

**ABINGTON TOWNSHIP ECONOMIC DEVELOPMENT
CORPORATION**

**REQUEST FOR PROPOSALS FOR
CONSULTANT SERVICES (RFP):**

**Façade and Streetscape Study
for Keswick Village**

PROPOSAL INFORMATION

Submittal Deadline:
Friday, February 13, 2026

Submit Proposals to:

John H. Dean
Executive Director
Abington Township Economic Development Corporation
1176 Old York Road
Abington, PA 19001

Any inquiry concerning this RFP should be directed by e-mail or phone to:

John H. Dean
Executive Director
ExecutiveDirector@abingtonpaedc.org
215-815-7377

REQUEST FOR PROPOSALS:

Façade and Streetscape Study for Keswick Village

Abington Township Economic Development Corporation (“Abington Township EDC” and/or “EDC”) will accept proposals for consulting services for design/engineering services needed for the creation of a façade and streetscape study for Keswick Village in Abington Township, until **4:00 p.m. on Friday, February 13, 2026**, to ExecutiveDirector@abingtonpaedc.org.

All proposals presented will be in accordance with this Request for Proposals (“RFP” and/or “Proposal”) specifications. One (1) electronic copy of each proposal shall be submitted to and received by e-mail at ExecutiveDirector@abingtonpaedc.org with the subject line as “RFP – Façade and Streetscape Study” on or before **4:00 p.m. on Friday, February 13, 2026**. One (1) original hard copy of the RFP should also be submitted to the Township at:

John H. Dean
Executive Director
1176 Old York Road
Abington, PA 19001

For an electronic version of the RFP, please e-mail ExecutiveDirector@abingtonpaedc.org or visit <https://economic-development-corporation-abingtonpa.hub.arcgis.com/>

If you have any questions regarding the contents of this RFP, please contact John H. Dean, Executive Director.

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REQUEST FOR PROPOSALS:

Façade and Streetscape Study for Keswick Village

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I. GENERAL INFORMATION

A. BACKGROUND

Abington is a township located in Montgomery County, Pennsylvania, encompassing approximately 15 square miles or 9,520 acres of land with more than 22,000 parcels. The Abington Township Economic Development Corporation (“Abington Township EDC” and/or “EDC”) was established on May 9, 2024 as a quasi-governmental non-profit corporation whose mission is to provide economic development to Abington Township. The EDC functions under a five (5) member board to provide economic development services to Abington Township and local businesses.

The Abington Township EDC is soliciting proposals from professional architecture and engineering firms for the creation of a façade and streetscape guidelines will establish a cohesive, aesthetically pleasing, and functional design framework for public infrastructure, including but not limited to signage, street furniture, lighting, pedestrian amenities, and landscaping for Keswick Village in Abington Township. The study will create a conceptual plan to assist the EDC in future pursuits of façade and streetscaping funding.

For the purposes of this study, the Keswick Village study area is bounded by Jenkintown Road, Easton Road, Keswick Avenue, Parkdale and Abington Avenues (see map as follows):



Source: Delta Development Group

B. PROFESSIONAL CREDENTIALING

The consultant(s) assigned to the project must meet the following requirements:

1. Documented expertise in façade and streetscape design and construction.
2. At least one (1) member of the consulting team must have documented prior experience developing façade and streetscaping design/engineering drawings in accordance with acceptable and applicable guidelines. This person should be the project leader and assume overall project coordination responsibilities between the Abington Township EDC and the design team.
3. Have documented experience with street trees and plantings for similar types of projects.
4. At least one (1) member of the consulting team should be from the following disciplines: registered architect, engineer.
5. Have documented experience in construction oversight.
6. Have documented experience in setting goals, analyzing problems, generating alternative solutions, and providing recommendations and implementation strategies.

C. RFP SCHEDULE (subject to change) This Request for Proposals schedule is proposed as follows:

DATE	EVENT
January 5, 2026	Issued and Notice Given on Website
February 13, 2026	Submission Deadline (4:00 p.m.)
February 14, 2026 – February 26, 2026	Review & Evaluation of Submissions
February 27, 2026	Selection of Planning and Design Firm

D. SOURCE OF FUNDING

A portion of this project will be partially funded through the PA Department of Community and Economic Development Community and Economic Assistance Program (CEAP). As such, the selected architectural firm will work with the EDC to accommodate any grant request or requirements, including any future grants received.

E. COMPLIANCE WITH APPLICABLE LAWS AND REGULATIONS

- a. In compliance with DCED regulations, the respondent agrees to not:
 - i. In any manner discriminate in the hiring of any employee(s) for the performance of the activities required under this agreement or any subgrant agreement, contract, or subcontract, by reason of race, creed, color, sexual orientation, gender identity or expression, or in violation of the Pennsylvania Human Relations Act (“PHRA”) and applicable federal laws, against any citizen of this Commonwealth who is qualified and available to perform the work to which the employment relates.
 - ii. In any manner discriminate by reason of race, gender, creed, color, sexual orientation, gender identity or expression, or in violation of the PHRA and applicable federal laws, against or intimidate any of its employees.

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- iii. In any manner discriminate by reason of race, gender, creed, color, sexual orientation, gender identity or expression, or in violation of the PHRA and applicable federal laws, in the provision of services under this agreement or any subgrant agreement, contract, or subcontract.
- iv. In any manner discriminate by reason of race, gender, creed, color, sexual orientation, gender identity or expression, or in violation of the PHRA and applicable federal laws, against any subgrantee, contractor, subcontractor, or supplier who is qualified to perform the work to which this agreement relates.
- v. In any manner discriminate against employees by reason of participation in or decision to refrain from participating in labor activities protected under the Public Employee Relations Act, Pennsylvania Labor Relations Act, or National Labor Relations Act, as applicable, and to the extent determined by entities charged with the Acts' enforcement and shall comply with any provision of law establishing organizations as employees' exclusive representatives.

F. QUESTIONS

Any questions regarding this RFP should be directed to the Executive Director by e-mail or phone to:

John H. Dean
Executive Director
ExecutiveDirector@abingtonpaedc.org
215-815-7377

All questions must be received by **4:00 p.m. on January 16, 2026**. Inquiries received after 4:00 p.m. on January 16, 2026 will not receive responses.

G. ADDENDA

To ensure consistent interpretation of certain items, answers to questions the Abington Township EDC deems to be in the interest of all will be made available on the EDC website at <https://economic-development-corporation-abingtonpa.hub.arcgis.com/>. Responses to questions will not be issued in the form of an Addendum to the Request for Proposals.

Abington Township EDC may, in the EDC's sole and absolute discretion and without explanation to the prospective proposer(s), at any time choose to discontinue this RFP without obligation to any proposer(s) who have submitted a Proposal.

II. SCOPE OF WORK

Abington Township EDC is soliciting proposals from firms interested in serving as an architectural firm to produce a façade and streetscaping study that provides 1) façade design, 2) signage design and location, and 3) sidewalk improvements. The study should include sufficient detail for the EDC to address façade and streetscape design. The selected consultant will undertake the following tasks:

1) Task 1 – Project Kick-Off and Stakeholder Engagement

- Meet with the project advisory group, comprised of EDC and Township staff, Keswick Village businesses, and other key stakeholders, to understand project goals and community vision.
- Conduct up to four (4) project advisory group meetings to present findings on the progress of the Study.

2) Task 2 – Existing Conditions Analysis:

- Review existing relevant plans, studies, design standards, and Keswick Village’s existing brand.
- Conduct a thorough assessment of the current building façades and streetscape infrastructure, including signage, sidewalks, and ADA accessibility infrastructure.

3) Task 3 – Development of Façade Design Guidelines

- Create design guidelines for building façades to incorporate elements of the core of Keswick Village into the buildings on the outskirts, including but not limited to:
 - Materials
 - Structural components
 - Functional elements such as windows and doors
 - Signage

4) Task 4 – Development of Streetscape Design Guidelines

- Create design guidelines for public infrastructure elements, including but not limited to:
 - Signage and wayfinding
 - Street furniture (benches, trash receptacles, bike racks, etc.)
 - Lighting fixtures
 - Landscaping and plantings, including, but not limited, to tree replacement recommendations
 - Sidewalk, path, and crosswalk materials and patterns
 - ADA infrastructure
 - Public art integration
 - Pedestrian refuges
- Propose improvements to increase the comfortability and accessibility of the streetscape

5) Task 5 – Illustrative Concepts and Visualizations

- Develop illustrative graphics and renderings to convey the design concepts.
- Provide examples of recommended materials, colors, and design theme.
- Provide detailed specifications and cut sheets for preferred fixtures and equipment.
- Provide at least two (2) alternatives of illustrative concepts and visualizations for facades and streetscapes.

6) Task 6 – Cost Estimates

- Develop planning-level cost estimates for representative improvements, including detailed unit pricing or vendor quotes for preferred fixtures, materials, and equipment. Cost estimates should account for installation.

- Identify vendors that can supply preferred fixtures and equipment.
 - Identify potential funding sources and partnership opportunities.
- 7) **Task 7 – Implementation Recommendations**
- Create a façade program that aligns with PA DCED’s Main Street Matters Façade Grant program.
 - Provide recommendations to maximize local business participation in a façade program base on experience from other communities.
 - Develop an implementation matrix with proposed projects and timelines.
 - Identify potential funding sources and partnership opportunities.
- 8) **Task 8 – Presentation of Findings to the Abington Township EDC**
- The selected consultant will make a final presentation at an Abington Township EDC public meeting. It is anticipated that Keswick Village stakeholders will be invited to attend.

III. Deliverables

The following deliverables are required for the selected consultant:

- 1) Façade Design Guidelines Document with Two (2) Alternatives (print and digital formats)
 - A comprehensive document describing the design standards and strategies for downtown façade improvements.
- 2) Streetscape Design Guidelines Document (print and digital formats)
 - A comprehensive document describing the design standards and strategies for downtown streetscape improvements.
- 3) Visual Renderings and Illustrative Concepts
 - High-quality graphics and drawings that depict proposed façade and streetscape designs and key infrastructure elements and cut sheets and specifications for specific fixtures, structural components, and equipment.
- 4) Cost Estimates
 - Planning level cost estimates (e.g. unit pricing for sidewalk and crosswalk installation) and vendor quotes for preferred fixtures, materials and equipment. Cost estimates should account for installation.
 - List of vendors that can supply preferred fixtures and equipment.
 - List and description of creative ways to finance streetscape improvements.

The project must be completed by December 1, 2026.

IV. PROPOSAL ELEMENTS

A. General Requirements

- 1) Proposal Submission: One (1) electronic copy of the Proposal shall be sent to and received by ExecutiveDirector@abingtonpaedc.org with the subject line "RFP- Façade and Streetscaping Study" and one (1) original hard copy of the Proposal shall be sent to

ABINGTON TOWNSHIP ECONOMIC DEVELOPMENT CORPORATION
Request for Proposals – Façade and Streetscape Study

John H. Dean
1176 Old York Road
Abington, PA 19001

Proposals must be submitted no later than **4:00 p.m. on February 13, 2026**
to: ExecutiveDirector@abingtonpaedc.org

- 2) Preparation costs: The EDC will not be responsible for any costs associated with the preparation, submission, or presentation of any Proposal.
- 3) Minority Proposer: Abington Township EDC encourages all qualified businesses, including minority-owned and women-owned businesses, to respond to all invitations to this RFP.
- 4) All submitted proposals will be the property of Abington Township EDC.
- 5) Open Records Law/Public Information: Under the Pennsylvania Right-to-Know (the "Law"), 65 P.S. §67.101, et seq., as amended, and other applicable laws, a record in the position of the EDC is presumed to be a public record subject to disclosure to any legal resident of the United States upon request, unless protected by a statutory exception.
- 6) This RFP shall not, without the EDC's prior written consent, be disclosed to any proposer, in any manner whatsoever, in whole or in part, or used for any purpose other than the submission of the RFP to the EDC
- 7) The Abington EDC may accept any portion of the project based on tasks and cost.

B. Format of Technical Proposal

- 1) Title Page & Table of Contents:
 - a. Title Page should show the RFP subject; the institution's name; contact name, title, office address, telephone number and E-mail address; and the date of the proposal.
 - b. Table of Contents should identify matters submitted by section and page number.
- 2) Contact Information: On a single cover sheet in your proposal, please provide:
 - a. The name of the organization, President/Chief Executive Officer, address, and telephone number;
 - b. The name and contact information for the organization's primary contact;

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- c. E-mail address for organization principals or individuals working with Abington Township EDC;
- d. The year the organization or individual practice was established; and
- e. The MBE/WBE status of the organization.

3) Personnel Qualifications:

- a. Identify key personnel who will be responsible for performing the scope of services required under the Proposal;
- b. Provide a resume and summary of experience for the individuals identified above, who will be responsible for performing the scope of services required under the Proposal;
- c. Describe your experience assisting municipalities, counties or other governmental agencies;
- d. Describe any existing or potential legal or other policy conflicts of interest, or appearance of conflict of interest, you may have, or which reasonably might arise, because of your work with the EDC;
- e. State whether you or any principals in your organization have been (in the past five years) or are currently the subject of any Federal or State investigation or any investigation by any law enforcement agency, and indicate the nature of this investigation;
- f. Indicate any pending litigation in which you are involved which may directly or indirectly affect your ability to work with the EDC in any manner; and
- g. Please indicate the amount of professional insurance coverage which you carry, the amount of any self-retention, and the name of the carrier.

4) Specialized Planning and Design Services Competence:

- a. Provide examples of respondent's experience in the past five years specifically related to the scope of services included in this RFP. This section should also include examples evidencing the respondent's experience.
- b. Describe the process the planning and design team will devise, implement, and execute to complete the project under this RFP.
- c. Describe firm's abilities and past experience related to service delivery and budgetary considerations.
- d. Describe the approach to facilitation and solicitation of ideas from staff and committee members.

5) Client List

- a. Provide a list of current municipal clients, including at least two references from each of those organizations, including names, contact persons, and phone numbers.
- b. List any clients you have that could cause a conflict of interest with your performing the scope of work for the Abington Township EDC, if selected, and describe how you would be willing to resolve a conflict or any future conflicts of interest.

NOTE: NO FEES AND/OR PRICING OF THE RFP SHOULD BE INCLUDED IN THE TECHNICAL PROPOSAL.

C. Format of Cost Proposal

The sealed cost proposal shall contain detailed pricing information relative to the work as described for each section of the RFP. Please provide:

- 1) The cost per task to provide the services listed in **Section II, Scope of Work**;
- 2) A list of anticipated reimbursable expenses and the rate charged for each per task;
- 3) Any reduced fees offered to other municipalities, government entities, economic development/redevelopment or nonprofit organizations, and civic organizations; and
- 4) Any other fees or charges not outlined in the other sections of the cost proposal.

Pricing will be reviewed based on reasonableness for services being provided, competitive market rates, and fee structure. The Abington Township EDC is not obligated to select the Proposal with the lowest fee proposal to perform these professional services.

V. SELECTION PROCESS

A. Selection Date

Selection of the consultant(s) to complete the feasibility study will be based on timely written proposals. Oral interviews may be conducted virtually or in-person to assist the Abington Township EDC in the selection process but are not required under this RFP. It is anticipated that the selection will be made on February 27, 2026 with the commencement of the appointment anticipated to start within 14 days of date of selection.

B. Evaluation Criteria

Proposals will be evaluated based on the following criteria:

Criteria	Max. Score
Relevant experience and demonstrated expertise in streetscape design, urban planning, engineering, and landscape architecture	30
Understanding of Keswick Village’s context	20
Quality of past work and references	20
Cost-effectiveness	20
Proposed timeline	10
Total	100

Abington Township EDC will evaluate each response and select the firm that is the best fit for the organization and the project.

C. Interviews

Once the proposals including qualifications have been evaluated, proposer(s) may receive an invitation for either virtual or in-person interviews with their key staff that would be responsible for completing this project. Interviews will be granted at the EDC's discretion.

D. Reservations Regarding Selection

The Abington Township EDC reserves the right to do any or all of the following:

- 1) Conduct interviews with some or all of the respondents.
- 2) Reject any or all RFPs.
- 3) Waive any informality or irregularity in a Proposal.
- 4) Hold all RFPs for a period of thirty (30) days after the date fixed for the opening thereof.
- 5) Enter into good faith negotiations with the respondents to modify service or project descriptions to a greater or lesser magnitude than described in this RFP or any Proposal.
- 6) Accept the Proposal that the EDC deems in its discretion, to be the most favorable in the best interest of the EDC.
- 7) Enter good faith negotiations with the selected respondents regarding the pricing set forth in the Proposal prior to entering into an agreement. If the agreement's negotiations cannot be concluded successfully with the first selected respondent, the EDC may negotiate an agreement with the second selected respondent.
- 8) Re-advertise this RFP for new proposals as may be deemed necessary at the sole discretion of the EDC.