Office of the Mayor
and the
Departments of
Economic & Sustainable Development
and
Planning & Transportation
in conjunction with the
Redevelopment Commission

IU Health Bloomington Hospital Redevelopment Project
MASTER PLANNING & DESIGN SERVICES
REQUEST FOR INFORMATION

ISSUED:
NOVEMBER 18, 2019

DEADLINE FOR SUBMISSIONS:
DECEMBER 19, 2019 by 12 PM EST

SUBMIT RESPONSES TO:
Julie Martindale
Purchasing Manager
martindj@bloomington.in.gov
# TABLE OF CONTENTS

I. SUMMARY OF REQUEST .................................................................................. 3

II. PROJECT DETAILS ......................................................................................... 3
   A. BACKGROUND ............................................................................................. 3
   B. CONCEPTUAL PLANNING TO DATE ......................................................... 5
   C. FACILITY EVALUATIONS AND DECISIONS TO DATE ......................... 5
   D. COMPREHENSIVE PLAN, UDO, AND ZONING CONSIDERATIONS .... 6
   E. COMMUNICATIONS AND PROJECT MANAGEMENT ......................... 7
   F. ESTIMATED PROJECT TIMELINE ......................................................... 8

III. RFI SCHEDULE .............................................................................................. 8

IV. RFI SUBMITTAL REQUIREMENTS ............................................................... 8

V. RFI QUESTIONS ............................................................................................ 9

VI. RFI SUBMISSION DEADLINE AND FORMAT ........................................... 9

VII. PUBLIC RECORDS ....................................................................................... 9

VIII. SELECTION CRITERIA ................................................................................ 10

IX. ABOUT BLOOMINGTON ............................................................................. 10
I. SUMMARY OF REQUEST

The City of Bloomington’s Redevelopment Commission (the City) issues this Request for Information (RFI) seeking a qualified, multidisciplinary team of planners, architects, civil engineers, and urban designers to provide Master Planning and Design services for an area that includes 24-acres of land occupied by IU Health Bloomington Hospital and its affiliated operations (the Hospital Site) and other surrounding parcels currently zoned for medical use.

The Master Planning team will be a key member of the City’s IU Health Bloomington Hospital Redevelopment Project team, and will work closely with the City, the City’s development representative (owner’s representative/developer) and associated team members, the public, and other key project stakeholders to accomplish the following tasks:

- Lead a collaborative Master Planning process with a robust public engagement component that culminates in the completion of a comprehensive Master Plan and Design Guidelines for the site.
- Work to gain acceptance of Master Plan and Design Guidelines by the City.
- Translate the new vision for the site into zoning updates for approval by the City Plan Commission and the Common Council.

The City requests responses from potential partners regarding their qualifications, project approach, and terms for participation in the project. In short, tell us why you are the right partner for this important project.

II. PROJECT DETAILS

A. BACKGROUND

In May 2018, the City’s Redevelopment Commission entered into a purchase agreement with IU Health for the 24-acre Hospital Site (parcels included are in blue in the figure below—A,B,C, and D). The Hospital Site will be available for redevelopment when IU Health vacates and demolishes its current buildings and moves its hospital operations to the new IU Health Bloomington Regional Academic Health Center on the east side of Bloomington. IU Health’s move to their new location is targeted to take place in late 2021.
The Hospital Site is located just south of Bloomington’s downtown and is bounded roughly by West Second Street to the north, West Wylie Street to the south, the B-Line Trail to the east, and South Walker Street to the west. It represents a rare opportunity to create from the ground up a community hub that enhances and expands the experience of living in, working in, and visiting the City’s downtown. Mayor John Hamilton called this, “an exciting opportunity for Bloomingtonians to thoughtfully reimagine this important location in our city.”

The redevelopment of the Hospital Site is one of four major City development projects—the “string of pearls”—located along the 3.1-mile long B-Line Trail. The other three projects are the redevelopment of the Trades District (in progress), the expansion of the convention center (in progress), and the development of Switchyard Park (completed in November 2019).

A Hospital Reuse Committee comprised of neighborhood representatives, City of Bloomington Board and Commission members, business and private property owners, elected officials, and members of various public advisory councils, interest groups, and commissions was formed in 2015 by the prior administration. This group along with its smaller working subcommittee (Steering Committee) has continued its involvement and input in the project under Mayor Hamilton. The Hospital Reuse Committee meets twice per year and the smaller Steering Committee meets quarterly.
B. CONCEPTUAL PLANNING TO DATE

Concurrent with negotiations to purchase the land, the City engaged the Urban Land Institute (ULI) to study the Hospital Site and make recommendations for future uses. As part of their study process, ULI gathered input from approximately 100 Bloomington community leaders.

The ULI report, issued in April of 2018, provides a Concept Plan for the Hospital Site as well as other important information and recommendations. The ULI study concluded that redevelopment of the site can achieve the following goals:

- Assist with housing needs for a variety of housing types/different income levels
- Provide office space for new and existing businesses
- Maintain neighborhood scale
- Contribute to the network of public spaces
- Re-stitch the street grid, breaking up the mega-block
- Link key City assets to strengthen connections between people and places
- Include other community assets, such as an arts and activity center, an urgent care facility, and education and skilled trades training facilities

The full ULI report is available for review on the City's website at this link: https://bloomington.in.gov/sites/default/files/2018-08/Bloomington_IN_PanelReport-v6_textcover.pdf

The City considers the ULI report as one proposed vision for the Hospital Site, but not necessarily the definitive vision. There are many possibilities, and the City intends to partner with the chosen RFI respondent to invite additional community input, identify priorities, solidify goals and objectives (guiding principles), and bring forth a common vision for the future of the Hospital Site and adjacent areas.

C. FACILITY EVALUATIONS AND DECISIONS TO DATE

In the purchase agreement for the Hospital Site, IU Health stipulated that all of the hospital buildings will be demolished by IU Health prior to the properties being turned over to the City with the exception of the parking garage and the Kohr Administration building (located on the NW corner of First Street and Rogers Street) which IU Health gave the City the option to retain, if desired.

Over the past several months, City staff in conjunction with the Hospital Reuse Committee and its Steering Committee have reviewed various facility reports and other facility information to determine whether the City should retain, repair, and repurpose the parking garage and/or Kohr Administration building.

The City has made the decision to retain the parking garage. The City is continuing to gather and assess information on the Kohr building. A decision on whether to retain the
Kohr building will be made in Q2 of 2020.

**D. COMPREHENSIVE PLAN, UDO, AND ZONING CONSIDERATIONS**

The Master Plan and Design Guidelines for redevelopment of the Hospital Site must be consistent with the City’s 2018 Comprehensive Plan as well as the City’s Unified Development Ordinance (UDO) which is in the process of being updated and adopted.

The Hospital Site is identified as a Focus Area in the Comprehensive Plan. The Comprehensive Plan calls for a detailed *West 2nd Street—Former Bloomington Hospital Focus Area* plan to be developed in a process that includes a community charette with an urban planner and other forms of deep public participation. The Focus Area plan will serve as the primary planning policy document for the area. The *West 2nd Street—Former Bloomington Hospital Focus Area* defined in the Comprehensive Plan encompasses the 24-acre Hospital Site and an additional ~24-acres of Medical Use zoning around the Hospital Site (parcels currently zoned Medical Use are shown in grey in the figure below).

![Map of Hospital Site](image)

A UDO Adoption Draft is with the Common Council for review and approval. The City anticipates the Common Council review and approval to be complete by the end of the year.

Following Common Council approval of the UDO, the City will begin the process of updating the Zoning Map. It is likely that this Zoning Map update will occur concurrent with the Master Planning process for the Hospital Site. Most of the Hospital Site is currently zoned for Medical Use which will need to be transformed as part of the Master Planning process and Zoning Map update to align with the new vision for the Site.

Links to the Comprehensive Plan, UDO update, and Zoning Map are provided below:
E. COMMUNICATIONS AND PROJECT MANAGEMENT

The IU Health Bloomington Hospital Redevelopment Project is being coordinated and directed by the Office of the Mayor through its Deputy Mayor and in consultation with other City departments.

A Technical Review Committee, comprised of representatives from City departments, the Redevelopment Commission, the Hospital Reuse Steering Committee, and the Common Council will provide technical and jurisdictional guidance during the project.

At times, the larger Hospital Reuse Committee and/or its Steering Committee may be called upon to provide additional input or review.

Final review, approval, and adoption of the portion of the Master Plan and Design Guidelines pertaining to the 24-acre Hospital Site will be the purview of the City Redevelopment Commission.

The Office of the Mayor regularly shares information and posts updates on the project to the City website. Project information and past updates that have been made available to the public can be accessed and reviewed at the following link: https://bloomington.in.gov/departments/office-of-the-mayor/projects/hospital
F. ESTIMATED PROJECT TIMELINE

III. RFI SCHEDULE

The schedule below outlines the important RFI dates to meet the goal of having a contract in place by March 1, 2020.

<table>
<thead>
<tr>
<th>Date</th>
<th>Event</th>
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<tbody>
<tr>
<td>NOVEMBER 18, 2019</td>
<td>RFI distribution</td>
</tr>
<tr>
<td>DECEMBER 6, 2019</td>
<td>Last day for RFI questions</td>
</tr>
<tr>
<td>DECEMBER 19, 2019</td>
<td>RFI submittals due by 12 PM, EST</td>
</tr>
</tbody>
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*Dates are subject to change as needed*

IV. RFI SUBMITTAL REQUIREMENTS

The City welcomes all respondents and encourages the sharing of expertise, which may be used to shape the direction of the project. *Please note that respondents must include a local firm on their project team with meaningful involvement to adequately support the on-site demands of the project.*

RFI submittals must contain the following information and be limited to a maximum of 20 pages in length:

**Cover Letter:** Include a brief statement of interest and availability for project, company name, address of corporate headquarters, address of the nearest local office, RFI contact name and that person’s contact information (address, phone, cell, email, other). Keep cover letter to one page.
Experience: Provide a statement of experience discussing past projects, capabilities, and qualifications for this project. Provide specific examples of projects that are relevant and similar to the work required for this project. List the specific agencies that were involved. Include experience and methods utilized to engage the public and incorporate public input in the planning process.

Project Approach and Schedule: Summarize your project approach, methods, deliverables, and timeline for performing the work. Include a proposed schedule that illustrates the general timing of activities and deliverables.

Personnel and Staffing Plan: Identify team members, their project roles, where they are based, and provide relevant experience for team members who will have responsibility for performing the project work. Describe how the team will be organized to ensure responsiveness and accountability, with particular emphasis on the availability and time devotion of the project manager to this project.

References: Provide a list of past clients, with contact information, for which your firm has performed work of a similar nature. A minimum of three (3) references required.

V. RFI QUESTIONS

Questions regarding this RFI must be emailed to Julie Martindale, Purchasing Manager, City of Bloomington at martindj@bloomington.in.gov no later than 4:00PM EST on December 6, 2019.

RFI amendments, clarifications and additional information, if required, shall be provided via the RFI website bloomington.in.gov/rfp until 12:00PM EST on December 13, 2019.

VI. RFI SUBMISSION DEADLINE AND FORMAT

RFI submissions must be submitted electronically via email as a single file in PDF format to Julie Martindale, Purchasing Manager, City of Bloomington at martindj@bloomington.in.gov. RFI submissions must be received by 12:00PM EST on Thursday, December 19, 2019.

VII. PUBLIC RECORDS

All documents submitted in response to this RFI will be considered public records and will be made available to the public upon request. Submissions received may be posted
on the City’s website as part of the review process. Please do not submit any information that you wish to keep confidential

VIII. SELECTION CRITERIA

Selection will be based on an evaluation of the responses and how well the responses address the City’s objectives for the project. The following criteria will be considered:

- Project Approach and Proposed Schedule
- Qualifications and Relevant Experience
- Demonstrated experience in managing an inclusive public process
- Availability and Responsiveness
- Project Management and Communication, including local representation on the project team

After evaluation of responses the City may begin negotiation with the preferred RFI respondent(s), issue a more detailed Request for Proposal (RFP) to select RFI respondents, or choose another direction that is deemed in the community’s best interest.

Responding to the RFI is not a guarantee of a contract award. Further, there is no guarantee an RFP will be developed as a result of the RFI. The City reserves the right to withdraw the RFI, request additional information, and accept or reject any or all responses.

The City reserves the right to enter into further discussions with any respondent based upon the initial response to the RFI and the right to negotiate the cost with the selected respondent if it is deemed to be in the best interest of the City. If the City is unable to negotiate a final scope of services and professional fee with the City’s first choice, the City reserves the right to negotiate with other respondents who submitted a response to the RFI.

IX. ABOUT BLOOMINGTON

Nestled in the rolling hills of southern Indiana, Bloomington is a small city with big-city amenities, atmosphere and culture—home of Indiana University’s flagship campus (IUB), the Little 500 bicycle race; the Lotus World Music & Arts Festival; the
WonderLab Museum of Science, Health, and Technology; a thriving and well-regarded farmers’ market;¹ and one of the most sought-after craft beers in America.²

Bloomington residents appreciate world-class entertainment and cultural festivities, value community, and environmental causes, and are committed to preserving and expanding recreational opportunities through the City’s extensive network of trails and its many parks. The community has a passion for the arts as demonstrated by the creation and development of the Bloomington Economic & Arts District and boasts a budding tech and life sciences sector. The City’s built environment blends historic districts from the last century and a half with collegiate Gothic architecture on the IUB campus and contemporary and modern structures throughout. Bloomington is clearly a community steeped in tradition but with an eye always on progress and sustainability.

Bloomington is the sixth most populous city in Indiana, with an estimated population of approximately 84,067.³ The City is fairly densely populated, with 3,474 people per square mile, compared to only 88 people per square mile, on average, nationwide.⁴

Bloomington supports a vibrant economy and a thriving business district composed of roughly 6,000 businesses.⁵ The City’s business community is noted for excellence in pharmaceuticals, medical devices, technology, healthcare, and the arts. Its concentration of employment in the life sciences is six times greater than the U.S. average and growing. Indiana University, IU Health, and IU Health Bloomington Hospital recently announced plans to collaborate to create a regional academic health center expected to employ thousands and expand opportunities for health sciences education and research.

In addition to major employers such as IUB (7,701 employees), IU Health Bloomington (over 2,200 employees), the Cook Group (3,330 employees), Baxter Healthcare Pharmaceuticals (1,100 employees), and the largest limestone quarrier in the United States, Indiana Limestone Company, downtown Bloomington alone boasts more than 140 local and unique restaurants, bars, and coffee shops, seven local breweries, and a distillery.

The City of Bloomington is frequently heralded as a desirable place to live and work, and it has been the recipient of a number of awards recognizing its community assets and quality of life. Bloomington has been recognized by Inc. Magazine as one of “America’s Best Cities for Doing Business” and as one of Entrepreneur Magazine's Top 50 “Hottest

Small Cities for Entrepreneurs.” Forbes Magazine ranked Bloomington No. 3 in its “Best Places for Business Careers” feature and as a top city for work-life balance. The City has also been named one of the “Top 5 Food Towns in the Midwest” by Midwest Living Magazine and the “7th fastest growing destination for wine and culinary enthusiasts in the nation” by Orbitz Research Travel.

Potential residents and business owners recognize Bloomington’s attributes—and the City’s population is steadily increasing, with the City’s growth (3.8 percent) higher than that of the United States as a whole (3.3 percent) from April 1, 2010, to July 1, 2014. Moreover, Bloomington’s population is younger than the national average, owing in part to the City’s large number of university students. The median age of Bloomington residents is 23.4 years, compared to 37.2 years nationwide.

Finally, Bloomington is home to several higher education institutions, including IUB, the flagship campus of the State’s eight-campus university system, with 38,364 undergraduate students and more than 10,000 graduate students. IU is a world leader in professional, medical and technological education. The vibrant surrounding community has earned its recognition as one of the “best college towns to live in forever.”

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7 http://comparebloomington.us/quality-of-life/
8 United States Census Bureau, “QuickFacts Beta: United States: Bloomington City, Indiana,”
http://www.census.gov/quickfacts/table/PST045214/00.1805860.
9 Sperling’s Best Places, Bloomington, Indiana, http://www.bestplaces.net/people/city/indiana/bloomington
Bloomington and Surrounding Area\textsuperscript{11}

\textsuperscript{11} Map of Bloomington, Indiana available online at: 
http://bloomington.in.gov/media/media/image/gif/9413.gif.