

**CITY OF ANGOLA**  
**REQUEST FOR QUALIFICATIONS & PROPOSALS (RFQP)**  
**POKAGON STATE PARK DRINKING WATER &**  
**WASTEWATER IMPROVEMENTS**

**INTRODUCTION**

In accordance with IC 5-23-5, the City of Angola (the “Governing Body”), acting by and through its City Council (“Governing Body”), for itself is issuing this Request for Qualifications & Proposals (“RFQP”) seeking statements of qualifications from qualified offerors for the development and construction of public infrastructure.

The public infrastructure to be constructed is as follows:

**Drinking Water Improvements:**

This consists of, but is not necessarily limited to, construction of Drinking Water Improvements throughout Pokagon State Park, Trine State Recreational Area, and the City of Angola. The work for this project will include: demolition of identified equipment and facilities utilized for production and treatment of drinking water within IDNR properties, installation of approximately 14,800 linear feet of new 12” water main and approximately 25,000 linear feet of new 6” water main, along with service lines, valves, hydrants, pavement repair, demolition, disposal, erosion control, construction engineering, maintenance of traffic, site restoration, cleanup and incidental work to complete the project. Designed by Fleis & VandenBrink.

**Wastewater Improvements:**

This consists of, but is not necessarily limited to, construction of Wastewater improvements throughout Pokagon State Park, Trine State Recreational Area, and the City of Angola. The work for this project will include: demolition of the existing Wastewater Treatment Plant at Pokagon State Park, installation of approximately 42,000 feet of new sewer force main and low pressure main of varying sizes by means of direction drilling, installation of approximately 1,700 feet of new gravity sewer main, installation of 28 grinder pump stations of varying sizes, a new lift station, two new dump stations, reconstruction of Woodhull lift station, asphalt patching, pipe rehabilitation, manhole rehabilitation, and all necessary bypass pumping, demolition, removal, disposal, erosion control, construction engineering, maintenance of traffic, site restoration, cleanup, and incidental work to complete the work. Designed by Wessler Engineering.

The infrastructure improvements are further depicted on Exhibit A to this RFQP. This project was previously designed as a design bid build project prior to transitioning to a build operate transfer project. Final design documents are available upon request. Please email Nathan Brune, Project Manager at Wessler Engineering at [NathanB@wesslerengineering.com](mailto:NathanB@wesslerengineering.com) for access of these documents for both divisions.

The Governing Body anticipates entering into a public-private partnership agreement with an offeror pursuant to IC 5-23 to provide the work, labor, equipment, and materials to develop and construct the Project within the budgetary and the time limitations. The selected offeror will be required to obtain a payment bond in an amount not less than one hundred percent (100%) of the final cost of the Project and a performance bond in an amount not less than one hundred percent (100%) of the final cost of the Project.

**TIMELINE AND SCOPING PERIOD**

The anticipated timeline for selection of a developer and execution of a public-private partnership agreement for the development and construction of the Project is as follows:

Task	Date
RFQP Posted	April 8 & April 15
RFQP Pre-Proposal Meeting	April 15
RFQP Due	April 28
RFQP Scoring Complete	May 5
Scoping Period	May 5 - May 27
Finalize GMP Budget & Agreement	May 27
Anticipated Notice to Proceed	July 2025
Anticipated Final Completion	July 2027

All offerors will be accorded fair and equal treatment with respect to any opportunity for discussion and revision of proposals; provided, however, offerors shall **not** contact any public official or employee of the City during the period from the issuance of this RFQP until the most qualified offeror is notified of selection by Committee.

To schedule a site visit, please contact Ted Bohman, Park Superintendent, O: 260-833-2012 ext. 206

A pre-proposal meeting will be held at Angola City Hall in the Council Chambers at 2:30 p.m. on Tuesday, April 15<sup>th</sup>, 2025.

If necessary, the Engineers will provide interpretations, supplemental instructions, clarifications, or modifications to the RFQP documents in the form of written addenda which will be come part of the RFQP documents. Responses to questions will only be official and binding when issued as part of an addendum.

The final scope of the Project is to be determined in the scoping period described in the timeline above (the "Scoping Period"). The Scoping Period is anticipated to be a very intense and fast-paced process, with the requirement of a finalized guaranteed maximum price agreement by May 27, 2025. The construction schedule will ultimately be determined during the Scoping Period, as it will be dependent upon the several milestones coordinated by the Governing Body. Accordingly, during the Scoping Period, the selected offeror must be readily available, willingly share information, and actively engage all stakeholders in order to finalize the scope, schedule, and costs of the Project. Proposals shall include the fees that would be charged, if any, for participating in the Scoping Period, as further discussed below. All data, information and materials collected, assembled, prepared, and exchanged during the Scoping Period shall be solely owned by the Governing Body, and, by submitting a proposal, offerors release all rights in any such items for its use and benefit.

As the Scoping Period concludes, a recommendation to award an agreement to develop and construct the Project to the offeror with a GMP, time schedule, and schedule of values that is advantageous and acceptable may then be made by the Committee.

The foregoing notwithstanding, the Governing Body reserves the right pursuant to IC 5-23-5-8 to terminate this RFQP process at any time without making a recommendation to award an agreement to any offeror.

### **PROPOSAL FORMAT AND CONTENTS; SUBMITTAL**

Proposals in response to this RFQP must be submitted by electronic mail in *PDF* format no later than **Monday April 28<sup>th</sup> by 12:00 p.m.** to the following e-mail address: Amanda Cope, P.E., Angola City Engineer, [acope@angolain.org](mailto:acope@angolain.org). The file size limit is 35 MB. Files larger than the allowable size may be provided via a file sharing website, such as Microsoft OneDrive, by the Offeror to the City. **Proposals received after the above date and time will not be considered.**

Proposals shall **not exceed 30 pages** in length, and shall include the following:

- *Letter of Interest and General Information*
  - o Provide a cover letter expressing the offeror's interest in the Project and including the offeror's general information including name, principal office address, and contact information for a designated point of contact, including telephone number and e-mail address.
  
- *Experience*
  - o Demonstrate the offeror's experience with projects of similar delivery method.
  - o Demonstrate the offeror's experience with projects of similar scope and scale. Include a description of at least three (3) such projects that the offeror has successfully completed. Provide contact information for the above references.
  - o Identify key members of the offeror who will work on the Project, including a project manager and superintendent with the availability, capacity, and experience to manage the Project. Include project organizational chart and resumes. Additional resumes and key personnel information may be included in the "Additional Information" section at the end.
  - o Provide a narrative of the firm's overall approach to jobsite safety, including current EMR rating.
  
- *Financial Capacity*
  - o Demonstrate the offeror's responsibility and financial ability to develop and construct the Project in a timely and quality manner by providing information concerning the offeror's general financial and credit condition.
  - o Demonstrate offeror's ability to obtain required performance and payment bonds.
  
- *Project Approach*
  - o Offeror shall demonstrate an understanding of the objectives and goals of the Project.
  - o Describe the offeror's approach to developing and constructing the Project. Include capabilities for self-performing work as well as work type anticipated to be subcontracted.

- o Provide staffing and crew availability and anticipated construction timeline with the understanding that the final schedule will be determined in the Scoping Period.
  - o Describe offeror's approach to open book pricing including anticipated level of detail and backup documentation to be provided with each project invoice to verify current project costs.
  - o Describe offeror's approach to project change orders. Include examples of what would and would not necessitate a project change order. Has offeror ever executed a change order on a past BOT project, if so explain why this was required.
  - o Describe tools/processes used to control project schedule, project cost, and increase project communication.
- *Scoping Period Fee*
    - o Offerors may request a fee to defray their costs of participating in the Scoping Period if they are selected (a "Scoping Period Fee"), with the understanding that such a request and the amount requested is among the criteria upon which proposals will be evaluated. In such event, invoices from the selected offeror for the Scoping Period Fee shall not be submitted until the conclusion of the Scoping Period and will not be paid until Notice to Proceed.
    - o A stipend or otherwise reimbursement of offerors for the costs of preparing and submitting a proposal, and all such costs will be at the sole cost and expense of each offeror.
  - *Additional Information*
    - o Offerors may include in their proposals any other information that they deem pertinent and that may differentiate them from other proposers.
    - o Proposals need not contain Project pricing information, as that will be refined and determined during the Scoping Period and requested later in the Scoping Period process.

**SELECTION PROCESS AND EVALUATION CRITERIA**

*Evaluation Criteria:*

- Experience
- Financial Capacity
- Project Approach
- Scoping Period Fee
- Additional Information

*Evaluation Criteria Points:*

<b>Evaluation Criterion</b>	<b>Weight (%)</b>	<b>Possible Score</b>
<b>1. Experience</b>	<b>35%</b>	<b>35</b>
<b>2. Financial Capacity</b>	<b>10%</b>	<b>10</b>
<b>3. Project Approach</b>	<b>45%</b>	<b>45</b>
<b>4. Scoping Period Fee</b>	<b>5%</b>	<b>5</b>
<b>5. Additional Information</b>	<b>5%</b>	<b>5</b>
<b>TOTAL SCORE</b>		<b>100</b>





**[End of RFQP]**

## Exhibit A

# City of Angola/Pokagon State Park/Trine SRA

Drinking Water and Wastewater Improvements Project

## Legend

-  Drinking Water Mains
-  New Lift Station
-  Sanitary Sewer Mains
-  Woodhull Lift Station

*\*Existing Drinking Water and Wastewater System Components to be Decommissioned Not Shown*

Pokagon State Park

Trine State Recreation Area

New Lift Station

Woodhull LS

