

REQUEST FOR PROPOSALS 8100 LYNDON PARK LANE

The City of Lyndon requests proposals from developers interested in partnering with the City to expand the services offered at Robsion Park, and to create better private development within the City of Lyndon's core business area, by and through the development of a 3.87-acre property located at 8100 Lyndon Park Lane. This property fronts Lyndon Lane in the middle of the Lyndon business district and directly adjoins the City's Robsion Park on two sides.

The city purchased the property at 8100 Lyndon Park Lane after the property lay vacant for years, because of the land's connection to Robsion Park and its location in the middle of the city's business district. The city has entertained plans for expansion of the park onto the site of 8100 Lyndon Park Lane, including the construction of pavilion structures for various public activities, creation of a stage area for public events and additional parking for Robsion Park. The city has also considered the sale or lease of part of the property for directed and controlled private development to encourage a revitalization of the core area of the City of Lyndon.

The city is soliciting proposals from developers to form a public private partnership to facilitate the dual goals of expanding access to Robsion Park, expand its public park services, while providing smart, directed private growth.

Scope of Work

The city expects proposals that include a significant expansion of services and access to Robsion Park, while also opening the site to private development that complement the city's public park. Examples of complimentary private development would be the creation of a private entertainment venue in the front of 8100 Lyndon Park Lane, with the rear of the property a public use stage area, event space parking and another entrance into the Robsion Park amenities.

The city has developed a list of additional ideals for the site to be considered when developing proposals as follows:

- Create substantial positive economic value for the city.
- Give consideration to a grocery component, as the Lyndon area could benefit from more options.
- A concept site plan for the proposed project indicating building footprints, building entrances and service areas, parking, landscaped areas, outdoor dining areas, etc....
- Include architectural renderings or photos that will indicate the look of the proposed project and indicate the type of materials that will be used on the façade of all proposed buildings.
- High quality facility, demonstrates design excellence, and includes "green building"/LEED type design and construction methods for the site and building, and is sensitive to the needs of special populations, such as the disabled.
- Result in visible, life-cycle construction quality to instill permanence in the project.
- Create local-business-friendly (small and medium scale) commercial spaces that may easily expand or subdivide in the future depending on market demand.

- Meet existing zoning requirements without the need to acquire exceptions, variances, or rezoning.
- Promote architecture that is compatible in form, materials, rhythm, and proportions with other local developments.
- Incorporate a variety of forms, materials, colors, rooflines, horizontal planes, vertical planes, building types, and/or styles in the design of buildings and give the development a more organic look. This may involve the development of multiple individual buildings on site or facades promoting that appearance.
- Rear of property adjacent to Robsion Park should involve shared use parking component for daily park users as well special events (festivals, farmers markets, concerts, ect.) the City may sponsor within the park.
- Include an in-kind development for public use, such as multi-use pavilion or stage which shall be constructed by awarded bidder at rear of property or within adjacent City park boundary.
- Relocate young trees and plantings on site to adjacent park property/or put in possession of City's contracted landscape company for placement elsewhere.

The city expects the proposals to reimburse the city for all, or a sizable portion, of its initial purchase cost for the property, either through payment for the outright sale of the land, long-term lease payments, and/or in-kind development of amenities.

The city requires significant control over the development of the property, through the imposition of binding elements and deed of restriction provisions giving the city real and substantial control over the uses and users of the private portion of this development. These controls will remain in place and run with the land over time.

The selected bidder must provide a sufficient, quality staff with a demonstrated ability to work in harmony with each other, public community, City staff and administration, and the public to meet facility goals and customer expectations. The selected bidder must also provide a qualified staff to stay current with industry practices and trends.

Representatives of the selected bidder shall be required to meet at such times as may be required with representatives of the City to review performance under the agreement, review monthly financial reports, and discuss overall management and operation as well as marketing strategies of the Center. The selected bidder shall assign a representative to attend meetings with City staff and the City Council, as necessary. The city mayor has the final authority to act for the city in any matter dealing with this site.

The selected bidder must comply with any applicable local, state, national requirements, and with all rules and regulations of the city. The selected bidder shall agree to indemnify and hold harmless the City, its council members, employees, officers, directors, agents, and owners from all claims, actions and/or suits (including attorneys' fees) arising directly or indirectly from any act or omission of selected bidder, its employees, officers, or directors.

During the term of the agreement, the selected bidder agrees to maintain at its expense, the types and in the amounts listed below:

- A. Selected bidder shall maintain commercial general liability (CGL) and, if necessary, commercial umbrella insurance with a limit of not less than \$1,000,000 each occurrence and add the city as an additional insured thereon. CGL insurance shall cover liability arising from premises, operations, independent selected bidders, products-completed operations, employment practices, personal injury and advertising injury, and liability assumed under an insured contract (including the tort liability of another assumed in a business contract).
- B. Selected bidder shall maintain business auto liability and, if necessary, commercial umbrella liability insurance with a limit of not less than \$1,000,000 each accident and add the city as an additional insured thereon. Such insurance shall cover liability arising out of any auto including owned, hired, and non-owned autos.
- C. Selected bidder shall maintain workers compensation and employers' liability insurance at or above minimum limits.

Prior to beginning work, selected bidder shall furnish city with a certificate(s) of insurance and applicable policy endorsement(s), executed by a duly authorized representative of each insurer, showing compliance with the insurance requirements set forth above. All certificates shall provide for 30 days' written notice to city prior to the cancellation or material change of any insurance referred to therein. Written notice to city shall be by certified mail, return receipt requested.

The contract shall be awarded to the best bidder, which will be the best overall proposal after evaluation of the proposals on objective criteria, including:

1. The amount of money the selected bidder proposes to pay the city, either through an outright sale of the property, long-term lease payments, in-kind public improvements, or a combination thereof.
2. Demonstrated effectiveness and reliability in similar projects, including examples of the quality of prior work and recommendations.
3. Evidence that the selected bidder has the resources (currently available workforce, equipment, knowledge, and experience) to complete the project in the period required.
4. Evaluation of the overall benefit to the city and to the community demonstrated by the proposal.
5. The amount of time the selected bidder submits with its proposal that it will require to have plans approved and the facilities constructed.

Selected bidders shall submit a sealed proposal to the city no later than 10 a.m. on July the 18th, 2022 at the city office at 515 Wood Road, Louisville, KY, where they will be opened and read.

The city reserves the right to reject all proposals and to develop the property on its own. The city also reserves the right waive minor bid irregularities.