

Downtown Area Parking Study Addenda 9/18/2017

The following are questions Planning and Transportation Department has received by the 9/18/2017 addenda deadline. Respective answers are provided to help clarify information included within the RFP. There are no changes to any of the project details.

- RFP lists two contacts to send responses to, who should receive the proposals? *RFP should be addressed to Terri Porter (cover page) and sent to Scott Robinson (page 5).*
- What is the budget? A 2017 appropriation was approved by City Council for this study. *Staff expects competitive budgets to be less than \$100,000 and within the range of \$50,000-\$80,000 (maximum).*
- "Assess the public parking capacity (City parking garages and lots, on-street parking, zones 4, 5, 8, 9, and 10), and projected near-term and longer-term needs. The study will include one month of occupancy counts during peak business hours, afternoon and evening." What is expected for assessing one month of occupancy counts? *The consultant(s) are expected to conduct sufficient data collection as they deem necessary to assess parking capacity. This expectation does not include 30 days of data collection, but rather a sufficient sample of peak times over a 30 day period.*
- How flexible is the three month time to complete the study? *The administration has made the three month time frame for the study a high priority. However, limited flexibility may be available.*
- What is the level of assessment for the parking structures (e.g. conditions analysis)? *This study would not entail an engineering condition assessment. The Public Works Department is currently conducting engineering condition assessments of the parking structures. This information will be available once it is completed.*
- Is there additional information on parking on the City's website? *The Parking Commission page has a draft 2017 Annual Report available for review at:<https://bloomington.in.gov/boards/parking> and an interactive map is also available at:<https://bloomington.in.gov/interactive/maps/parkingmap>*

Planning and Transportation Department

**Downtown Area Parking Study
*REQUEST FOR PROPOSALS***

ISSUED:

September 1, 2017

DEADLINE FOR PROPOSALS:

September September 25, 2017
12:00 PM Eastern Daylight Time

SUBMIT PROPOSALS TO:

Terri Porter, Director
Planning & Transportation Department
porteti@bloomington.in.gov

GENERAL INFORMATION AND SUMMARY

Organization Requesting Proposals:

City of Bloomington
Planning and Transportation Department
401 N. Morton St, Suite 130
Bloomington, Indiana 47404

Contact:

Scott Robinson, AICP
Planning Services Manager
robinsos@bloomington.in.gov
812-349-3423

Summary of Request:

The City of Bloomington (the City) is issuing a Request for Proposals (RFP) to select a consultant (or team of consultants) to assist in the assessment of public parking assets within the downtown Bloomington area. The assessment will include the management, regulatory, and fiscal aspects of the public parking system, including structures, surface lots, meters and on-street parking, and make recommendations on anticipated near-term and longer-term needs. Analysis of private development parking standards, adjacent neighborhood parking controls and inventory, as well as private and other public agency parking assets should also be considered as part of near-term and longer-term strategies. The City will soon initiate an update to the Unified Development Ordinance (UDO) which includes details for private parking requirements on new development proposals. The timing of this request is complimentary to the update of the UDO with regards to only the parking standards within the downtown area. Completing a thorough assessment of current downtown parking assets and the management of those assets will better assist the City and community on meeting current, near-term, and longer-term parking needs. Interested parties must submit proposals electronically by Monday, September 25, at 12:00 PM local time (EDT).

Communications and Project Management:

The project will be managed by the City's Planning and Transportation Department with the support of a team of staff primarily from the Public Works, Police, and Economic and Sustainable Development departments. All communications from interested parties to the City during the proposal submittal process shall be made to Scott Robinson at robinsos@bloomington.in.gov or 812-349-3423.

If necessary, interpretation of or changes to this RFP may be made by written addendum. A copy of each addendum will be posted at the City’s website at <https://bloomington.in.gov/planning/bids> no later than September 18, 2017. Interested parties are responsible for checking the City’s website for addenda, though the City may choose to contact all known interested parties with notification of posted addenda. The City will not be responsible for any other explanations or interpretations of this RFP. If significant changes to this RFP are required, the City may postpone the final date for submission through an addendum.

Interested parties may notify the City via email of their intent to submit a proposal but are not required to do so. Failure to notify the City of intent to submit a response may result in omission from future communications including possible notification of addenda.

Proposals must be submitted in pdf format no later than September 25, 2017. Responses which, in the judgment of the City, are in any way incomplete, inaccurate, or otherwise not in compliance with the requirements described in this RFP will be rejected.

Any costs incurred while responding to this RFP in anticipation of receiving a contract award shall be the responsibility of the entity submitting the response. The City shall not reimburse any respondent for any such expenses.

Process Schedule:

September 1, 2017	RFP Advertisement
September 18, 2017	Last Day for Addenda Posted by the City
September 25, 2017 (12:00pm EDT)	Proposal Deadline
September 26 – October 5, 2017*	Response Evaluation
October 6, 2017*	Notify Respondents of Results and Begin Discussions with Selected Respondent
October 20, 2017*	Issue Notice to Proceed (NTP) to Selected Respondent

**Dates indicated are tentative and subject to change as needed*

PROJECT DETAILS

Overview:

The City has completed two prior parking studies for the Downtown area (2007 and 2012). The purpose of this study is to provide a continuum of best management strategies to consider for the greater Downtown Bloomington area in regards to the many aspects of public parking. The study must consider key aspects of a new comprehensive plan that is expected to be approved later this year. The Comprehensive Plan provides additional guidance on the growth, development, and services within the Downtown. The City and Monroe County are both actively pursuing economic development initiatives within the Trades District and the Bloomington/Monroe County Convention Center, respectively. Parking is an important element for these initiatives, requiring collaboration and coordination on parking management strategies. Finally, the City has established a Parking Commission that is charged with, amongst other duties, producing an annual report on the City's parking system. Their first report is expected this October. This study must provide overall consistency in the assessment of these aspects and the objectives listed below with both short-term and long-term strategies and recommendations to consider.

Objectives:

The following objectives should be considered as part of this downtown parking study:

- Assess the public parking capacity (City parking garages and lots, on-street parking, zones 4, 5, 8, 9, and 10), and projected near-term and longer-term needs. The study will include one month of occupancy counts during peak business hours, afternoon and evening.
- Assess fiscal revenues and expenditures and provide strategies that sustain the fiscal stability of the public parking system. Provide multiple rate and fee structures and display, by line, the effect of each rate and fee band on revenues and projected growth/decrease in usage of parking services..
- Assess the ongoing maintenance of the parking system and key long-term investment needs to sustain the parking system.
- Assess the enforcement and education of the parking systems and strategies to optimize effective enforcement and education activities of the parking system.
- Assess parking permits (types, fees, etc.) and strategies to optimize efficient permit utilization rates.

- Assess garage transient parking rate and fee structure and provide multiple recommendations, by line, the effect of each rate band change on revenues and projected growth/decrease in usage of parking services
- Assess standardization methods for payments, times, and other functions to improve efficiency, understanding, and enforcement of all parking facilities.
- Assess all parking zones and strategies consistent with best practices for university/college towns/cities.
- Identify interim strategies, such as public-private partnerships or shared parking agreements, that can augment the supply of public parking within the Downtown.
- Assess the Trades District and the Bloomington/Monroe County Convention Center and identify key performance indicators for strategic implementation of public parking investments.
- Provide recommendations that promote a multi-modal transportation system.
- Provide recommendations that promote a sustainable built and natural environment.
- Provide recommendations that promote the incorporation of public spaces and art in public parking facilities.
- Provide recommendations that help preserve the character of adjacent downtown neighborhoods and historic districts.

The City would like to complete the parking study in approximately three months. The process should involve public participation, stakeholders, data collection, data and policy analysis, and other tasks identified by the proposal necessary to complete the study. A draft report must be presented to the Parking Commission by the firm with the purpose of feedback so key items identified can be further considered before a final report is submitted to the City.

This RFP is open to any individual/firm wishing to submit a proposal.

Proposed Budget Requirements:

Proposals shall provide a detailed budget proposal for core or essential tasks identified. Any additional services that can be provided as optional services must be explicitly labeled, as optional services, and may be proposed. The proposed budget will provide information on cost effective approaches for the City to consider. The proposed budget is one of several factors used in the evaluation and selection of consultants submitting proposals and may be used when negotiating a contract.

PROPOSAL SUBMITTAL REQUIREMENTS:

General Requirements:

Submissions must be prepared electronically using 8.5" x 11" paper format and must be submitted as a single pdf file. File size may not exceed 10MB. **Submissions are strictly limited to a maximum of 10 total pages (total includes the submittal form).** Additional pages such as cover pages, tables of contents, appendices, etc., will be counted towards the 10 page maximum. Any page beyond page 10 will be omitted for consideration. The following table displays the order in which respondents shall arrange content and a suggested number of pages per category.

Order	Proposal Content	Suggested Number of Pages
1	Submittal Form	1
2	Introductory Letter	1
3	Project Team and Structure	2
4	Relevant Project Experience and Outcome/Status	2
5	Project Approach	3
6	Detailed Project Schedule	1
	Maximum Total	10 pages

Submissions must be emailed to Scott Robinson at robinsos@bloomington.in.gov. Submissions received after 12:00PM local time on September 25, 2017 will not be considered.

Content Details:

Proposals should include all of the information required below.

1) Submittal Form

- Complete and sign the Submittal Form attached to this document.
- The content of this form shall not be modified other than to fill in the required information.

2) Introductory Letter

- Name of the individual or firm.
- Contact information for the person authorized to serve as point of contact during the RFP evaluation process and to negotiate on behalf of the firm or team if selected for projects.
- General statement of interest and availability for the project described in this RFP.

3) Project Team and Structure

- Identification, qualifications, expertise, and availability of the project manager and key staff proposed to be assigned to the project.
- Identification of proposed subconsultants for any tasks not to be completed by the prime consultant and the type and percentage of work each subconsultant will complete.
- Relevant information regarding team organization or leadership in place to ensure efficiency and accountability during the course of the project as well as quality control and schedule control.
- Location of all project team members and their applicable licensure and certifications.
- Knowledge of and experience with pertinent federal, state, and local laws, regulations, and policies.
- Disadvantaged Business Enterprise (DBE) or other relevant certifications.

4) Relevant Project Experience

- Specific examples of projects that are relevant and similar to this project (provide a link to the project, a reference name and contact information for the clients of these projects).
- Identification of which key personnel were responsible for the relevant tasks.
- Experience with college/university town contexts and public engagement and public education processes.
- Experience with data collection, data analysis, disruptive technology analysis, and key implementation benchmarks/assessments/benefit-cost.
- Experience with multimodal transportation planning.
- Experience with effective public education .

5) Project Approach:

- Description of project approach and deliverables.

- Timeline with proposed milestones (e.g. public engagement, data collection, draft report, final report, and other proposed key milestones).
- Assume a two to three month process from Notice to Proceed to final report delivery.
- Assume internal draft, public draft, and final draft reports with a minimum of two rounds of revisions (one after internal draft and one after public draft).
- Specific examples of potential challenges and strategies for successfully dealing with those challenges.
- Description of innovative ideas or strategies for project prioritization and project implementation.
- Discussion of budget and any anticipated expenses above that budget.
- Other relevant information related to project approach.

6) Public Participation and Education Plan:

Briefly describe the role of public participation in the development of the study and the types of approaches necessary for ongoing public education (public relations). Outline a public participation proposal for this process and methodologies utilized. Identify any tasks for which the City would be responsible for completing during the process.

SELECTION CRITERIA & EVALUATION

Consultant selection for this project will be based on an evaluation of the proposals. The City reserves the right to request additional information or to reject all proposals and not select a consultant. The Consultant Selection Rating Form used to evaluate and score the submittals is included in this RFP for reference.

ATTACHMENTS

1. Submittal Form

Submittal Form

The undersigned declares that the Proposal submitted in response to the Downtown Area Parking Study Request for Proposals (RFP) advertised on September 1, 2017 is, in all respects, an accurate and true representation of the Individual's/Firm's/Project Team's Experience and Qualifications. The undersigned further acknowledges that the Proposal submitted is absent any collusion with an employee/official of the City of Bloomington. The undersigned acknowledges they reviewed and are familiar with the City of Bloomington RFP documents issued on September 1, 2017, and they acknowledge their responsibility for checking the City website for any addenda to this RFP and incorporating or responding to information presented in such addenda as necessary.

If any omissions, erasures, and/or alterations (collectively "modifications") are required to be made to the Proposal Documents, the undersigned acknowledges that they have carefully examined the modifications to the Proposal Documents submitted by the Individual or Firm, and have approved all such modifications. If said modifications are handwritten, the modifications must be initialed. The undersigned further acknowledges that the individual initialing any such modifications has authorization to do so on behalf of the Individual, Firm, or Team.

Individual/Primary Firm Name:

Firm Representative Name:

Authorized Signature:

Title: _____

Date: _____

Address:

City: _____ State: _____ Zip: _____

E-Mail: _____

Telephone: _____
