

HALIFAX

REGIONAL MUNICIPALITY

REQUEST FOR PROPOSAL

RFP 08-169

BEDFORD WATERFRONT AND BIRCH COVE DESIGN STUDIES

Closing: Thursday, November 27, 2008, 2008, end of business day, 4:30 p.m. local time

Halifax Regional Municipality
Procurement Section
P.O. Box 1749, Halifax
3rd Floor, Duke Tower,
Scotia Square, 5251 Duke Street
Nova Scotia, Canada
B3J 3A5

STUDY REQUIREMENTS:

STUDY AREA BOUNDARIES:

The primary boundaries for each study area are illustrated on Schedules A: Bedford Waterfront and B: Birch Cove. Any design proposals must consider integration of these study areas with a larger plan for the shoreline.

GOALS:

The Study Partners seek to provide guidance for future development which:

- achieves the *Bedford Waterfront Vision and Action Plan* for the Bedford Waterfront Study Area;
- implements the recommendations of the *Land Use Planning Study: Western Shore of Bedford Basin* for the Birch Cove Study Area; and
- is fiscally viable for the Municipality, respective of the input received from public consultations, and economically viable for property owners within the study areas?

STUDY OBJECTIVES:

The study is to achieve the following for each study area:

- identify areas of public interest which are to include lands for public access to the waterfront, active transportation, parks, open spaces and plazas, civic works and buildings, as well as view corridors from public lands to the Bedford Basin;
- identify the location and characteristics of transportation routes and access points;
- identify appropriate locations for land uses or a range of uses;
- provide design guidelines for the location, massing, height, energy efficiency/sustainability and appearance of development, with consideration given to a form-based code approach;
- provide landscape design guidelines for public and private spaces with consideration given to the environmental ecology of the site;
- identify any infrastructure requirements, including sewer, water, utilities, and any infrastructure phasing requirements;
- identify required and discretionary public investments accompanied with preliminary cost estimates; and

- engage with the Steering Committee for each study area and with the general public and other stakeholders.

CONSULTANT QUALIFICATIONS:

The Halifax Regional Municipality seeks a multi-disciplinary team with knowledge and experience in public and stakeholder consultations and negotiations, land use planning and urban design, architecture, geographic information systems, landscape architecture, environmental ecology, civil engineering and development economics (“the Consultant”). The Consultant is to include qualified professionals with experience in projects of similar scope and similar geographic challenges.

PROJECT MANAGEMENT:

The Municipality and the WDC will each assign a project manager to coordinate information exchanges, schedule meetings and activities with the consultant. The consultant will be expected to assign a project manager to fulfill this function.

The Consultant will maintain frequent, open lines of communication with the co-project managers and will be expected to report to the co-managers through a review process to be proposed by the Consultant, including meetings at various stages of the work program, and regular written progress reports. The work progress shall be measured against a defined budget and work schedule.

Municipal staff from various departments and Halifax Water in conjunction with staff from the WDC, will be established as a staff advisory team to provide advice on technical matters such as transportation and traffic issues, sewer and water services and mapping services. At least one meeting is to be held with the team at the beginning of the study and additional meetings will be arranged as necessary upon request.

A separate steering committee will be established by HRM for each study area. Each steering committee is anticipated to comprise interested citizens and representatives of major property owners. The committees will form a major point of contact for the consultant throughout the course of work and will provide direction to the Consultant in identifying opportunities and constraints for each area, assistance and advise in preparing for public consultations, reviewing alternative design concepts and preparing final recommendations.

TASKS:

1 Introductions and Background Review:

The Consultant will be expected to attend introductory meetings of the staff advisory team and steering committees.

The Study Partners will provide the Consultant with all studies and mapping of the sites available. The Consultant will be required to sign a Data Licensing Agreement (DLA) before any spatial data is

provided to the Consultant by the Municipality. The DLA outlines what data is to be provided and the conditions of use of that data. Data will not be shared nor will it be used in any other project.

2 Consultations:

The Consultant will be expected to lead all public consultations. A minimum of three public consultations are to be held separately for each study area as described below. The forum and format for each consultation is to be proposed by the Consultant with supporting justification. The consultation process should also engage the Bedford Waterfront Vision Implementation Committee - a community-based committee established to guide the overall implementation of the Vision and Action Plan for this study area.

The results of each consultation are to be summarized for review by the steering committee and for posting on the Municipality's web site.

The first public consultation is intended to provide interested persons with an opportunity to share ideas for each site prior to any design work being undertaken.

The Consultant will also meet individually with property owners within each study area to discuss development intentions or preferences and known site constraints. CN Rail shall also be consulted regarding opportunities and issues associated with its corridor traversing both study areas.

3 Preparation and Review of an Alternative Design Brief:

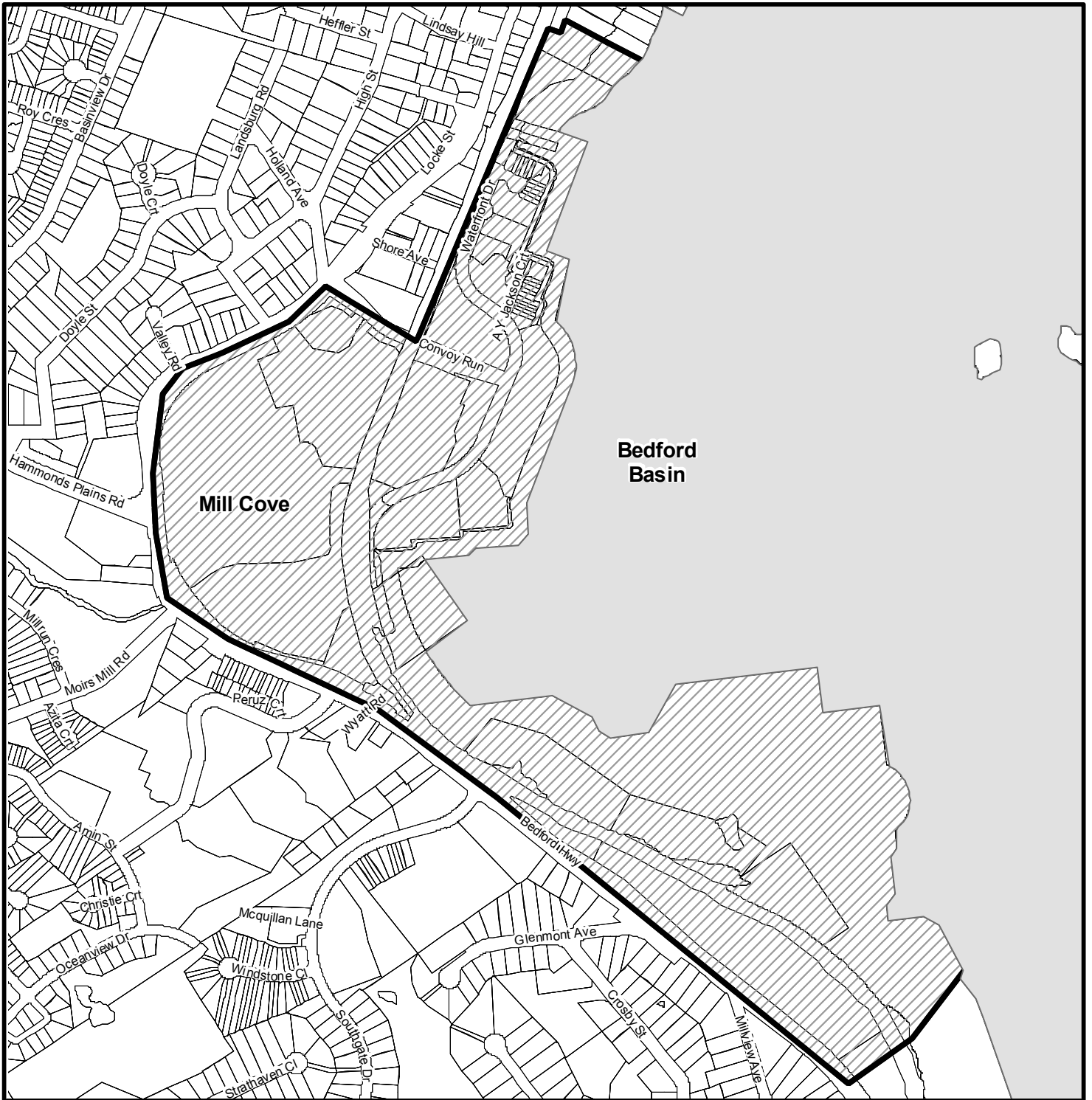
Three alternative preliminary site designs are to be presented in separate design briefs for each site with a discussion of the merits and disadvantages of each design. A means of visualizing each proposal will be required and, at minimum, three-dimensional modelling will be undertaken to assist in assessing view corridors and the alternative built forms proposed.

The design brief is to be reviewed by each steering committee and then presented at a public meeting hosted by the steering committee. There must be an opportunity for public comment to the alternatives and the consultant will subsequently meet with the steering committee to review the comments and receive direction on the preferred design alternative.

4 Preparation and Review of Study Design Report:

A draft study design report is to be prepared for each site based on the preferred alternative which addresses the matters identified under the study objectives. The draft will be circulated to the WDC, each steering committee and the staff advisory team for review and comment and editorial changes, as required.

The final design report is then to be presented at a public meeting hosted separately by each steering committee. The report is to include an executive summary. The Consultant will also be required to present the study to the Municipality's Regional Council or Committee of the Whole and the WDC Board of Directors.



Schedule A

Bedford Waterfront Study Area

 Study Area

10050 0 100 200 300 400 Feet

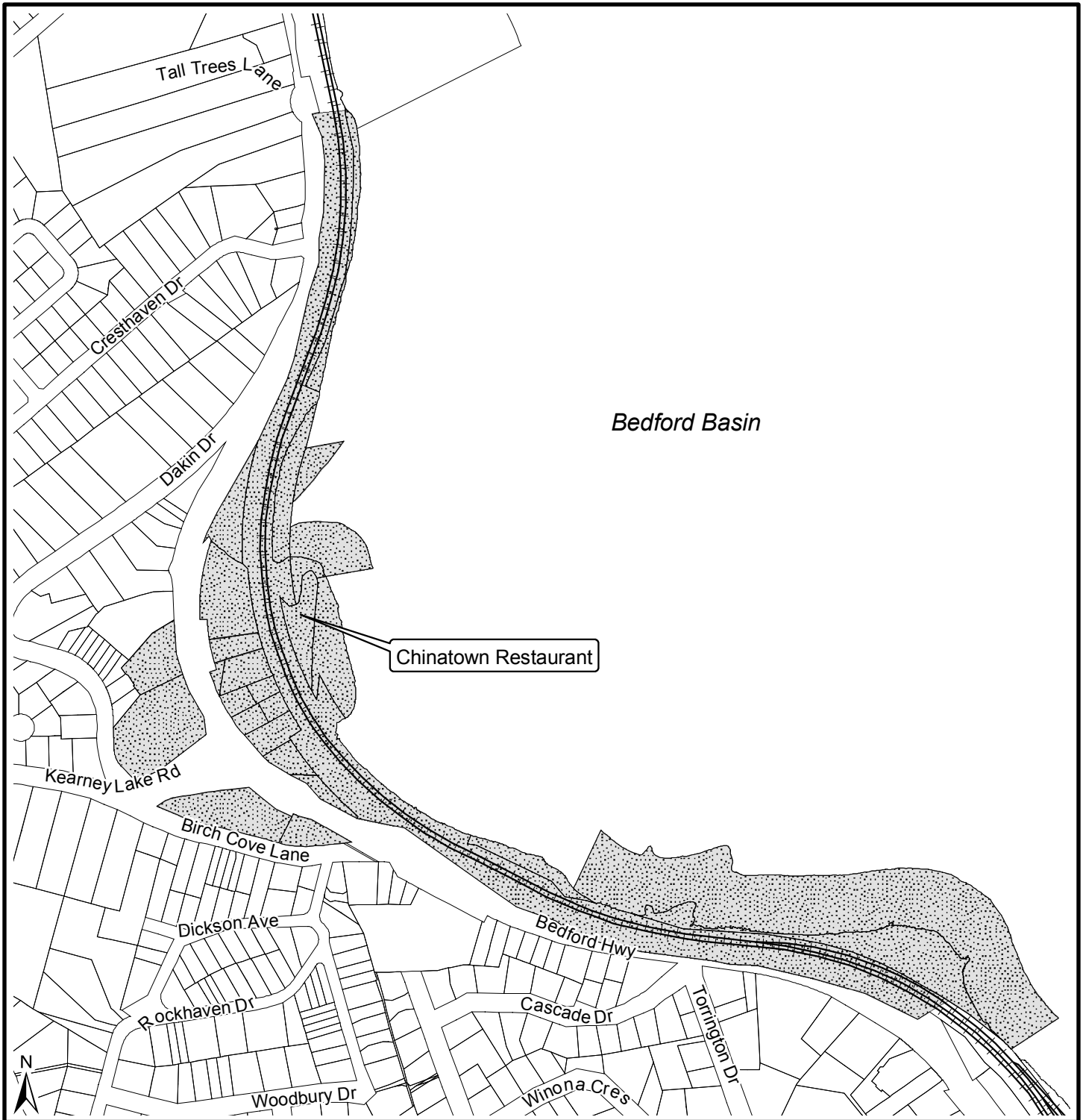


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COMMUNITY
DEVELOPMENT
SERVICES


This map is an unofficial reproduction of a portion of the Zoning Map for the Dartmouth Land Use By-Law area.

HRM does not guarantee the accuracy of any representation on this plan.



Schedule B

Birch Cove Study Area

 Study area

