

BILL NO. S-18-09-17

SPECIAL ORDINANCE NO. S-_____

AN ORDINANCE approving the awarding of RFP #4284 – CONTRACT FOR RIVERFRONT DEVELOPMENT IMPLEMENTATION FRAMEWORK - (NOT TO EXCEED \$2,400,000.00) by the City of Fort Wayne, Indiana, by and through its Department of Purchasing and LAND COLLECTIVE for the DIVISION OF COMMUNITY DEVELOPMENT.

NOW, THEREFORE, BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF FORT WAYNE, INDIANA;

SECTION 1. That RFP #4284 – CONTRACT FOR RIVERFRONT DEVELOPMENT IMPLEMENTATION FRAMEWORK between the City of Fort Wayne, by and through its Department of Purchasing and LAND COLLECTIVE for the DIVISION OF COMMUNITY DEVELOPMENT, respectfully for:

contract for the Riverfront Development Implementation Framework; involving a total cost of not to exceed TWO MILLION FOUR HUNDRED THOUSAND AND 00/100 DOLLARS - (\$2,400,000.00) all as more particularly set forth in said RFP #4284 – CONTRACT FOR RIVERFRONT DEVELOPMENT IMPLEMENTATION FRAMEWORK which is on file in the Office of the Department of Purchasing, and is by reference incorporated herein, made a part hereof, and is hereby in all things ratified, confirmed and approved.

SECTION 2. That this Ordinance shall be in full force and effect from and after its passage and any and all necessary approval by the Mayor.

Council Member

APPROVED AS TO FORM AND LEGALITY

Carol Helton, City Attorney

COUNCIL DIGEST SHEET

Enclosed with this introduction form is a tab sheet and related material from the vendor(s) who submitted bid(s). Purchasing Department is providing this information to Council as an overview of this award.

RFPs & BIDS

Bid/RFP #	RFP #4284 Riverfront Development Implementation Framework
Awarded To	DAVID RUBIN Land Collective
Amount	\$2,399,294
Conflict of interest on file?	X ☐ Yes ☐ No
Number of Registrants	4
Number of Bidders	2
Required Attachments	RFP

EXTENSIONS

Date Last Bid Out	
# Extensions Granted To Date	

SPECIAL PROCUREMENT

Contract #/ID (State, Federal, Piggyback--Authority)	
Sole Source/ Compatibility Justification	

BID CRITERIA *(Take Buy Indiana requirements into consideration.)*

Most Responsible, Responsive Lowest	X ☐ Yes ☐ No <i>If no, explain below</i>
If not lowest, explain	• The selected bid is the most responsible and responsive. • The selected bid is the best value considering the hours of work projected to the project, but it is not the lowest submitted fee. • The lowest fee appears to be based on an insufficient commitment of time to the infrastructure engineering component of the project. • The low fee firm does not demonstrate the best understanding, experience or capacity to deliver the necessary results.

COUNCIL DIGEST SHEET

COST COMPARISON

<i>Increase/decrease amount from prior years For annual purchase (if available).</i>	
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DESCRIPTION OF PROJECT / NEED

<i>Identify need for project & describe project; attach supporting documents as necessary.</i>	Advancing the objective to establish a riverfront district that continues to attract world-class investment from both the private and public sector. This project will establish design guidelines and other planning tools that deliver the riverfront district envisioned by the Fort Wayne community through recent planning efforts. This project will also deliver schematic designs for infrastructure, flood mitigation, and environmental solutions that will support both public and private investment in the area. Finally, the project will deliver designs and construction documents for building improvements in public space and along the river's edge between the bridges over the Saint Marys River at Clinton St. and at Wells St.

REQUEST FOR PRIOR APPROVAL

<i>Provide justification if prior approval is being requested.</i>	

FUNDING SOURCE

<i>Account Information.</i>	Local Income Tax: Riverfront
	The Local Income Tax increase approved by Council in 2017 contemplated Expenditures for engineering, design and planning work necessary for phases 2 and 3 of riverfront development. This contract is for fees not exceed \$2,400,000 of those LIT funds.



COMMUNITY DEVELOPMENT

Thomas C. Henry, Mayor

Engage • Innovate • Perform

City of Fort Wayne
Community Development
200 East Berry Street, Suite 320
Fort Wayne IN 46802
260.427.1127

www.fwcommunitydevelopment.org

MEMO

To: Members of Common Council, City of Fort Wayne

From: Paul Spoelhof, Senior Planner

Date: September 20, 2018

RE: Riverfront Development Implementation Framework

In 2017, Council approved an adjustment in local income tax – LIT – and established a dedicated revenue source for advancing the vision for Riverfront Development. Following that historic action and responding to the mandate to continue designing and building world-class public amenities along the rivers downtown as one way to further incentivize private investment in the area, a team of City staff from several departments joined forces to pursue the next phases of riverfront development. This Riverfront Working Group includes leadership from the Community Development Division's Redevelopment and Planning departments, the Parks Department, Public Works, City Utilities, Greater Fort Wayne Inc. and the Allen County Commissioners' office.

This group developed and advertised a Request for Qualifications and received fourteen responses from which four consultant teams were selected for interviews. Following the interview process the Riverfront Working Group refined the scope of work and services to align with practical constraints including budget, timing, and overall project expectations. With the refined scope of work, a Request for Proposal was issued to the four prequalified firms. Two firms chose not to submit proposals and explained their decision in writing. I will be happy to share those letters upon request as their explanations may be of interest to members of Council.

The selection committee members evaluated the two proposals independently and came to the unanimous conclusion that Land Collective presented the most responsible, responsive and cost effective option. This complete and independent consensus happened despite the fact that the proposed fee for services from Land Collective is higher than the comparative bid. It is important to note that behind the higher proposed fee from Land Collective is a *lower* hourly rate for services. Based on the experience with managing complex planning, design, engineering and construction projects, the selection committee is confident that the low bid reflects an insufficient allocation of time to important elements of the project, including hydraulic engineering, landscape and architectural design, and construction administration. These deficiencies in the comparative

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proposal, together with a higher hourly rate for services, contributed to the selection committee's decision to recommend Land Collective.

Evaluation of the proposals is based on the following weighted factors (score): Fee (30); Project Understanding (20); Experience with similar projects (20); Capacity to meet requirements (15); Ability to deliver high quality results on time (10); Proposed methods and management (5). The average scores are summarized in the table below.

Evaluation Criteria	Land Collective	Hitchcock Design Group
Fee for services	20	30
Project understanding	20	12
Related experience	18	14
Capacity to meet requirements	14	10
Timeliness and quality	9	7
Methods and project management	4	3
TOTAL	85	74

A contract with Land Collective will cover three interrelated components: master planning and design guidance for the riverfront neighborhood surrounding Promenade Park and other public spaces along the river; infrastructure design to support private and public investment in the riverfront neighborhood; and designs for constructing improvements along the river and other public areas. This scope of work combines tasks originally considered all of phase 2 and some of phase 3. Land Collective has agreed to complete the work for a fee that will not exceed \$2,400,000.

If approved by Council, Community Development will prepare a standard form of contract with Land Collective. I will be available along with other members of the Riverfront Working Group to discuss the project and answer your questions. You can also reach me at 247-2140.