

REQUEST FOR PROPOSALS/QUALIFICATIONS
STORM DRAINAGE PIPE RELOCATION
CITY OF NEW ALBANY REDEVELOPMENT COMMISSION

I. PROJECT INTRODUCTION:

In accordance with IC 5-23-5, the City of New Albany Redevelopment Commission (the “City”), invites any and all qualified parties to submit Proposals and Statements of Qualifications to design, construct, and transfer a drainage pipe (the “Project”) located on land related to a future housing development project under a public-private partnership. The purpose of this Request for Proposals/Qualifications (the “RFPQ”) is to identify qualified developers/contractors capable of designing and constructing the relocation of the storm drainage pipe in conflict with future development as requested by the City, the scope of which is not completed at this time, but is anticipated to be approximately \$7,000,000 in total project costs.

II. PROJECT SCOPE:

The City maintains an easement for the storm drainage pipe located on parcel numbers: 22-05-03-500-188.000-008; 22-05-03-500-389.000-008; 22-05-03-500-391.000-008; 22-05-03-500-394.000-008; 22-05-03-500-189.000-008. The selected proposer will provide all design services, development services, site work, labor and material to design and construct the Project. The final Project scope will be determined through a scoping period with the selected proposer, during which the selected proposer will be required to provide analysis to create the final scope, site analysis, financing terms, if applicable, and a guaranteed budget. The scoping period will likely be a very intense exercise with a goal of achieving construction groundbreaking in May of 2025.

Upon receiving satisfactory scoping period deliverables from the selected offeror, the City will move forward with the Project and selected offeror via resolution or ordinance at a public hearing. If the selected offeror is unable to produce satisfactory deliverables, the City will begin a new scoping period with another offeror or cancel this RFPQ process altogether. Regardless of the outcome of the scoping period, the deliverables will be retained by the City for its sole use and benefit.

III. PROPOSAL EVALUATION:

The City has formed a committee to review the proposals received. The criteria which will be utilized in evaluating proposals are as follows:

- Your experience developing similar public projects
- Your demonstrated ability and capacity to perform the work, including your reputation as indicated by your references for performing this type of work
- Your approach to develop the Project
- Your proposed fees during the scoping period

IV. PROPOSALS

Please respond to the following requests:

- A description of the project team including the project lead, design team, and construction team.
- Identify at least three (3) similar projects you have developed. Include names and telephone

numbers to be used as references relative to the listed projects.

- A proposed schedule for the Project, including proposed dates to start and complete construction and to convey the improvements to the City. This is for the City's reference only. A final Project schedule will be determined during the scoping period with the selected offeror.
- A proposed approach to the Project.
- The scoping process will have a duration of sixty (60) days in which time the selected offeror would need to prepare site analysis, schematic design, and guaranteed budgets sufficient for the City to make a decision on proceeding (or not) with the Project and/or with the selected offeror. Please identify fees that may be requested during this process. You may offer hourly rates, a overall lump sum, or multiple lump sums segregated by task.

V. General Conditions

It should be understood that:

- The City reserves the right to reject any and all Proposals/Statements of Qualifications at its sole discretion.
- The City does not require you to submit a certified check or other evidence of financial responsibility with your proposal.
- The stated scoping period fee will be a critical component in reviewing proposals.
- All offerors will be accorded fair and equal treatment with respect to any opportunity for discussion and revision of proposals. The City may enter into discussions with offerors to clarify and assure a full understanding of proposals.
- The City may refuse to disclose the contents of the Proposals/ Statement of Qualifications during discussions with eligible offerors.
- This Project will be procured in partnership with the selected offeror under IC § 5-23, and the selected offeror will not be subject to further procurement processes under IC § 36-1-12 or any other statute. However, the selected offeror will be required to provide a performance bond for 50% of the construction costs per IC § 5-23.
- Proposing firms shall not contact City board members or City staff during the RFPQ process other than the RFPQ Committee's representative (the "Representative") listed below, unless authorized or directed to do so by the Representative. All correspondence and questions for this RFPQ should be directed to the Representative as follows:

Claire Johnson, Economic Development Director: cjohnson@cityofnewalbany.com

- The City reserves the right to enter into a Scoping Agreement with an offeror for preliminary design and development services prior to the City agreeing to move forward with the Project. After the Scoping period, the RFPQ Committee shall either make a recommendation to award the public-private agreement to a offeror, engage another offeror, or shall terminate the request for proposal process.
- Submittal: An electronic PDF of the Proposal/Statement of Qualifications should be emailed to:

Claire Johnson, Economic Development Director: cjohnson@cityofnewalbany.com

Proposals must be received by 2:00 PM local time on November 12, 2024.