

Request for Information (RFI) – City of Indianapolis,
Office of Enterprise Development

This Request for Information (“RFI”) is made by Mayor Gregory A. Ballard’s Office of Enterprise Development of the City of Indianapolis, Indiana (the “City”). With this RFI, the City solicits information from all qualified respondents who wish to be considered as a provider of the services described herein. Qualified respondents are encouraged and invited to respond to this RFI.

BACKGROUND

The City Market Corporation is an Indiana not-for-profit corporation. The Board of Directors of the City Market Corporation (the “Board”) is appointed by the City County Council and the Mayor of Indianapolis pursuant to Section 285-202 of the Revised Code of the Consolidated City and County Indianapolis/Marion County, Indiana.

For decades, the City of Indianapolis and other donors have contributed funds to the City Market Corporation so that the City Market can continue to operate. During this time, Market Square Arena and the State Museum located in the old City Hall closed. These closings, combined with the resurgence of street-level restaurants across downtown, took away a significant amount of the Market’s business.

Though the wings, located on the east and west sides of the historic center building between Delaware and Alabama Street, were built to accommodate foot traffic to Market Square Arena (which was demolished in July 2001), the wings were not remodeled or demolished during the 2007 renovation. As a result, these obsolete structures remain largely unoccupied and expensive to maintain and heat and cool.

Then in 2007, the City Market was closed for renovations; however, the City Market’s customer traffic has not return to prior levels.

In 2008, Mayor Ballard’s administration analyzed the performance of the City Market and directed the Board to consider ideas to improve the City Market—in terms of its financial performance but also its environmental footprint and contribution to the continued renaissance of downtown Indianapolis. To further incent the City Market to improve its performance, the administration indicated that the City’s contribution to the City Market would be conditioned upon better results.

In the midst of these challenges, the Board responded to the Mayor’s call for a plan for a vibrant and financially viable City Market, with suggestions for consideration and discussion. In response to the Board’s submission, the City releases this RFI. The City believes there is tremendous opportunity at the City Market, but that transformational change is required to realize those opportunities and put the City Market on a better track.

PURPOSE OF RFI

The City seeks information on potential development and/or operational ideas for the east and west wings and/or plazas, located on either side of the historic center building, of the City Market

complex on Market Street between Delaware and Alabama Streets. The City believes that redevelopment of the two wings will draw more people to the City Market, particularly during late afternoon, evening, and weekend hours, thereby helping to ensure the long-term sustainability of the core central market building and its mission of promoting an energetic and vibrant market atmosphere and independent local businesses. The Board and the City are interested in hearing from a broad range of industries and organizations.

Additionally,

- The City will favor responses that use the wings for public purposes that draw new patrons to the complex, such as, but not limited to, the promotion of the visual and performing arts. Ideas for the west wing may include development of the existing building or for both the existing building and the plaza directly to the south of the existing building. (If the plaza is to be replaced with a structure, the City favors maintaining and increasing public open space in the downtown core and would cooperate in finding a suitable expansion of public space in the near vicinity.)
- The City will favor responses that allow the east wing and plaza (adjacent to the Cultural Trail) to promote a healthy lifestyle for those who work and live in Marion County. Specifically, in order to encourage downtown workers to ride their bicycles to work, the City will favor proposals that include an area with lockers, showers and bicycle storage facilities that are available for public use.
- The City will favor proposals that are innovative in the quality and design of the proposed architecture.
- The City will favor responses that incorporate a sustainable/green building design.
- All potential development connecting with or located near the historic center structure must follow all historic preservation regulations and any covenants or agreements therein. All historic preservation laws and regulations that protect the façade of the historic main City Market hall must be followed.
- A GIS map of the grounds is contained in Attachment A.

Notwithstanding the preferences outlined above, the City does not wish to foreclose any ideas at this point. The City is open to all ideas, so long as those ideas promote the Mayor's objective of a vibrant and financially viable City Market.

STRUCTURE OF RESPONSES TO THE RFI

The City asks that vendors who are interested submit a brief response using the following structure:

- I. Potential development and operational opportunities
- II. Comprehensive development plan (if applicable)
- III. Cost structure/ Financing options
- IV. Other ideas including alternative revenue generating ideas
- V. Relevant experience

All responses should include the expected increase in new customers for the historic market and alternative financing options.

Responses are due no later than Wednesday December 2, 2009 at 4pm to:

Kurt Fullbeck
Project Assistant
Office of the Mayor
200 E. Washington St.
Suite 2501
Indianapolis, IN 46204
317-327-5885 (Office)
317-327-3980 (Fax)
kfullbec@indy.gov

Each submission should be bound and typed, single-sided, on 8 ½" x 11" paper, in English, using no less than 11 point font, and with 1" margins. Drawings or other graphic representations may be provided on 11" x 17" paper. **Submissions (including all exhibits and attachments) shall not exceed twenty (20) pages.**

Additionally, email one (1) electronic copy in PDF format to kfullbec@indy.gov.

PRIVILEGE CLAUSE AND RIGHT TO ALTER

Notwithstanding any other provision in this RFI, the City may elect not to proceed with an RFP or with any transaction contemplated by this RFI.

The City is under no obligation to Respondents. The City may, in its sole discretion, decide not to proceed with any or all of the transactions contemplated herein or may proceed with such transaction or transactions by any other procurement means or delivery mode it may deem fit.

The City further reserves the right to selectively identify, on the basis of demonstrated qualifications and experience, any or all Respondents for participation in any formal RFP that may be issued or direct negotiations that may be entered into in relation to the transactions contemplated by this RFI.

The City reserves the right to alter any of the conditions and criteria outlined in this RFI, including but not limited to, the deadline for submissions, by posting addenda on its Web site at:

<http://www.indy.gov/purch>

ATTACHEMENT A

