

CITY OF HOBART, INDIANA NOTICE OF REQUEST FOR PROPOSALS

REPLACEMENT OF CITY COMMUNICATIONS TOWER WITH A NEWLY CONSTRUCTED TOWER TO BE OWNED BY PROPOSING ENTITY ON CITY REAL ESTATE TO BE LEASED

The City of Hobart is accepting proposals for a project which consists of the dismantling of all communications equipment of any kind now located on the 120 foot high City public safety communications tower adjacent to the Hobart Police Headquarters at 705 East 4th Street, the dismantling and removal of the tower and replacement by a new communications tower. Said new tower shall be owned by the proposing entity, and shall be so designed and constructed that privately owned communications equipment may be located on the tower, and the proposing entity will be required to re-install the City's equipment on the new tower. The City will give a long-term ground lease to the proposing entity which is selected for the project. The City is to be paid an annual rental fee, and, additionally, a royalty of at least 5% of the total amount of revenues received annually from the co-location of private equipment on the new tower.

Proposals shall conform to the Request for Proposals (RFP) issued June 7, 2017 by the City of Hobart Board of Public Works and Safety. Copies of the RFP may be viewed and downloaded from the City of Hobart's website, www.cityofhobart.org, or obtained from the Office of the Clerk-Treasurer, Hobart City Hall, First Floor, 414 Main Street, Hobart, Indiana 46342.

Submissions in response to the RFP must be in writing, six copies provided, sealed in an envelope, and received in the Clerk-Treasurer's Office at the above address not later than 3:00 p.m. CDT, Friday, June 30, 2017. A contract award will be made by July 5, 2017. A site visit of the current tower may be arranged by contacting Philip E. Gralik, P.E., Hobart City Engineer at the address and phone number below.

The City of Hobart, in the award of contracts, operates without discrimination as to race, religion, color, national origin, sex, sexual orientation, gender identity, age, disability or income status. The City funds proposals made by persons or entities that do not unlawfully discriminate on the basis of age, race, sex, color, religion, sexual orientation, gender identity, disability, income status, or national origin.

The successful applicant must execute an affidavit and agreement to comply with I.C. §22-5-1.7-1, et seq. (E-Verify Program), and other requirements detailed in the RFP.

Proposals shall be reviewed by the Board of Public Works and Safety applying the factors specified in the RFP. The City of Hobart reserves the right to accept or reject any and all proposals and waive any irregularities or informalities in any proposals or in the proposal process. The City of Hobart further reserves the right to award the contract to other than the lowest Proposer if such action is deemed to be in the best interest of the City of Hobart. The RFP award process shall be governed by I.C. §36-1-11-12. Discussions may be conducted with

responsible offerors who submit proposals determined by the Board to be reasonably susceptible of being selected for award.

Questions prior to submission of proposals may be directed to Phillip E. Gralik, P.E., Hobart City Engineer, at City Hall (address above) during regular business hours by telephone at (219) 942-8271 or by e-mail to pgralik@cityofhobart.org.

DATED: June 7, 2017

DEBORAH A. LONGER,
Clerk-Treasurer
CITY OF HOBART

THE CITY OF HOBART, INDIANA

**NOTICE OF REQUEST FOR PROPOSALS
TO REPLACE THE CITY COMMUNICATIONS TOWER WITH A NEWLY
CONSTRUCTED TOWER TO BE OWNED BY PROPOSING ENTITY
ON CITY REAL ESTATE TO BE LEASED**

THE CITY OF HOBART, INDIANA requests proposals for the implementation of the following project:

Description of the Project

The Project consists of the dismantling of all communications equipment of any kind now located on the 120 foot high City public safety communications tower adjacent to the Hobart Police Headquarters at 705 East 4th Street and the safe storage of said equipment during construction. The existing tower is to be dismantled and then replaced by a new communications tower, not to exceed 120 feet in height. Said new tower shall be owned by the proposing entity, and shall be so designed and constructed that privately owned communications equipment may be located on the tower. In consideration for the use of the City's real estate in placing the tower, the City will require that:

a. The cost of dismantling the City's communications equipment from the old tower, the cost of temporary storage of same, the cost of dismantling the old tower and constructing the new one, together with any ground equipment necessary to serve the new tower, and the cost of reattaching the City's communications equipment be borne by the proposing entity; and

b. The proposing entity execute a long-term ground lease with the City, whereby the proposing entity may possess the ground space occupied by the tower and ground equipment for a period (not to exceed forty (40) years), requiring the payment of an annual rental fee to be proposed and negotiated with the City. The area leased will cover an area of approximately 50 feet X 75 feet. The proposing entity will be granted a construction easement or easements as necessary to facilitate the removal of the old tower, and installation of the new tower. The lease shall provide that the tower shall be owned and operated entirely by the proposing entity, that the proposing entity or its designee shall be entirely responsible for the maintenance of the tower and all privately owned equipment installed on the tower and ground level. The City shall be solely responsible for maintaining and replacing its equipment, and the lease shall allow the City reasonable access to the tower for this purpose; and

c. Pay the City of Hobart, annually, a royalty of net less than five percent (5%) of the total sums received from all private entities (other than the proposing entity and its prime contractee) for the co-location of communications equipment placed on the new tower.

Requirements for Content and Submission of Proposals

Responses to this request for proposal shall be made in writing by providing a firm commitment for the elements of the project as outlined above, any alternatives to any proposed term of the project and the ground lease as described above, the amount which the proposing entity proposes for the annual rental fee and royalty, and any other special terms including its proposed technical features of the tower and the equipment to be installed upon it or on ground level. The proposing entity should include diagrams, drawings or renderings of the proposed tower showing the configuration of equipment both installed upon the tower and at ground level.

Each proposing entity shall submit with its proposal a written statement of qualifications documenting its experience in constructing similar installations, appropriate references, and a financial statement, utilizing Indiana Form No. 96, demonstrating its ability to construct and administer the installation. The proposing entity shall specify the identity of the contractors to be utilized as well as the name, address, and description of the entity that will own and operate the tower. The City urges that, wherever feasible, local contracting entities are considered by the proposer for the project. The City reserves the right to require an undertaking in the nature of a bond to secure performance of the proposing entity's maintenance obligations, and its obligation to remove the tower at the expiration of the ground lease. The Proposing entity shall also supply, after award and prior to execution of the ground lease, a certificate of liability insurance with the City as additional co-insured, in the aggregate limit of not less than \$5 million covering all risks of damage to property and personal injury, including death, resulting from any act or omission of the proposing entity, its personnel, contractors, agents and employees.

Persons or organizations interested in inspecting the site of the current tower may contact Philip E. Gralik, P.E., Hobart City Engineer at City Hall, 414 Main Street, Hobart, Indiana 46342 during business hours, Monday through Friday. Mr. Gralik may be reached at (219) 942-8271.

Proposals shall be submitted in writing, and should include photographs, drawings, diagrams and renderings, if available, a specification of the equipment expected to be installed on the newly constructed tower and those items detailed in the preceding and following. All materials submitted in response to this request for proposals must be delivered to the Office of the Clerk-Treasurer, City of Hobart, 414 Main Street, Hobart, Indiana 46342, not later than 3:00 p.m. June 30, 2017. Six (6) copies of each proposal shall be submitted in a sealed envelope.

1. Each proposer shall specify the approximate dates for commencement and completion of the project. Any constructability issues, and construction limited areas that will not be available to public access during construction should be specified with an appropriate drawing, if feasible.

2. The proposer shall have the duty to report the progress of construction and any issues arising to the City at least weekly, and more often upon request.

3. Delivery of large equipment and construction components must be coordinated in advance with the City Engineer and Police Department.

4. The City utilizes the existing tower as part of its waste water lift station alarm and communication system. Each proposer must affirm that it will work with the City to avoid removing this equipment from the tower until an alternate system can be temporarily established, and then to assist the City in relocating the system on the newly constructed tower when it is completed, again coordinating the installation and recommissioning of that system with the discontinuance of the City's temporary system.

5. The City of Hobart is a tax exempt entity.

6. The contract will be executed between the proposing entity and the owner of the tower and the City.

7. Delivery and installation at the site and disposal of all packing material and scraps must be included in the work. All trash must be removed from the site.

8. The successful proposing entity must execute an affidavit and agreement to comply with I.C. §22-5-1.7-1, et seq. (E-Verify Program).

Factors to be Used in Evaluating Proposals

The City of Hobart will utilize the following factors or criteria in evaluating the proposals received:

A. The reputation and ability of the proposing entity, the location of and experience of the contractors to be used and the owner and operator of the tower.

B. The proposed rental fee to be paid.

C. The proposed royalty fee to be paid.

D. The anticipated schedule for demolition, construction and operation.

E. Provision of insurance coverage covering the City as well as the proposer against the liabilities specified above.

F. The attractiveness and esthetic appearance of the tower.

The relative importance of the above evaluation factors are stated as follows:

Very Important Factors: A, B, and C

Important Factors: D and E

Less Important Factors: F

Proposals need not be accompanied by a certified check or any other evidence of financial responsibility.

The City may conduct discussions with responsible proposers individually, who submit proposals determined to be reasonably susceptible of being selected for award

Questions concerning this request for proposals may be directed to Deborah A. Longer, Clerk-Treasurer, City of Hobart, Indiana, at the above-referenced address at (219) 942-1940.

The Award of a lease for the project pursuant to this Request for Proposals shall be made by the City of Hobart Board of Public Works and Safety pursuant to I.C. §36-1-11-12. Such lease must also be approved by the Common Council of the City of Hobart pursuant to I.C. §36-1-11-10 (f).

BOARD OF PUBLIC WORKS & SAFETY
OF THE CITY OF HOBART, INDIANA

DEBORAH A. LONGER
Clerk-Treasurer

Dated: June 7, 2017