

Friends of Detroit Rowing (FODR)
Request for Qualifications
Belle Isle Boathouse Assessment and Master Plan Project



Background

The Friends of Detroit Rowing, Inc. (FODR) sponsors the Detroit Boat Club Crew (DBCC), a nationally ranked crew and one of the oldest (est. 1839) rowing programs in North America. FODR is a 501(c)(3) non-profit, with a mission dedicated to the education and promotion of rowing in the Detroit metropolitan community.

FODR hosts competitive and recreational programs to men and women of all ages. The Detroit Boat Club Crew Juniors (high school age) compete as a united crew drawing participants from multiple schools in the Detroit metropolitan area. The men and women's Masters (age 21+) program successfully competes regionally, nationally and internationally. Other programming includes Learn to Row / Learn to Race Youth Summer Clinics, Adult Learn to Row, Indoor Rowing (all ages and ability), Recreational Rowing, and a Detroit Youth Rowing Program (administered in partnership with the Detroit Recreation Department).

The Crew's current boathouse, opened August 6, 1902, is a design replica of a Gaztelii (Basque for a large, elegant country house). The Boathouse sits on cedar pilings driven to bedrock under the river bottom and was surrounded by water when first built. The exterior is of white stucco

with red terracotta roofing tiles. The interior incorporates a maritime theme through intricately carved seahorse balustrades and other woodwork detail. The boathouse is one of the country's earliest reinforced concrete buildings. A series of building additions were completed in the 1920s to accommodate a commercial kitchen, large dining room, and meeting rooms. Landfill was added to expand the grounds, which included an Olympic-sized pool and children's wading pool. Dock expansions were added up through the 1970s.

While the Detroit Boat Club left the building in 1996, FODR and the DBCC rowers remained in the historic boathouse. With the DNR's assumption of management responsibility for Belle Isle, FODR signed a 30-year lease with the State and initiated the organization's strategic vision, which includes the *Belle Isle Boathouse Assessment and Master Plan Project*.

The Belle Isle Boathouse Assessment and Master Plan Project is a critical step toward engaging a broad group of stakeholders in the redevelopment and management of the historically significant boathouse and surrounding site. The resulting plan will: (1) create an environment that best sustains rowing and the sport's related activities; (2) provide premium facilities for compatible uses and the booking of suitable events as a means of generating revenue for the self-perpetuation of building operations; (3) support Belle Isle and its role as an island park.

Goal

The preservation and expansion of the Belle Isle Boathouse building and site in order to create a sustaining model for the continued existence of rowing in Detroit, thereby generating opportunities to enhance the physical, cognitive, and socio-emotional well-being of youth and adults in metropolitan Detroit.

Vision

- A renovated building and expanded facilities for a sustainable future
- Creation of an on-site national level indoor/outdoor rowing training facility
- Historic restoration of appropriate areas of the Boathouse and renovated spaces, including the overall facility site, for revenue producing activities
- Development of site facilities to support Belle Isle Park and its unique role as Detroit's island park.
- Construction of a new *site compatible* building on the eastern portion of the grounds for expanded education, training and shell storage facilities

Project Description

FODR will spearhead the Belle Isle Boathouse Assessment and Master Planning process in partnership with local organizations including the DNR. This effort is supported through FODR, DNR and foundation funding. When completed the master plan will be used as the guiding planning document to pursue funding for implementation of phased development for improvements. The completed Master Plan will:

- Collect background data and perform a detailed assessment of the building and site, including utilities and infrastructure, with conceptual estimates for addressing deficiencies
- Reconfirm and further refine the vision and goals for the existing building, site, and additional new on-site facility
- Based on the completed site assessment and established vision and goals, provide design concepts for a site compatible new structure for current and expanded programming needs
- Develop a comprehensive phased Master Plan with cost estimates that will serve as a guide for funding and implementation activities

This RFQ seeks to identify firms that are interested and qualified to assist FODR with the described building assessment and Master Plan Project. Responders' qualifications will be reviewed and three to five firms selected to participate in a Request for Proposal.

Qualifications

Firms submitting qualifications for this RFQ should include experience and expertise related to the following:

1. Assessment of historic structures with ability to estimate costs for repair of deficiencies
2. Evaluation, design and site planning for waterfront oriented projects
3. An understanding of a similar site in an urban park setting
4. Architectural experience with adaptive re-use of structures
5. Facilitation of vision and goal setting working sessions with internal and external stakeholders
6. Leading building and site utilization exercises to confirm space requirements, levels of finish and character
7. Sports facilities, preferably rowing boathouses
8. A team with a record of working with projects funded in part or whole by foundations
9. Estimating operational costs for historic structures and waterfront related sites

Qualifications should include an overall description of the proposing firm, including the following:

- Name, address and telephone number
- Year firm established
- Type of organization (sole proprietorship, partnership, corporation, etc.)
- Overview of firm's experience
- Identification of previous and current projects relevant to this project (Include year completed, scope of project, name of persons with direct client relationship and current project status—i.e., planned, financed, constructed, or occupied)
- Description of work team qualifications with resumes
- At least three client references from projects shown in the submitted qualifications

Schedule

The following is the schedule for this RFQ process.

<u>Activity</u>	<u>Date</u>
RFQ responses due to FODR	November 30, 2018
Notification of firms selected for RFP	December 19, 2018

Submission

Please submit a letter of interest and qualifications no later than 4:00 p.m., November 30, 2018, to the address below. Formats requested; two hardcopies, one memory stick and one provided as an email attachment. Your submittals should be sent to:

Mr. Todd Platt
FODR
6 Riverbank Drive
Belle Isle Park
Detroit, MI 48207
Email: ToddPlatt@friendsofdetroitrowing.com

If you have any questions regarding this RFQ, please submit in writing by email to Mr. Todd Platt.