

**CITY OF FRANKFORT
CITY HALL
301 E. CLINTON STREET
FRANKFORT, IN 46041**

BOARD OF PUBLIC WORKS AND SAFETY
PH: (765) 654-5715

**NOTICE OF REQUEST FOR PROPOSALS
AND QUALIFICATIONS**

In accordance with Indiana Code Section 5-23 et seq., sealed Proposals and Statements of Qualifications (“Proposals”) for the City of Frankfort, Indiana, Request for Proposals and Qualifications (“RFPQ”) to Build, Operate and Maintain the new City Police Station and Aquatic Center Project (“Project”) will be received by the City of Frankfort, Indiana (“Owner”) at the office of the Clerk-Treasurer, City Hall, 301 E. Clinton Street, Frankfort, Indiana 46041, until 4:00 P.M., local time, on October 15, 2021. Any proposal received after the designated time will be returned unopened. The Proposals will be publicly opened and announced by the Board of Public Works and Safety at 4:00 P.M. on October 15, 2021, in the Council Chambers at City Hall. The Proposal should be clearly marked “RFPQ City Police Station and Aquatic Center Project” on the outside of the envelope, and as otherwise set forth in the RFPQ.

In general, the Project consists of the development, construction, procurement of FFE (furniture, fixtures and equipment), operation, and maintenance of a new single story police station with parking; and a new aquatic center comprising swim areas, slide areas and a lazy river, with parking.

The Police Station portion of the Project consists of construction and operation of a new police station facility including the following:

- Clearing and site preparation at the City’s 7.71 acres undeveloped site on the north side of State Road 28 West.
- Construction of a one-story police station building measuring approximately 24,400 square feet including a lecture room, administration, investigation and patrol offices, and an exercise room with locker and shower facilities.
- A crime lab with evidence processing and storage areas to be located in proximity to three (3) apparatus bays for fleet operations and maintenance, including a work bay, car lift and vehicle evidence bays.
- A fully automatic fire sprinkler system and a natural gas generator.
- Paved and lined lighted parking area and all necessary utility and site improvements to support the facility.

The Aquatic Center portion of the Project consists of construction and operation of a new aquatic center including the following:

- Demolition of existing pool and mechanical building and removal and disposal of all debris.
- Renovation of existing bathhouse and restrooms.
- Construction of a new beach entry pool and swim areas, lazy river, waterslide structure, concessions and mechanical buildings, site improvements with necessary utilities.
- Six alternates have been identified including an asphalt parking lot, two additional water slides, lazy river island bridge and dumping baskets, and four lane lap pool.

Copies of the RFPQ documents and of the plans and specifications and geotesting results for the Aquatic Center portion of the Project may be viewed at www.hwcpplanroom.com. A complete printed set of the current plans and specifications for the Aquatic Center may be ordered at www.hwcpplanroom.com at printing cost to the bidder plus shipping fees. Printed documents will be shipped from Rapid Reproductions, 129 S 11th Street, Terre Haute, Indiana 47807, phone 812-238-1681.

Copies of the current plans and specifications and geotesting results for the Police Station portion of the Project are available as follows: Printed documents may be obtained by contacting Blueprint Specialists at 1500 Union Street, Lafayette, Indiana 47904 or by calling (765) 742-6976. Those who are getting plans will pay all costs charged by Blueprint Specialists. Online documents may be obtained by contacting KJG Architecture, Inc., 527 Sagamore Parkway, West Lafayette, Indiana 47906 or by emailing: Tammy Poindexter at tammyp@kjgarchitecture.com. All documents will be sent as PDFs only.

Proposals must be submitted as outlined in the RFPQ and must contain the names of every person or company interested therein.

Proposals shall be reviewed on the basis of the best qualified submission's qualifications, approach to the project, and ability to deliver the City with the best value over the life of the Project. Interviews may be conducted at the Owner's discretion based on the conditions set forth in the RFPQ documents.

Upon review and selection, the Owner will either enter into an agreement with the selected bidder or reject all Proposals. The Owner reserves the right to reject and/or cancel any and all Proposals, solicitations and/or offers in whole or in part as specified in the solicitation when it is not in the best interests of the City. The Owner also reserves the right to waive irregularities in any Proposal, and to accept any Proposal which is deemed most favorable to the Owner.

Submissions are not public documents and will not be made available to other proposers or members of the public during the selection process. The identity of proposers is public information and will be disclosed during the process.

CITY OF FRANKFORT, INDIANA
BOARD OF PUBLIC WORKS AND SAFETY

Date: September 13, 2021