

Questions received from Potential Bidders for Library Design Services Posted 3/12/2021

Is there a rating system being utilized to evaluate proposals? What factors are being evaluated between approaches to decide which way to proceed?

We are looking for the best most responsible and responsive proposal.

Do you have a recent topo/boundary survey and a Geotech report for this property? If not, should these be part of a required cost proposal?

No, we do not. Yes, those costs may be included.

Are there critical dates (i.e. completion dates, events) the Library is seeking to hit?

The goal is to be functionally complete in 2021.

Are you look for design fees to be broken out?

We are looking for design fees to be broken out. In the last section it lists Architectural/ Design and Construction/Build, we interpreted that as asking for design fees.

What is the project budget? What is the target construction budget?

In regard to budget, the library does have funding for the project in the budget this year. We do not yet have a specific dollar amount. We are not bonding for the project. We are looking for cost-effective solutions that are responsible to the library's taxpayers.

Is there a preference for design vs. design build? If design-build is preferred, what cost structure are you interested in seeing? Considering the proposed work remains to be scoped and conceptualized, a realistic construction cost is challenging. Is the Library looking for recommendations on whether to proceed with a traditional or design-build process? Additional clarification of the Library's intent between these different approaches would be helpful.

TO: RFP Bidders

FROM: Newby, Lewis, Kaminski & Jones
Counsel for the La Porte County Public Library

DATE: March 11, 2021

RE: RESPONSE TO QUESTION ON REQUEST FOR PROPOSAL AND
QUALIFICATIONS FOR 904 INDIANA AVENUE / MAPLE AVENUE

On February 22, 2021, the La Porte County Public Library ("LPCPL") published and distributed a Request for Proposal and Qualifications (the "RFP") related to LPCPL's unimproved properties at 904 Indiana Avenue and the North side of the 100 block of Maple Avenue. As described in the RFP and by LPCPL's Executive Director at the March 5th pre-bid meeting, the project will involve the following: improving and expanded parking, construction of a maintenance building/garage, and an outdoor educational area/wi-fi garden that includes seating. While the RFP references "design-build", this is not a "design-build project" as defined under Ind. Code 5-30. Rather, this is a "Public Work Project" under Ind. Code 36-1-12. As a result, the LPCPL is seeking proposals from all firms that believes it could provide the requested services, in part or in whole, on the RFP.

Newby, Lewis, Kaminski & Jones, LLP

By: /s/ Anthony G. Novak