

The Clarity Parks Project: Lafitte Greenway Plaza

A Design-Build Challenge

REQUEST FOR QUALIFICATIONS

Announcement Date: June 17, 2020

Q&A Information Session: Wednesday, June 24, 2020 | 12:00 pm-1:15 pm

Submission Deadline: July 1, 2020

Announcement of Winner: July 10, 2020* (subject to change)

Deadline to Complete & Install: October 31, 2020

Eligibility: Landscape Design-Build firms or multidisciplinary teams (see Team Qualifications on pg. 7)

Maximum Total Budget: \$39,700

Request for Qualifications (RFQ) Summary:

Friends of Lafitte Greenway, in partnership with the **New Orleans Recreation Development Commission** and **Project for Public Spaces**, is calling on landscaping and landscape design-build firms and multidisciplinary teams to submit qualifications for *The Clarity Parks Project: Lafitte Greenway Plaza (The Plaza)*, a visionary, active and flexible community gathering place on the Lafitte Greenway near Bayou St. John.

This project seeks to activate and celebrate a public space located at a critical juncture with regard to New Orleans' history, ecology, and bicycle and pedestrian circulation systems. First developed for boats at the historic crossroads of Bayou St. John and the former Carondelet Canal, and later for cars as the driveway to the "Brake Tag Station" for motor vehicle inspections, the project advances the transformation of this unique site at the central node of New Orleans bike network into a place for people, community, and celebration--expanding the Greenway's role as a cultural asset.

The project is made possible with support from the Clarity Parks Project, a partnership of the Project for Public Spaces and Claritin®.

The selected firm will work with the project partners, Friends of Lafitte Greenway, New Orleans Recreation Development Commission and Project for Public Spaces to design, support community engagement, and implement the project by October 31, 2020.

Background

The Lafitte Greenway is a public bicycle and pedestrian path and linear park that opened in the heart of New Orleans in 2015. The Greenway transformed a 2.6-mile vacant strip of land—originally a canal and later a railroad right-of-way —into an urban park and trail. Today, the Greenway is the vibrant backbone of New Orleans' growing bike network. Used by over 320,000 people annually on foot and on bicycle, it connects six historic and culturally rich neighborhoods and creates a green corridor from the French Quarter to Mid-City. The Greenway is designed to enhance livability, equitable access to parks and green space, environmental sustainability, public health, and to promote community-building and celebration of New Orleans culture and heritage.

The **New Orleans Recreation Development Commission (NORD)** manages the Lafitte Greenway in partnership with **Friends of Lafitte Greenway (Friends)**. The non-profit steward of the Lafitte Greenway, Friends is the City's and community's partner, working to ensure that the Lafitte Greenway is a vibrant and healthy public space that connects people to nature, their destinations, and each other. Friends of Lafitte Greenway's mission is to build, program and promote the Lafitte Greenway as a great public space.

To help parks and public spaces fulfill their vital role in the community, **Project for Public Spaces** is partnering with **Claritin®** on the [Clarity Parks Project](#), an initiative providing grants to improve public spaces in three communities across the U.S. that have been impacted by natural disasters. Throughout the month of March, Claritin® raised funds for the Clarity Parks Project through a cause marketing campaign on sales of Claritin® Cool Mint Chewables. As a registered charity, Project for Public Spaces is administering the grants and providing technical assistance to grantees as they tackle their own unique placemaking and resilience challenges.

The Lafitte Greenway is one of three national Clarity Parks grantees in 2020 along with Republic Square in Austin, Texas and H.A. Chapman Centennial Green in Tulsa, Oklahoma.

Project Goals

Through this project, we seek to:

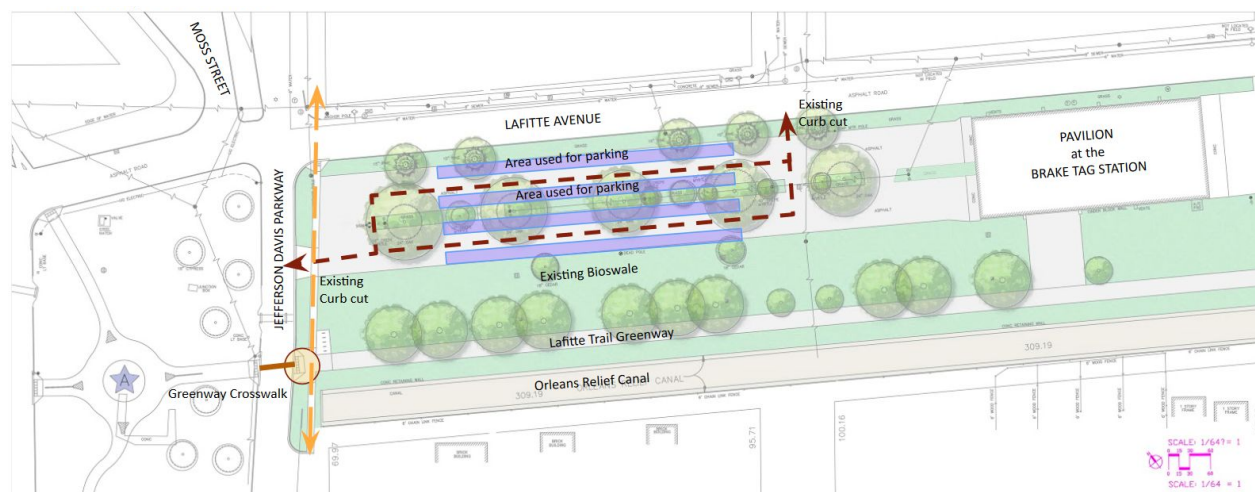
- Transform a former driveway for cars on the Lafitte Greenway into a welcoming pedestrian plaza for farmers markets, flexible community events, passive use, and programming.
- Create lasting, innovative improvements that will influence and shape the development of this underutilized space on the Lafitte Greenway as a location for community gathering and celebration of arts and culture, that inspires curiosity, creativity, and connection.
- Enhance the everyday lives of New Orleanians, children, and families.
- Support the beautification of our city, and increase civic pride through great public places.
- Respond to significant community demand for the development of this site.

Location

Site Map



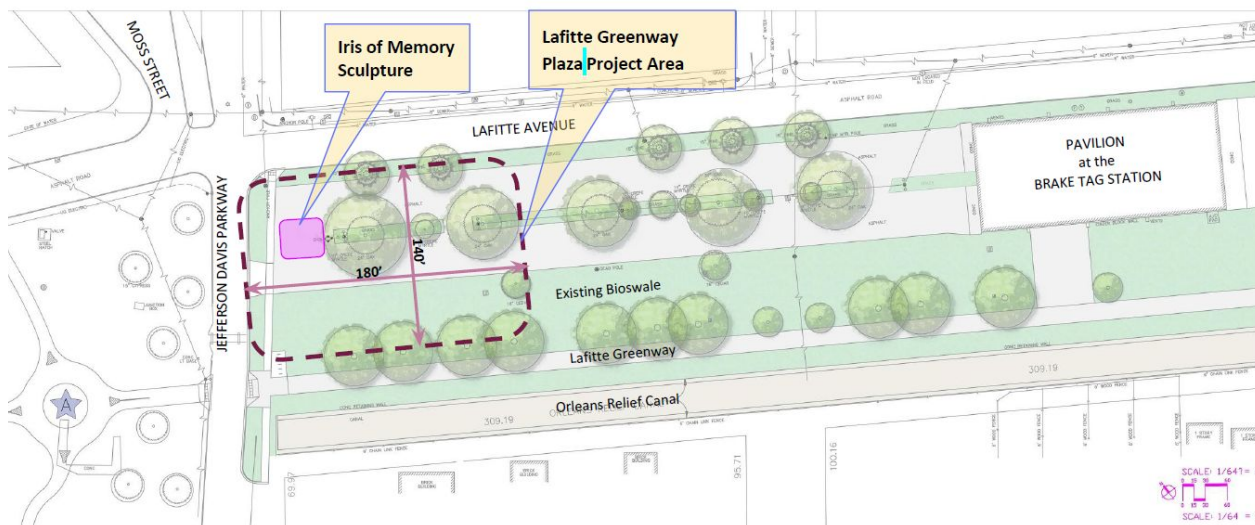
Existing Conditions





Site Description

Diagram #1: Project Area



The Plaza will be located on the Lafitte Greenway between N. Jefferson Davis Parkway and the newly redeveloped Brake Tag Pavilion building (approx N. Lopez St), between Lafitte Avenue and the Greenway's trail (See Diagram #1 above). This site formerly served as the

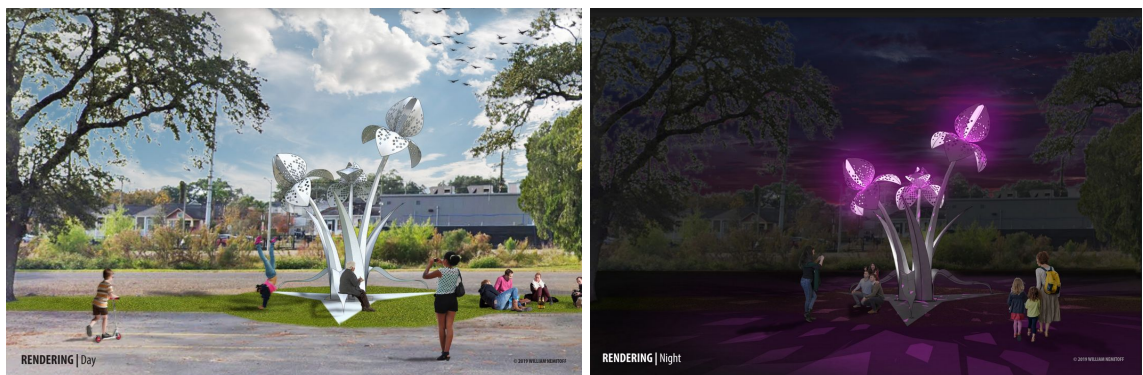
two-lane driveway to the former Brake Tag Station. It includes two asphalt driveways, a central tree canopy, and the Lafitte Greenway's bioswale. The mature tree canopy on the site provides one of the largest shaded areas on the Lafitte Greenway. Designs should prioritize improvements in the minimum area shown in Diagram #1 above, but may include part or all of the maximum project area.

The Plaza will complement the transformation that has already begun on the site, including:

The Brake Tag Pavilion - In March 2020, The City of New Orleans completed a \$1.5 million renovation of the old Brake Tag Station that opens onto the back of the site to convert it into a community pavilion. The operator and uses of the building have not yet been determined, and are subject to public input. The Pavilion will likely include a restaurant or concessions, and flexible community programming space.



Iris of Memory Art Installation - In 2019, Friends, NORD, and the Arts Council of New Orleans commissioned a \$30,000 permanent art installation, *Iris of Memory* by Will Nemitoff. This iconic 17-foot wide and 15-foot tall Iris sculpture will be installed this fall at the front of the site nearest Jeff. Davis Parkway (as indicated in Diagram #1). The sculpture will illuminate at night, and its leaves double as benches.



The Plaza will be integrated into the Lafitte Greenway as a location for community gathering and flexible programming. Future uses, programming and development of the location are still being developed. Confirmed uses include the Thursday Crescent City Farmers' Market, which will move from the parking lot of the American Can Company after construction is complete. Other potential uses include flexible outdoor space for festivals and events,

outdoor fitness classes, etc. Additional permanent amenities may be considered for the site in the future, such as a skate park, volleyball courts, dog park, or others.

This project is meant to kick off the activation of the space, laying the groundwork for the redevelopment and programming of this former parking area and integrating it into the Lafitte Greenway public amenity.

Design Requirements & Opportunities

The Greenway Plaza final design will be subject to community input and City approval, and must be durable enough to last for a minimum of three years in a highly used public space. PPS and Friends have developed preliminary ideas that should inform the site final design, detailed in Diagram #2 below. The design will include the following requirements (**in black**) and opportunities (**in gray**):

Landscaping

- Landscape improvements to soften, beautify, and frame the site; enhance the natural environment of the site, and improve stormwater resilience.
- Enhancements to the existing Greenway bioswale along the site through additional plantings and removal of invasive species.
- Landscaping should be as low-maintenance as possible, and prioritize native species. Attention to landscaping character and image especially for unveil or launch moment is also important.

Creative Placemaking

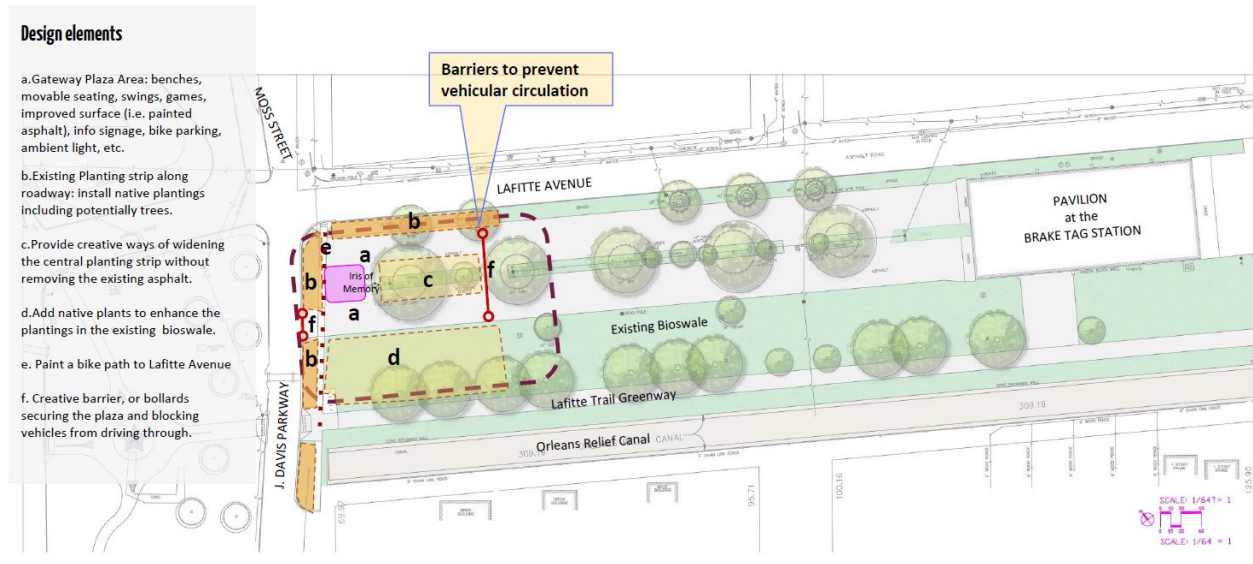
- Seating and other elements that accommodate programmed and spontaneous outdoor social gatherings such as: the weekly Crescent City Farmers' Market, people having lunch, relaxing, programs and events (fitness classes, theater, music and dance performances, seasonal programs, etc.), working and meeting in small groups, and attending talks, classes or workshops.
- Ambient lighting to activate the site at night
- Games that attract community members of all ages and ability levels, and inspire joy and interpersonal connection.
- Educational signage focused on green infrastructure
- Improvements to asphalt with low-cost solutions such as ground paint
- Elements that incorporate the history of the space into the design

Circulation

- Improvements to close the area to car traffic at the front of the site along Jeff. Davis Parkway; if feasible, removal of curb cut.
- A parking area onsite that is clearly divided from pedestrian area

- Expand the width of the existing sidewalk, or other enhancements to improve bike connection between the trail and the site.
- Improvements to bike/pedestrian circulation between the site and the Greenway trail, Bayou St. John, and the riverside of Moss St.

Diagram #2: Placemaking Bubble Diagram



Budget

The selected firm will receive a maximum of \$39,700. The amount covers all costs associated with the project, including, but not limited to:

- Design Fees
- Materials and Equipment
- Professional Liability Insurance that adheres to the guidelines in Attachment 1, listing Friends of Lafitte Greenway, Claritin®, Project for Public Spaces, and the City of New Orleans as additionally insured.
- Permitting
- Fabrication and Installation
- Planting

Team Qualifications

Each submission must come from an integrated team, that include the following skills:

- Landscape design; experience in green infrastructure and stormwater management preferred.
- Design development, construction and fabrication drawings
- Planting and horticultural planning; experience in planting bioswales preferred.
- Fabrication; At least one member of the team must have a Louisiana Contractor's or Landscape Contractor's License.

The team can offer these skills in any combination of disciplines including artists, architects, landscape architects, fabricators, and horticulturalists. The project partners may assist with connecting professionals across disciplines.

Selection Criteria

Criteria that will be considered in the selection process include, but are not limited to:

- Merit of past comparable work as demonstrated in a portfolio of images; images demonstrate impactful projects of a similar scale.
- Demonstration of creativity in the approach to the project, and maximizing the impact of the budget.
- Experience in planting rain gardens, collecting rainwater, and stormwater management
- Ability to work with the project team and the stated schedule, proof of sufficient insurance coverage (See Attachment 1)
- Team members based in New Orleans

Selection Committee

Selection of the winning team will be made by a small committee of community representatives and landscape experts, including the partners below.

Friends of Lafitte Greenway (Friends) is the community-driven nonprofit organization working alongside the City of New Orleans to ensure the Greenway develops into a safe, vibrant, and active community asset.

The **New Orleans Recreation Development Commission** (NORD) provides safe, wholesome, educational, recreational and culturally engaging opportunities to the residents of New Orleans. For more information about NORD, visit www.nordc.org.

Claritin® is a consumer healthcare company owned by Bayer Health that produces and markets allergy relief medication. For more information visit claritin.com

The **Project for Public Spaces (PPS)**. PPS is a nonprofit planning, design and educational organization dedicated to helping people create and sustain public spaces that build stronger communities. Our pioneering [Placemaking](#) approach helps citizens transform their public spaces into vital places that highlight local assets, spur rejuvenation and serve common needs.

Schedule* & Selection Process

June 17, 2020	Request for Qualifications announcement
June 24, 2020 12pm-1:15pm	RFQ Virtual Q&A Session (<i>optional</i>) Register at lafittgreenway.org/clarityparks
July 1, 2020	Qualifications due
July 1 - July 9, 2020	Q&A and submission clarification period
July 10, 2020	Final Selection: Candidate Awarded
July 13 – August 24, 2020	Design Development & Community Engagement
August 24 – September 21, 2020	Permitting, site prep, purchasing, fabrication, etc.
September 21 – October 31, 2020	Installation and Planting
Late October - Early November 2020	Unveiling

**subject to change.*

Application Requirements

Application materials must be submitted via email to nellie@lafittgreenway.org by **July 1, 2020**.

- **Cover Page:** Firm Name, Address, Website, Point-of-Contact Name, Email, Phone
- **Statement of Interest:** (1 page max) This brief cover letter may include:
 - Related experience, artistic ambitions, and/or a description of your vision for the project; you may include proposed images, if applicable.
 - Who will manage the project? Detail the project lead's qualifications to effectively manage the project. If proposing as a team, clearly describe the contribution of each collaborator.

- **Resume:** (Max. 2 pages) Tell us about your professional experience and accomplishments. If applying as a team, the team may submit a maximum of four one-page resumes.
- **Work Samples:** (Max. of 10 images) Provide digital images of relevant previous projects with corresponding titles to match the Work Sample Description list.
- **Work Sample Description List:** (Max. 2 pages) For each image submitted, list the work sample's date, location, total project budget.

Notification of Results

All applicants will receive notification by email by **July 10, 2020**. If the process is delayed for any reason, all applicants will be notified.

Questions

Questions about the project should be addressed to:

Nellie Catzen

Program Director, Friends of Lafitte Greenway

nellie@lafittегreenway.org

504.702.6778

2200 Lafitte Street

New Orleans, LA 70119

Attachment 1: Insurance Requirements

Except as otherwise noted, at all times during this Agreement or the performance of work required by this Agreement, the Contractor will maintain the following insurance in full force and effect for the duration of the work under this Agreement. Evidence of coverage shall be provided prior to the start of any activities/work, in conjunction with the Contractor's scope of work under the Agreement.

If the Contractor maintains broader coverage and/or higher limits than the minimums shown above, the City requires and shall be entitled to the broader coverage and/or the higher limits maintained by the Contractor. Any available insurance proceeds in excess of the specified minimum limits of insurance and coverage shall be available to the City:

Minimum Requirements:

- **Workers' Compensation & Employers Liability Insurance** in compliance with the applicable Workers' Compensation Act(s). Statutory and Employers Liability Insurance with limits of not less than \$1,000,000.
- **Commercial General Liability Insurance** including contractual liability insurance, products and completed operations, personal & advertising injury, bodily injury, property damage, abuse and molestation and any other type of liability for which this Agreement applies with limits of liability of not less than \$1,000,000 each occurrence / \$2,000,000 policy aggregate.
- **Automobile Liability Insurance** with limits of liability of not less than \$500,000 per accident for bodily injury and property damage. Insurance shall include all owned, non-owned and hired vehicles.
- **Professional (Errors & Omission) Liability Insurance** appropriate to the Contractors profession with limits of liability of not less than \$1,000,000 per occurrence or claim / \$2,000,000 policy aggregate. Coverage shall be sufficiently broad to respond to the duties and obligations as is undertaken by Contractor in this agreement.

The policy shall be amended to include independent contractors and volunteers providing professional services on behalf of or at the direction of the Contractor. Policy shall be kept in force and uninterrupted for a period of three (3) years beyond policy expiration. If coverage is discontinued for any reason during this three (3) year term, Contractor must procure and evidence full extended reporting period (ERP) coverage.

Important: The obligations for the Contractor to procure and maintain insurance shall not be constructed to waive or restrict other obligations. It is understood that neither failure to comply nor full compliance with the foregoing insurance requirements shall limit or relieve the Contractor from any liability incurred as a result of their activities/operations in conjunction with the Contractors obligations and/or Scope of Work.

Additional Insured Status: The Contractor and all Subcontractors (where applicable) will provide, and maintain current, a Certificate of Insurance naming the City of New Orleans, its departments, political subdivisions, officers, officials, employees, and volunteers; The Project for Public Spaces; and Friends of Lafitte Greenway are to be covered as "Additional Insureds" on the CGL policy with respect to liability arising out of the performance of this agreement. General liability insurance coverage can be provided in the form of an endorsement to the Contractors insurance (at least as broad as ISO Form CG 20 10 11 85 or both CG 20 10 and CG 20 37 forms if later revisions used).

Contractor shall require and verify that all Subcontractors maintain insurance and coverage limits meeting all the requirements stated herein. Certificates of Insurance, as evidence of all required coverage, should name the following parties as Certificate Holders and be delivered to each party as follows:

City of New Orleans
delivered via U.S. Mail to
1300 Perdido Street, 9E06 – City Hall,
New Orleans LA 70112

Friends of Lafitte Greenway
PO Box 791727
New Orleans LA 70179
Delivered by email to info@lafittегreenway.org

Project for Public Spaces
Delivered by mail to
740 Broadway, Suite 1101
New York, NY 10003
And by email to emadison@pps.org

The Additional Insured box shall be marked "Y" or Commercial General Liability coverage. The Subrogation Waiver Box must be marked "Y" for Workers Compensation/Employers Liability and Property.

Primary Coverage: For any claims related to this agreement, the Contractors insurance coverage shall be primary insurance as respects the City, its departments, political subdivisions, officers, officials, employees, and volunteers. Any insurance or self-insurance maintained by the City shall be non-contributing to the Contractors coverage.

Claims Made Policies: If applicable, the retroactive date must be shown and must be before the date of the agreement or the beginning of work. If the coverage is canceled or non-renewed, and not replaced with another claims-made policy, Contractor must

purchase "extended reporting" coverage for minimum of 3 years after the termination of this agreement.

Waiver of Subrogation: The Contractor and its insurers agree to waive any right of subrogation which any insurer may acquire against the City by virtue of the payment of any loss under insurance required by this agreement.

Notice of Cancellation: Each insurance policy required above shall provide that coverage shall not be canceled, expire or altered except without prior notice to the City of no less than 30 days.

Acceptability of Insurers: Insurance is to be placed with insurers licensed and authorized to do business in the State of Louisiana with a current A.M. Best's rating of no less than A: VII, unless otherwise acceptable to the City.

Notice: The Contractor will provide The City of New Orleans (at City of New Orleans Attn: Risk Manager, 1300 Perdido Street, Suite 906, New Orleans, LA 70112- Ref.: CEA) the following documents, within 10 calendar days of the City's request:

- Copies of all policies of insurance, including all policies, forms, and endorsements:

Miscellaneous: Without notice from the City, the Contractor will:

- Replenish any policy aggregate limit that is impaired before commencement of any work or continuation of any work under this Agreement;
- Substitute insurance coverage acceptable to the City within 30 calendar days if any insurance company providing any insurance with respect to this Agreement is declared bankrupt, becomes insolvent, loses the right to do business in Louisiana, or ceases to meet the requirements of this Agreement.
- Special Risks or Circumstances: The City of New Orleans shall reserve the right to modify these requirements, including limits, based on the nature of the risk, prior experience, insurer coverage, or other circumstances.

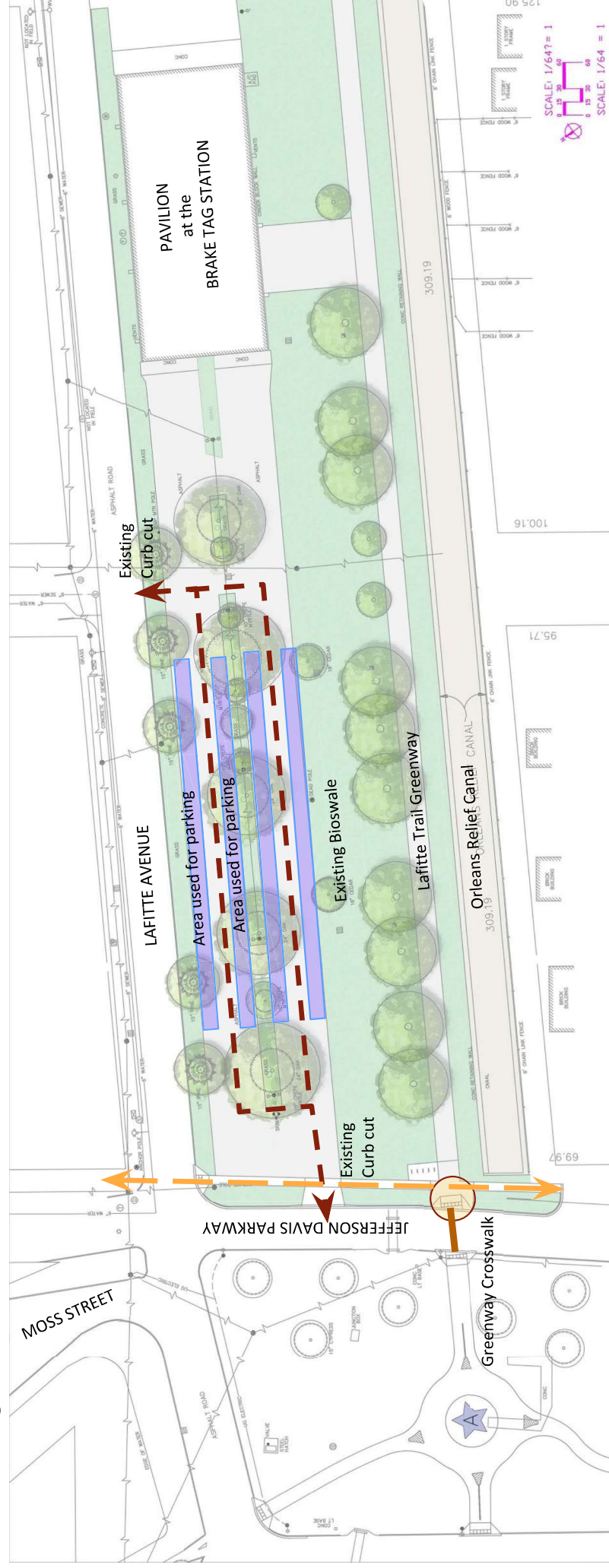
Attachment 2: Lafitte Greenway

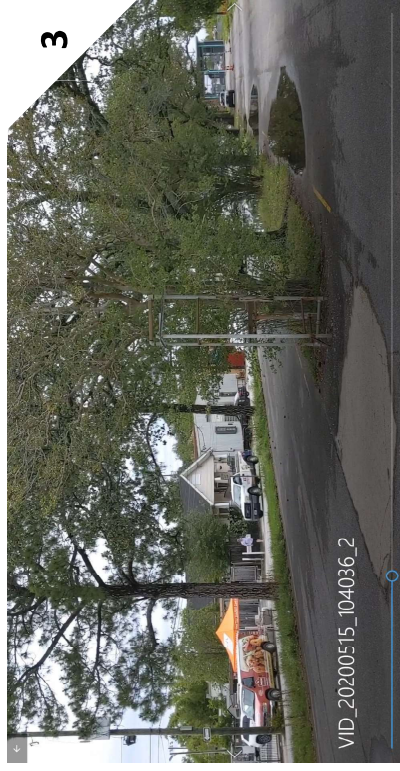
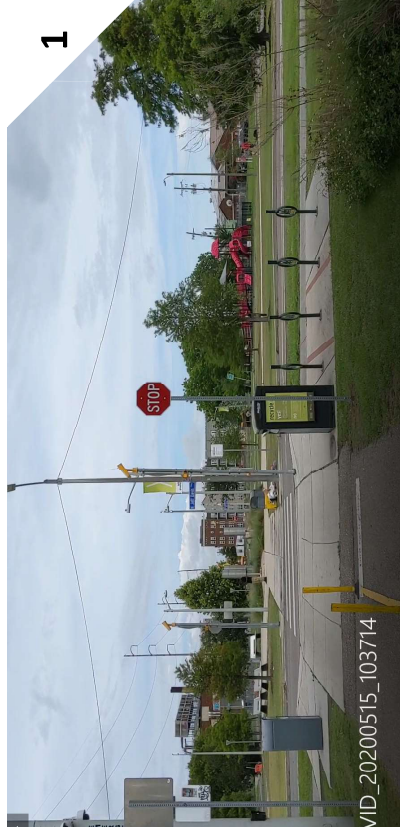
Plaza

Diagrams for RFQ

June 11, 2020

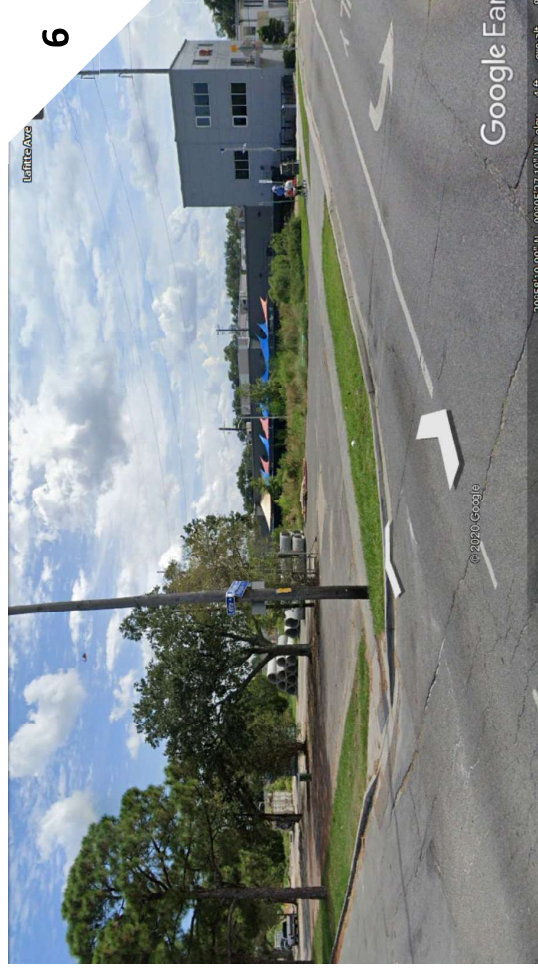






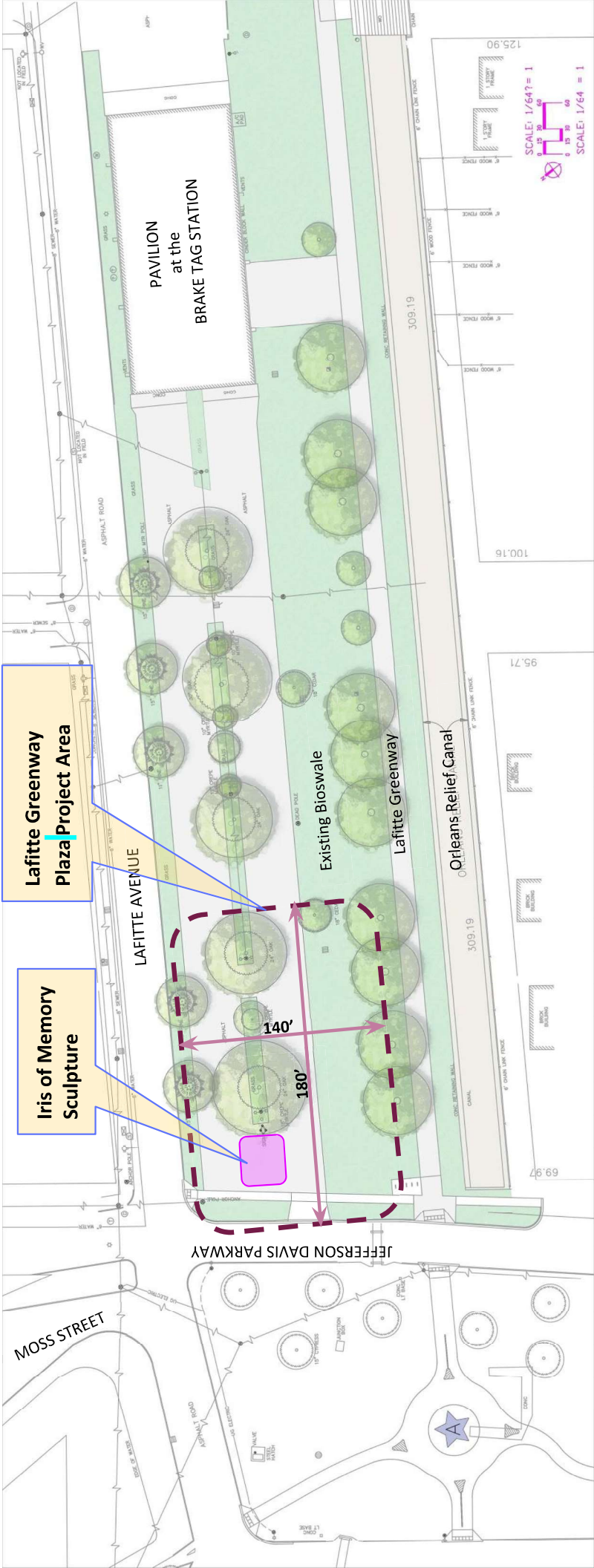
1. Bikeway at J. Davis Parkway, facing lake
2. Pavilion from Greenway trail

3. Plaza area looking East toward the Pavilion
4. Plaza area from Brake Tag Pavilion



- 5. Bikeway at J. Davis Parkway
- 6. Plaza entrance at Lafitte Avenue and J. Davis Parkway

Diagram #1: Project Area



a. Gateway Plaza Area: benches, movable seating, swings, games, improved surface (i.e. painted asphalt), info signage, bike parking, ambient light, etc.

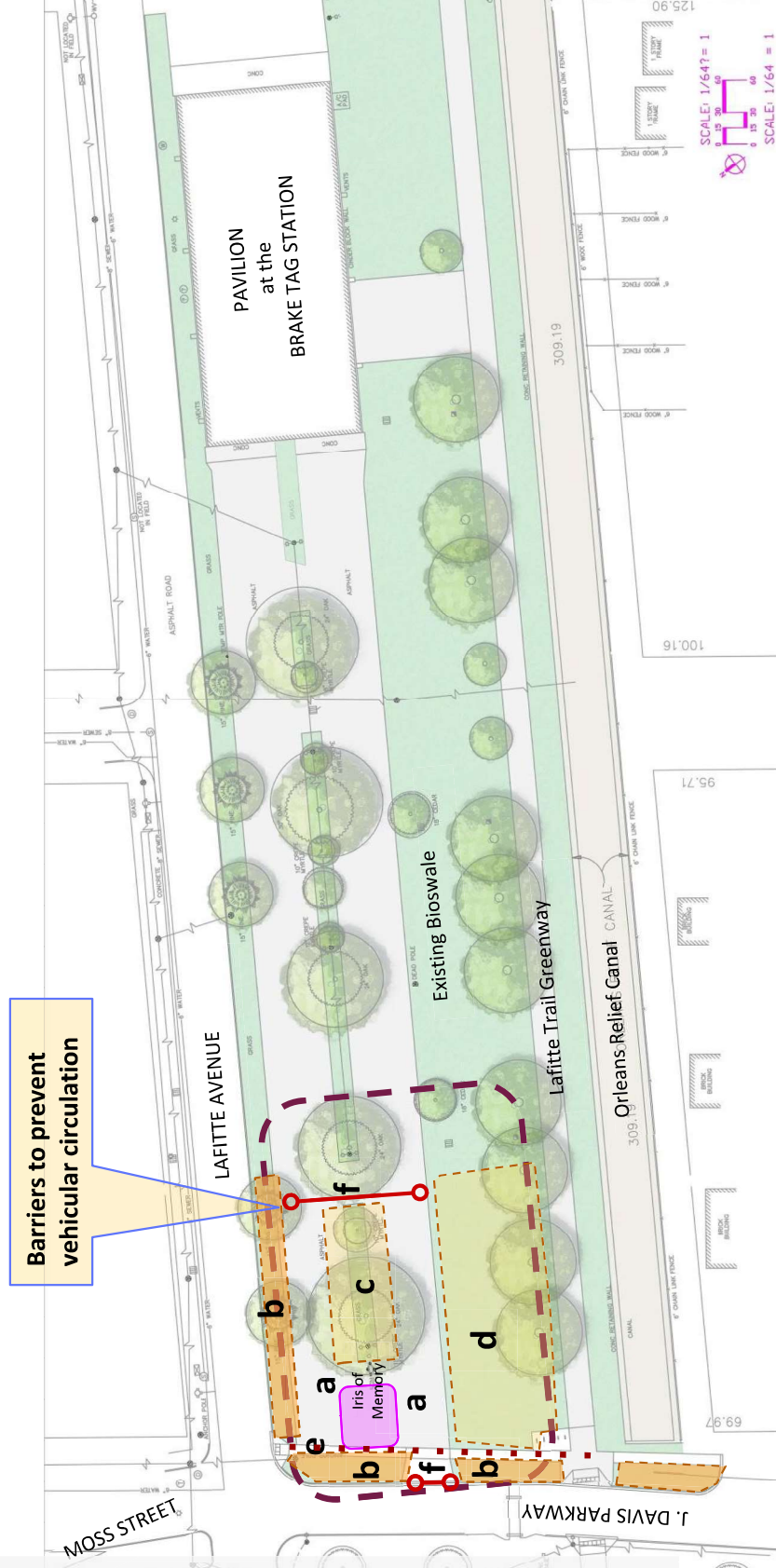
b. Existing Planting strip along roadway: install native plantings including potentially trees.

c. Provide creative ways of widening the central planting strip without removing the existing asphalt.

d. Add native plants to enhance the plantings in the existing bioswale.

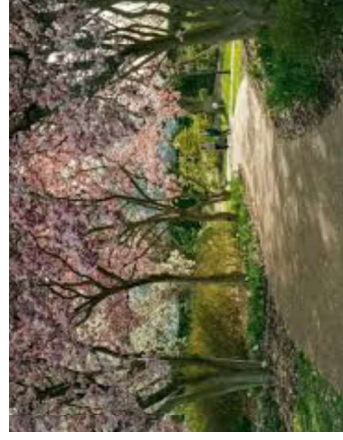
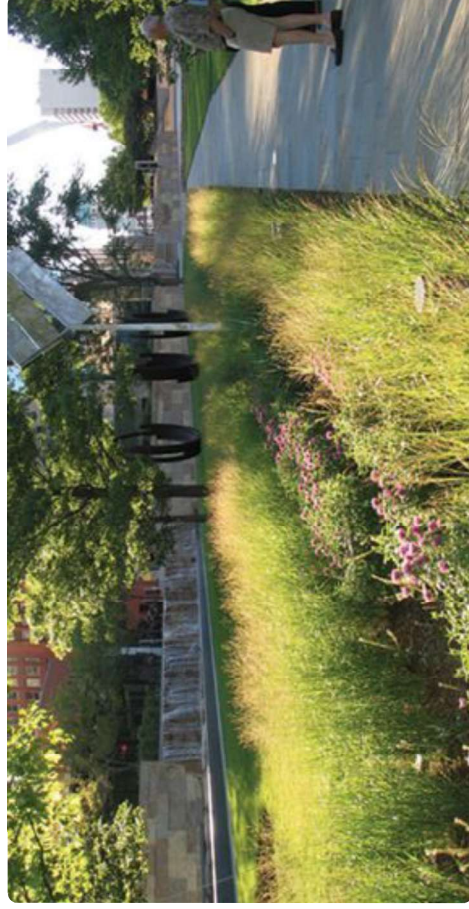
e. Paint a bike path to Lafitte Avenue

f. Creative barrier, or bollards securing the plaza and blocking vehicles from driving through.



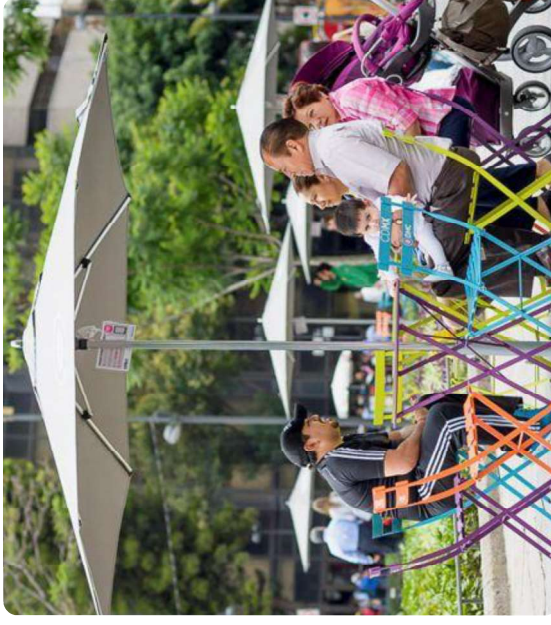
PLANTING BEDS

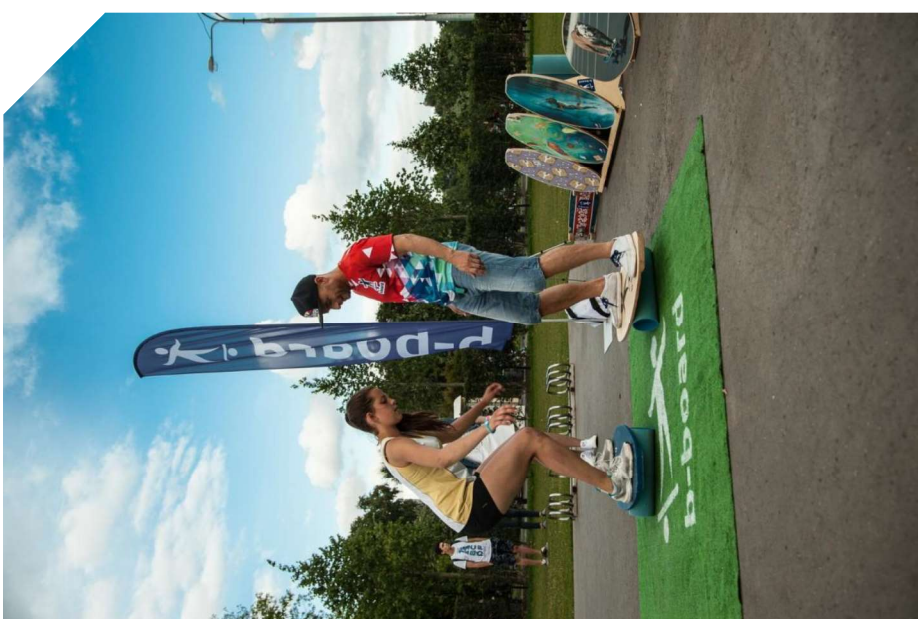
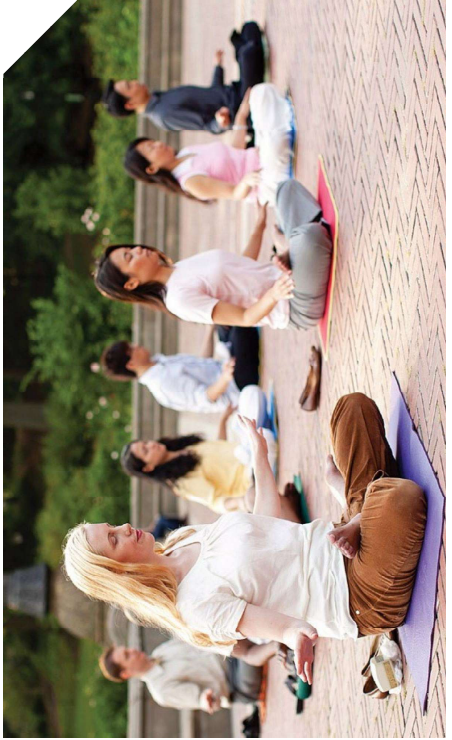
Gardens and planting beds with native plant and trees, possibly including Irises to relate to the Iris of Memory art installation



SEATING AND GAMES

Permanent and Movable seatings | Flexible benches, lounge chairs, and chairs+tables

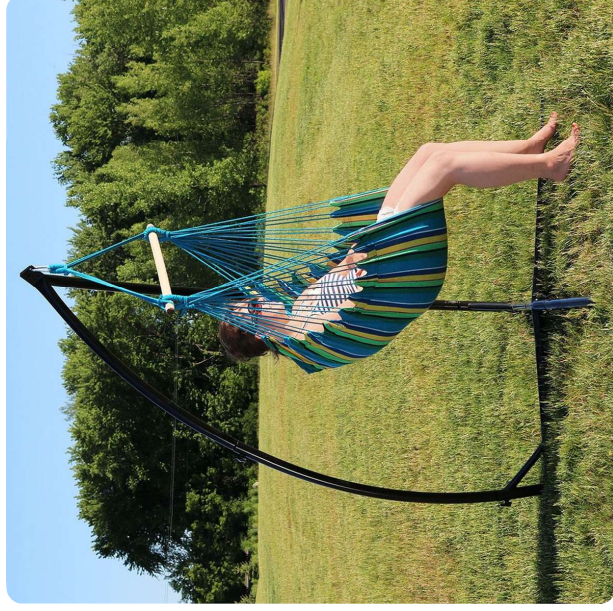




Seating | Lafitte Greenway

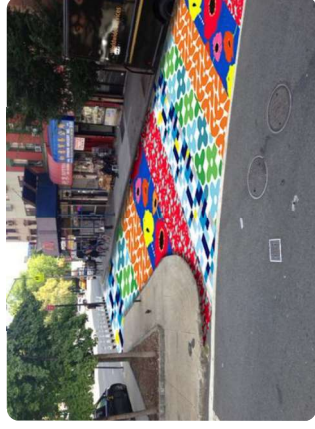
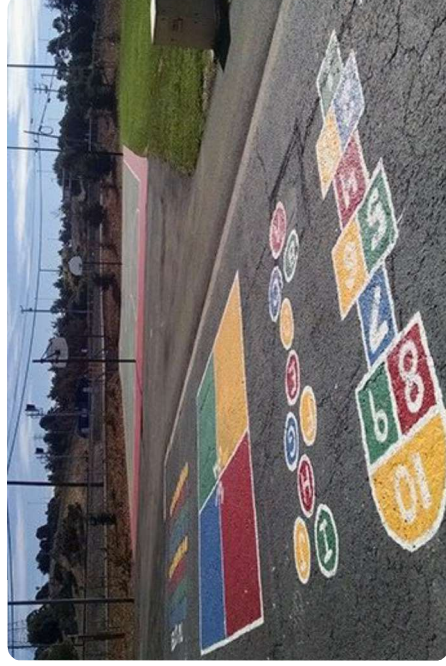
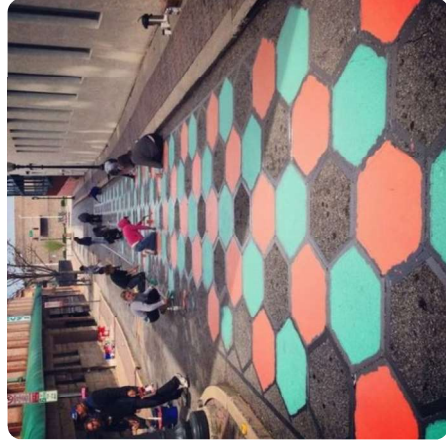
ADDITIONAL SEATING

Swings, Loungers | Bioswale overlook



STREET PAINT

Painted Asphalt



TEMPORARY SIGNAGE

For the bikeway node | A bulletin board for the site | Information signage for the sculpture | Educational information about bioswale and water plants

