

REQUEST FOR INFORMATION

for 202 and 222 North Alabama Street

Parcels: 1097670 and 1029552

Commonly referred to as “Indianapolis Old City Hall”



Issued: June 21, 2017; Revised: June 28, 2017

City of Indianapolis | Joseph H. Hogsett, Mayor
Department of Metropolitan Development | Emily C. Mack, Director

NOTICE OF REQUEST FOR INFORMATION

Notice is hereby given by the Department of Metropolitan Development (DMD), that on August 11, 2017, DMD will open and review Request for Information of Old City Hall.

The City of Indianapolis (City) through its Department of Metropolitan Development (DMD) is seeking a Request for Information (RFI) regarding the contents herein. Any submitted request is for information purposes only. It may be used to formulate a City of Indianapolis formal Bid, Quote and Request for Proposal to be issued at a later date. The City is issuing this RFI to discover the capabilities of the community to respond to an additional invitation or formal Purchase/Project Agreement.

BACKGROUND

The Old City Hall is one of the most architecturally and culturally significant civic structures to the City of Indianapolis. Throughout its history, it has housed city government offices, the Indiana State Museum, and the Indianapolis-Marion County Interim Central Library. It has provided the citizens of Indianapolis-Marion County a space in which to conduct public business, to learn about state history, and conduct research and pursue literary interests. Construction on the Beaux Arts structure was completed in 1909 and was designed by Rubush and Hunter, one of Indianapolis' most prominent architectural firms. The structure was built as Indianapolis' City Hall and served that purpose for more than half a century.

Indianapolis' Old City Hall is located on the northwest corner of Ohio and Alabama Streets, four blocks northeast of Monument Circle. The four-story-and-basement structure was constructed of hard-burned brick, faced with large slabs of Indiana Bedford limestone and has a granite foundation. All sides of the building, even those facing the alley to the west or the area to the north, are equally well finished. The parking lot that extends to the north of the Old City Hall has contained businesses, residences, and parking facilities. According to aerial photography, the last commercial building on this site was demolished before 1986.

STATEMENT OF NEED

DMD is formally requesting information for the adaptive reuse of Old City Hall, as well new construction on the adjoining parking lot. The purpose of this RFI is to increase DMD's awareness and understanding of the current market demands, design potential, land use opportunities, and community desires. Market driven data and community input will inform the redevelopment process.

INFORMATION REQUESTED

Respondents must answer the following questions, and may add additional information or comments not covered in this list. The list is not considered to be exhaustive.

- What do you envision on this site and in the existing Old City Hall?
- What type of development can the market support in this area?

- What kind of use can the building and site support?
- What is the biggest challenge to the adaptive reuse of Old City Hall?
- Provide examples of other adaptive reuse projects done by your company.
- What were some of the successes or failures of these adaptive reuse projects?
- If this is developed into commercial property, what kind of use(s) would work best within Indianapolis' current real estate market, and what kind of parking needs would it require?

Additionally, please provide the following as part of your response:

1. Basic Information
 - a. Legal name of entity
 - b. Name of entity if doing business under other company name
 - c. Headquarters address
 - d. Other office locations
 - e. Contact name, email address and phone number
 - f. Website address
 - g. Number of years in business
 - h. Number of employees (total, by location, and by role)
2. Client References – The Respondent should include a list of at least three (3) clients for whom the Respondent has provided services that are the same or similar to those services requested in this RFI. Listed organizations may be contacted to determine the quality of work performed and service received.
 - a. Name of the organization
 - b. Dates of service
 - c. List of services performed
 - d. Contact name, email address and phone number

SUPPLEMENTAL INFORMATION

Items included in RFI packet:

- Exhibit #1: Site Map
- Exhibit #2: Property and Legal Description
- Exhibit #3: Plans (included as electronic attachment)
- Exhibit #4: Environmental Conditions (included as electronic attachment)
- Exhibit #5: IHPC Documents

RFI AVAILABILITY

The RFI packet may be accessed at: www.indy.gov/dmd, <http://www.indy.gov/eGov/City/OFM/Purch/Bids/Pages/BiddingOpportunities.aspx>, or picked up in Room 2042, City-County Building, 200 E. Washington Street, Indianapolis, Indiana between the hours of 8:00 am and 5:00 pm weekdays beginning on the 21st day of June, 2017.

QUESTIONS

Please direct all questions by email to Chase Schulte, Project Manager, at Chase.schulte@indy.gov.

All questions to this RFI must be made, in writing, by **12:00 noon EST on July 9, 2017.**

SUBMITTAL

RFI submittals must contain the following materials:

- eight (8) hard copies
- one (1) electronic copy on a flash-drive

All submissions to this RFI must be made to Room 2042, City-County Building, 200 E. Washington Street, Indianapolis, Indiana 46204 by **12:00 noon EST on August 11, 2017.**

EXHIBIT #1
SITE MAP



EXHIBIT #2
PROPERTY AND LEGAL DESCRIPTION

PROPERTY DESCRIPTION:

Use: Municipal Building, Former City Hall
Tenancy: Vacant
Number of Buildings: 1
Number of Stories: 4 plus basement
Year Built: 1909
Gross Building Area: 91,080 +/- S.F.
Land Area (Old City Hall): 28,374 +/- S.F. or 0.65 Acre
Land Area (Parking Lot): 27,500 +/- S.F. or 0.63 Acre

LEGAL DESCRIPTION:

NOTE: For purposes of the preparation of these descriptions, no surveys of the described real estate were performed and no monuments were set. Legal descriptions are from the public assessor records.

202 North Alabama Street

Size: 0.695 Acres

Local Parcel # 1097670

Current zoning: CBD2 RC

Legal Description: 135FT E END L4 THRU L6 & 37FT X 28FT SW COR L3 SQ
38 CONT 0.659AC+-

222 North Alabama Street

Size: 0.650 Acres

Local Parcel # 1029552

Current zoning: CBD2 RC

Legal Description: 135FT E END L1 L2 & L3 EX 37FT X 28FT W END & VAC
ALLEY S & ADJ SQ38 CONT 0.650AC+-

EXHIBIT #3
PLANS

(INCLUDED AS ELECTRONIC ATTACHMENT)

EXHIBIT #4
ENVIRONMENTAL CONDITIONS
(INCLUDED AS ELECTRONIC ATTACHMENT)

EXHIBIT #5
INDIANAPOLIS HISTORIC PRESERVATION COMMISSION (IHPC) DOCUMENTS
(INCLUDED AS ELECTRONIC ATTACHMENT)