe, Clean and Beautiful

Potential Indicators / metrics:

Direct

- #s of trash removed / recycled (activity measure)
- Stakeholder-driven qualitative ratings on sidewalk cleanliness
- Social media
- % tree canopy in Downtown
- Strong civic and social networks

Indirect

- Crime rates
- Perceptions of public safety and Quality of Life

VII. DGRI Efficiency Measures

Potential Indicators / metrics:

Direct

- Percentage of Admin components of DGRI budgets (vs. comparables)
- Percentage of DID budget returned as direct services and improvements
- Speed of project implementation
- Resources / leverage raised to assist in project implementation