



City of Fort Wayne Riverfront Development Study

REQUEST FOR PROPOSALS



“Let’s look to the future, with wisdom and boldness. Let’s use this treasure to strengthen our community and make it a place of pride and opportunity for all.”

Mayor Tom Henry

Summary

The City of Fort Wayne is seeking proposals from qualified consultants or consultant teams to prepare a comprehensive riverfront development study. Riverfront development will be concentrated Downtown, the core of the City, to encourage continued revitalization and energize Fort Wayne and the Northeast Indiana region. The study will address land use; engineering and infrastructure investment; watershed issues; trail connectivity (pedestrian/bicycle); access to the river; urban design guidelines; and relevant facilities such as retail, entertainment, and housing. Our City needs a riverfront—specific plan that details riverfront development strategies and implementation steps to initiate a world class downtown riverfront district.

Consultants must have experience, skills and a vision to develop high quality planning designs and strategies, which will be outlined specifically in Section Six. The study should serve as an example of a 21st century, world class community development plan. It should include state-of-the-art philosophy towards infrastructure, transportation, landscape design, urban design, and historic preservation. With this study the City of Fort Wayne will establish a firm foundation for future public and private investment in this area. The selected planning team and sub-consultants must have the qualifications in engineering, architecture, landscape, and urban/graphic design oriented tasks associated with the scope of work found herein. The selected firm will be expected to work closely with the City’s Riverfront Oversight Committee (ROC) and the Internal Team.

This document contains information relating to the submittal of proposals to prepare a comprehensive riverfront development study, including specific requirements, maps, the preferred organization of the proposal, and proposal evaluation process and criteria.

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SECTION ONE – Introduction

Fort Wayne and Allen County are home to various visual landscapes, from the downtown skyline and historic urban neighborhoods to farmsteads and natural areas. Our community is invested in preserving this unique sense of place; concentrating on historic preservation, open areas, and community identity. The stage has been set for the sustainable revitalization of the core of Fort Wayne. Historically, the core of Fort Wayne was the center for retail, commerce, government and arts and culture. Fort Wayne is up for the challenge of reviving the core's economy to its full potential. At no time in its recent past has Downtown Fort Wayne been better positioned to continue this renewal. The organizations needed to grow the regional economy and re-build the downtown are in place, the incentives needed to stimulate investment are being coordinated, larger projects that show long-term civic commitment have been completed, and private sector investment is growing.

Downtown and its rivers are the heart of Fort Wayne and the entire northeast Indiana region. Our rivers have been touted as one of our most precious assets. The three rivers, St. Joseph, St. Mary's, and Maumee, which run through Fort Wayne, are identified as one of our most significant and defining characteristics within the community. In recent decades the rivers have been underutilized, however there continues to be strong community support for the rivers to become the focal point of our downtown.

For the past decade, citizens and stakeholders have been asking for and supporting efforts towards the development and revitalization along the riverfront. Making the rivers the real centerpiece of our community's landscape heritage as well as the ideal venue for retail, housing development, and entertainment has been and continues to be this community's desire. This study will be a fundamental step towards making Downtown Fort Wayne a more vibrant and exciting place to live, work, and play.

Background

Created by Mayor Tom Henry in early 2011, Legacy Fort Wayne was a community initiative to guide decision making about the future of millions of dollars contained in the Fort Wayne Community Trust and City Light Lease Settlement. These extraordinary resources placed Fort Wayne in an exclusive and fortunate position. The Mayor established the Legacy Fort Wayne Task Force to oversee the process of determining the recommended uses for the Trust and Settlement funds. The Task Force spent that year reviewing and distilling those suggestions and shaping the recommendations for the Mayor. The Task Force expanded upon the community input and debated the core concepts of the community's ideas and how they might be molded to create the kind of transformative, bold and catalytic impact Fort Wayne needs to build a strong community.

After the initial Legacy Task Force completed their work and presented their recommendations, Mayor Henry established Champion Teams to delve deeper into the three core concept areas the Task Force recommended for investment. The selected individuals which made up each champion team spent the next few months thoughtfully drafting specific recommendations for Fort Wayne. Of those specific recommendations the desire for riverfront development and the need for a comprehensive and thorough study rose to the top.

Along with the riverfront development study, other initiatives rose to the top of the recommendations list. One of the top recommendations is for a Youth/Prep Sports Initiative that will build on our existing strengths to make Fort Wayne a first-choice destination for youth/prep sports. By expanding the existing resources and the development of new youth/prep sports concentrations, access to youth/prep sports within our community will increase and Fort Wayne will attract tourism and economic development dollars to our community. A separate study on how to reach our full potential will initiate the process to becoming a youth/prep sports capital.

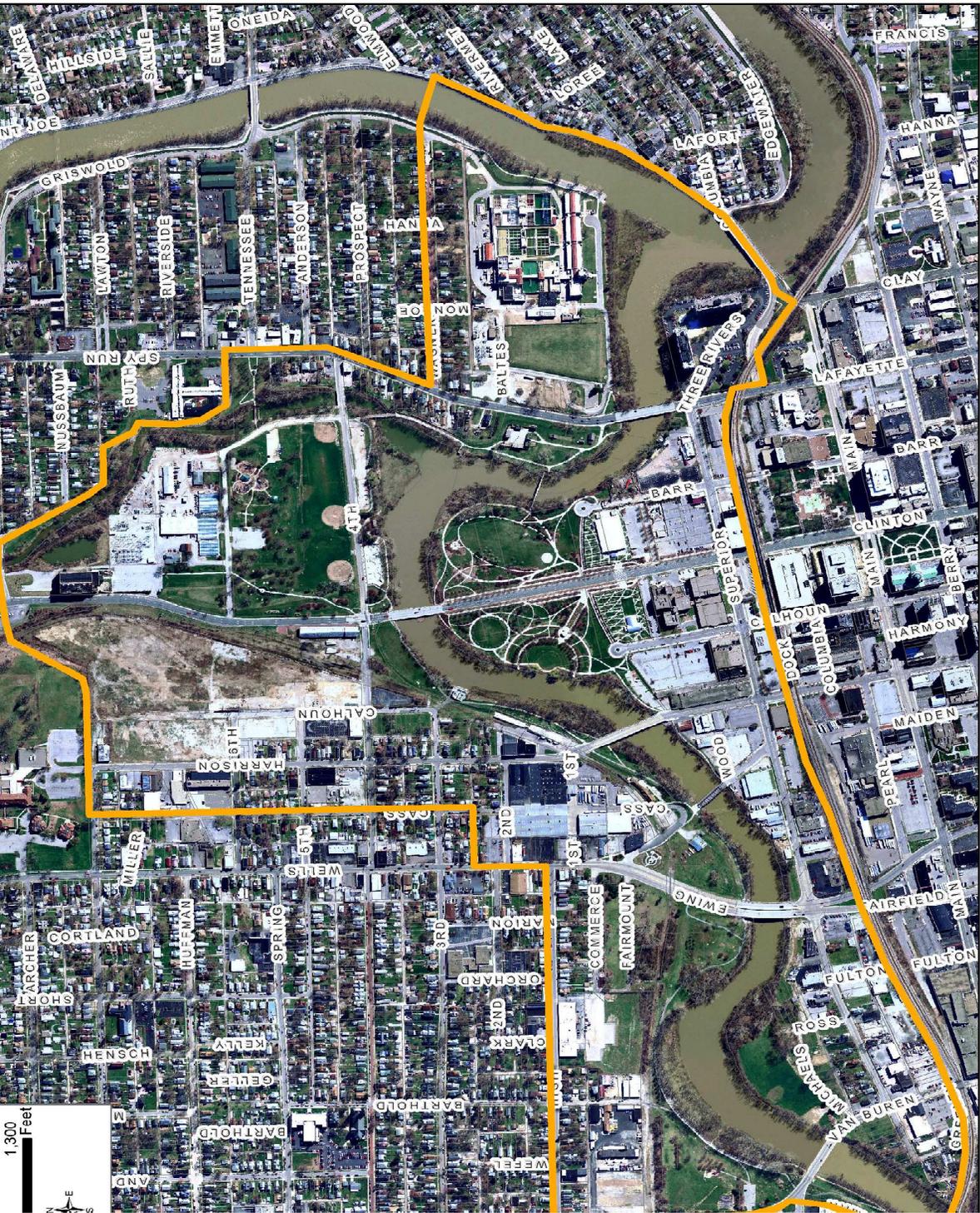
Alongside the youth/prep sports study an update to our downtown plan also garnered immense support as a top priority for Fort Wayne. An update to key elements of the downtown plan will compliment the riverfront development study. It is essential to ensure that development and revitalization within downtown is coordinated with development plans and with areas situated along the riverfront. Fort Wayne strives to be an all-inclusive destination, where everyone from citizens and visitors to the young and mature are able to identify with and reap benefits from an ample downtown.

Another top recommendation is to continue the beautification of Fort Wayne's downtown rail overpasses. Improving the appearance of these gateways into the downtown will set the stage for a visitors' positive downtown experience. In addition to new paint and messaging schemes on the overpass structures, the City is exploring creative lighting techniques and art installations under the overpasses to enhance downtown's nighttime experience. These enhancement projects will draw tourists, businesses, and citizens to downtown.

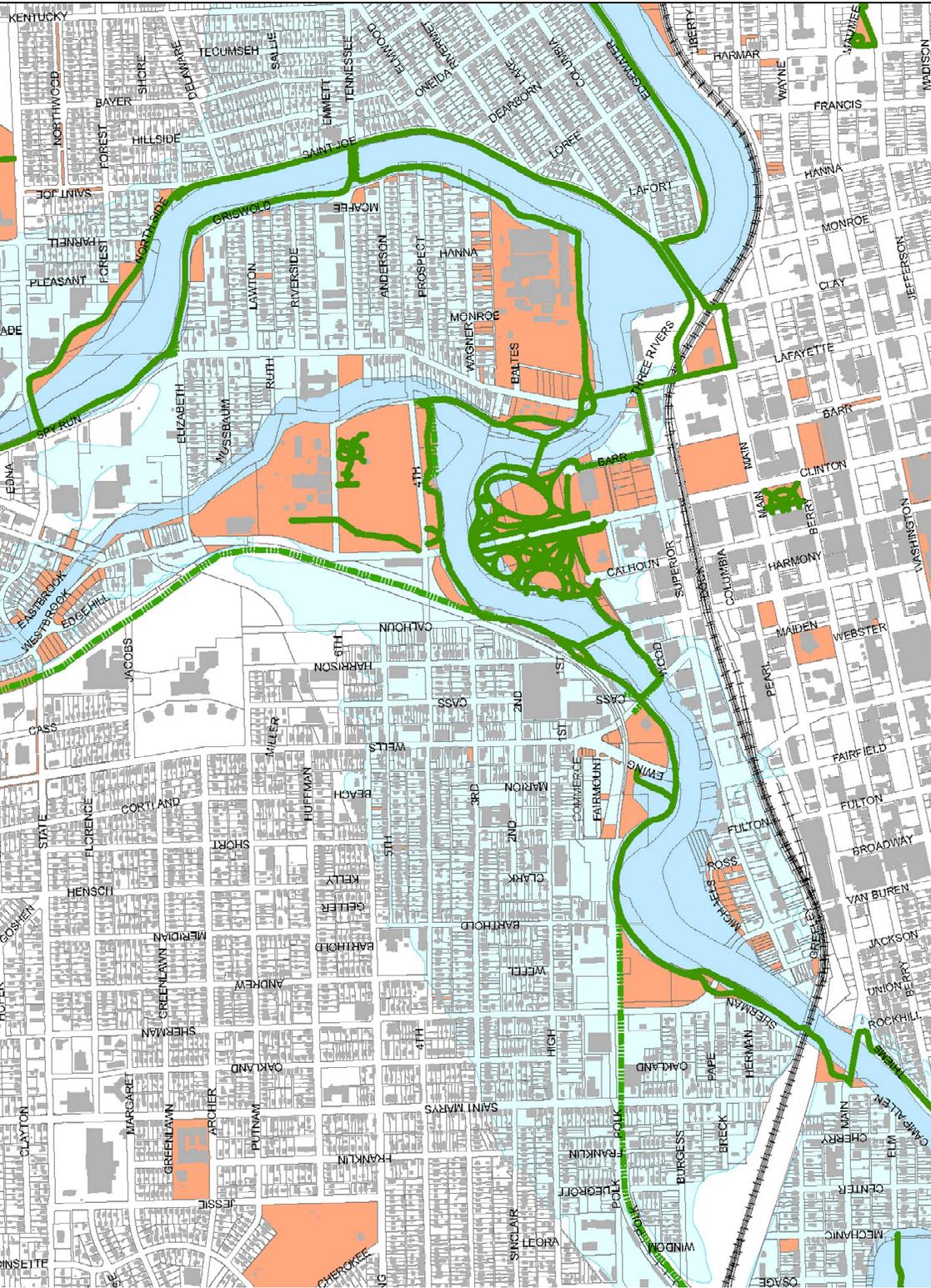
Over the past ten years the City of Fort Wayne along with partners has continued to create a positive experience for downtown visitors. Thus far there have been numerous accomplishments to make downtown a destination, such as the large and small infill projects that have been completed and others that are currently underway. Another accomplishment is the one hundred million dollar Harrison Square Project; a mixed-use revitalization project which includes a premier minor league ballpark, new retail and office space, residential development, hotel, and parking garage. At this point in time we are ready to initiate the next catalytic project, continue with the momentum and build upon recent successes while continuing to transform Fort Wayne's downtown into a regional attraction.

From the beginning, the Task Force recognized that the use of legacy resources should result in transformative change. This overarching insight remained with the members of the Task Force and Champion Teams throughout the recommendation process. The criterion of being big, bold and catalytic was also tied to what a legacy should be and what the recommendations exemplify. This study must identify how to capitalize on the untapped potential of Fort Wayne's three rivers. Having a comprehensive and detailed riverfront study will invigorate the process and enhance community-wide advocacy. This plan will pave the way towards improvements in quality of life and economic development opportunities and continued revitalization.

SECTION TWO - Maps
Study Area - Overview



Study Area - Detail



Floodway - The channel of a river or stream and the parts of the floodplain adjoining the channel that are reasonably required to efficiently carry and discharge the flood water or flood flow of a river or stream.

Floodplain - The area adjoining a river or stream that has been or may be covered by the 100-year flood. The term 100-year flood does not refer to a flood that will occur every 100 years. A 100-year flood has a one percent chance of being equaled or exceeded in any given year.

-  Floodway
-  Floodplain
-  Floodroads

SECTION THREE – Supporting Materials

Consultants should review existing data and community plans to better familiarize themselves with Fort Wayne. The following plans and studies provide background and detail related to the study area; however additional research and analysis will likely be required in order to establish an in-depth understanding of the study area.

The supporting materials can be accessed through the City of Fort Wayne website, where you will find downloadable links to each plan and/or study.

<http://www.cityoffortwayne.org/planning-a-policy/2383-riverfront-development-study-supporting-materials.html>

Completed Plans

1. *Downtown Fort Wayne: Blueprint (2002)*
This plan focused on the core downtown and provided a four-prong approach towards making the core more robust. The four key elements identified for a healthy downtown were high-quality urban design, exciting programming, strong public-private leadership, and a wide range of economic development initiatives.
2. *Downtown Fort Wayne: BlueprintPLUS (October 2005)*
The purpose of *BlueprintPLUS* was to develop a vision that would guide public policy and private investments in downtown; to identify and prioritize catalyst projects that can leverage public funds and encourage private investments; and to ensure that the downtown returns to its historic role as the vital and vibrant center of the region. *Blueprint (2002)* recommended 76 initiatives. Many of these initiatives have been implemented or are underway. *BlueprintPLUS* builds on those accomplishments, responds to changes that have occurred in the community, and focuses on strategies to restore downtown as the center of the region.
3. *Enabling Development in Downtown Fort Wayne (July 2006)*
This Report is an evaluation of a particular economic development strategy that had been proposed for downtown Fort Wayne. As such, the Committee focused its inquiry first on the question of whether the development of a new minor league baseball stadium can serve as an effective and efficient catalyst for economic development in downtown Fort Wayne, and then on the question of the form that development should take in order to maximize the likelihood that the stadium will achieve the intended catalytic effect. The City partnered with the private sector to build the Harrison Square complex, a multi-use area in downtown featuring a new convention hotel, parking structure, office/residential/retail building and Parkview Field, a single A minor league ballpark. The awards received by the ballpark are too numerous to mention but for two years running it has been honored with the distinction of being the number one minor league park in the United States. In 2013, it was the 13th overall venue of any kind in the country by Stadium Magazine.
4. *Plan-It Allen: Comprehensive Plan (2007)*
A joint land use and development plan for Allen County and the City of Fort Wayne. The Comprehensive Plan serves as the official policy document for addressing issues relating to growth and development in Allen County, its cities, towns and communities, and the City of Fort Wayne. The Plan provides a framework for future decision making grounded in extensive community involvement and a solid analysis of major changes to the area's natural, man-made and cultural environments, as well as the demographics of the area.
5. *North River Now: North River Conceptual Development Plan (August 2007)*
The North River Now Conceptual Development Plan includes the planning, design, and transportation recommendations resulting from a four-month effort that involved the public, community leaders, and the consultant team. The goal was to determine the most appropriate use for the North River District; to capture the community's vision for the North River district; to identify implementation steps that can leverage public funds and private investments; and to ensure that downtown Fort Wayne retains its role both as the vibrant social and physical center of

the region, and as a sought-after destination. The North River site was formally owned by Omni Source and used as an metal scrap yard.

6. *Bike Fort Wayne: A Plan to Enhance Transportation Options (2010)*
Bike Fort Wayne is a community initiative intended to augment our transportation system with facilities that encourage bicycling as a mode of transportation. A broad understanding that bicycles have a right to share the road will help alleviate frustrations by both cyclists and drivers. The Bike Fort Wayne initiative intends to change roads and minds in order to improve the option of riding a bike as a mode of transportation.
7. *Walk Fort Wayne: A Plan to Enhance Pedestrian Accessibility (2011)*
Walk Fort Wayne's top priority is providing safe and convenient pedestrian infrastructure to those who walk in the community. Providing such will also likely increase and promote walking as a viable and active mode of transportation.
8. *Front Door Fort Wayne: A Plan to Enhance Our City's Gateways (2012)*
This is a comprehensive strategy to enhance Fort Wayne's major points of entry into the City. The strategy is a framework for improving the appearance, efficiency, and economic potential of our major gateways. The strategy also provides recommendations which increase the ease and understandability for visitors navigating the city. These improvements will assist with marketing and promoting the city, enhance public pride, and foster continued investment in our local economy.
9. *Combined Sewer Overflow Reduction Plan (Dec 2007)*
Fort Wayne Utilities entered into a federal consent decree with the United States Environmental Protection Agency (USEPA) to implement a Long Term Control Plan (LTCP) for the reduction of sewer overflows into Fort Wayne's rivers.
10. *Downtown Stormwater/Sewer Master Plan (Sept 2011)*
This Master Plan provides preliminary engineering and planning associated with projects and programs Fort Wayne City Utilities is contemplating to provide to ensure long term sewer and stormwater service to downtown, as well as reduce overflows from combined sewer outfalls in the downtown area.
11. *Parallel Interceptor Route Study (Oct 2012)*
This study presents alternatives of preliminary alignments for future construction (approx.. year 2020) of a large diameter sewer pipe/tunnel and associated collector sewers that must be constructed along the riverfront as part of Fort Wayne's LTCP.

Relevant Studies

1. *Harrison Street Market and Feasibility Analysis (September 2003)*
This study assessed the overall market strengths and site conditions for important development parcels along Harrison Street, with the intended outcome of identifying site specific development initiatives consistent with the goals and priorities called out in the recently completed Downtown Action Plan.
2. *Fort Wayne Convention Hotel Study (August 2005)*
The primary purpose of this study was to analyze the current hotel market in and around Fort Wayne, interpret what is required to make the convention center more attractive, and to evaluate the financial conditions associated with bringing a major hotel development into the market.
3. *Residential Market Potential (January 2006)*
This study is to identified the depth and breadth of the market for newly-introduced housing units, both market-rate and affordable, created both through the adaptive re-use of existing non-residential buildings as well as through new construction, to be leased or sold within the Downtown Fort Wayne Study Area.
4. *Parking Management Review (July 2006)*
Downtown parking has evolved over decades with differing municipal departments taking responsibility for various aspects of parking. The review pointed out that parking needs should

be managed as a system whose objectives should complement the community's larger strategic vision and economic development priorities.

5. *Update of Residential Market Potential (April 2010)*

This study updated the depth and breadth of the market for new housing units, both market-rate and affordable, adaptive re-use and new construction, to be leased or sold within the Downtown Fort Wayne Study Area, including the entire West Central Neighborhood.

SECTION FOUR – Scope of Work

Project Management

The City of Fort Wayne Community Development Division, through its Planning and Policy Department, will facilitate and manage the study process. The Deputy Director of the Planning and Policy Department will take on the role of Project Manager and will be the point of contact for ongoing communication with the consultant. The Project Manager will work with an internal team that will meet weekly and work diligently to ensure effective communication, information sharing, decision making and provide regular updates. A steering Committee, Riverfront Oversight Committee (ROC) will be established and work closely with the selected consulting team and internal team to provide guidance and input to the process and final recommendations. The ROC will be comprised of city stakeholders and leaders from various agencies and organizations.

The internal team working with the ROC, will assist the consultants in managing the operational aspects of the project, coordinating work with relevant parties, and keeping the public up to date with study progress. The internal team will also provide support for project tasks. The consultants will need to establish a qualified team to be responsible for carrying out the tasks identified below.

STUDY WORK TASKS

Component I: Foundation: Research, Investigation, and Assessment

1. Initial Meeting with ROC and internal team to identify and review plan context goals, schedule, scope of work, and expected deliverables.
2. Conduct field review of project limit to understand the physical, social and environmental makeup of the area.
3. Review previously prepared plans, as identified in the preceding section, for the downtown and the riverfront and evaluate their relationship and relevancy to the new study to prevent duplication of effort.
4. Validate/refine the Blueprint*PLUS* Plan and any additional emerging projects or programs that are deemed to be relevant to amend into the Blueprint*PLUS* Plan.
5. Coordination with City Utilities on the review of and potential impacts to the Long Term Control Plan resulting from the Riverfront Study.

Component II: Public Engagement

1. Design and implement an innovative public engagement process that will ensure the maximum opportunity for broad public engagement and participation, especially from segments of the population that can be underrepresented. A minimum of three (3) public meetings should be held.
2. Conduct City defined stakeholder interviews.
3. No fewer than four meetings should be held with the ROC to report on the study progress, objectives, findings, and recommendations. Such meetings include: project kick-off, update sessions, and presentation of study contents.
4. Meet with established sub-committees for input regarding specific aspects of the study.

Component III: Study Elements

A. Environmental Issues

1. Identify ecological issues and ways to enhance and/or mitigate those issues.
2. Assess river flooding, extent, and influence on outcome of the study.
3. Evaluate navigability and recreation uses of the rivers.
4. Complete of a comprehensive hydrology study which encompasses the occurrence, distribution, movement and properties of our rivers and their relationship with the natural and man-made environment and stormwater management within each phase of the hydrologic cycle.
5. Explore and evaluate topographical limitations and/or opportunities as well as vegetation and habitat issues and soil profiles.

A. Site Condition Evaluations

1. Assess infrastructure (including City Utilities and Public Works) availability and limitations.
2. Provide access (pedestrian and bicycle) and circulation scenarios (assessment of transportation component).
3. Project parking demand and availability.
4. Land Use/Zoning: Review existing conditions and provide recommendation for preferred development scenarios and tools.
 - a. Desired land uses
 - b. Development densities
 - c. Development form
 - d. Design guidelines
 - e. Overlay Districts

B. Multi-Use Development

1. Analyze social and community makeup and demographics.
2. Conduct market analysis to determine market demand, absorption rates and future trends.
3. Evaluate relationship between project and overall City neighborhoods.
4. Identify residual opportunity for future developments.
5. Explore the possibility of the Headwaters Junction proposal to be incorporated within development.
6. Integrate trail system and open green spaces if appropriate.
7. Recommend design guidelines or zoning overlay districts which will encourage high quality urban design aspects of the public realm such as: streets/boulevards, sidewalks, open spaces, trails, street furniture, signage, and lighting.
8. Explore the creation of water features to complement the riverfront.

SECTION FIVE- Deliverables

The final document must be in a format which can be adopted by the City of Fort Wayne Common Council at the completion of the process. The final plan should include the following elements:

1. Development of guiding principles for Fort Wayne riverfront development.
2. A description of the preferred governing entity to shepherd the future implementation of the study.
3. A comprehensive strategy that details the means, methods, and phases of study implementation.
4. Project phasing priorities and identification of potential funding sources.
5. Identification of public/private partnership opportunities to implement the study.
6. Site plans and illustrative drawings or renderings that will inform design development documents for new public/private spaces along the rivers.
7. Maintenance requirements of common areas and public use space and associated costs.
8. Projected cost estimates for the design and construction of a capital public improvement phasing plan.
9. Validation and refinement of the Blueprint*PLUS* Plan and any additional projects or programs that is necessary to amend into the Blueprint*PLUS* Plan.
10. Identification of environmental issues and stormwater management issues that are revealed through the hydrology study and incorporation of this mitigation in the final plan.
11. Transportation components with circulation, accessibility, and parking scenarios.
12. Development of a flexible economic-impact model that can be utilized to evaluate the economic impact of the proposed development.

SECTION SIX- Proposal Submittal Requirements

All proposals are due by **11:00 am on Friday, April 12, 2013**. Ten (10) hard bound copies along with a CD or DVD should be sent to the following address:

City of Fort Wayne
Purchasing Department
200 East Berry Street, Suite 490
Fort Wayne, IN 46802

The City of Fort Wayne reserves the right to disqualify any proposal that is late or otherwise does not comply with said requirements. Once submitted, proposals will not be returned and will become property of the City. Expenses incurred in the preparation of proposals are borne by the consultant/firm with the understanding that the selected consultant/firm may not apply to the City for reimbursement of these expenses.

Proposal Components

The proposal should contain the following sections:

- 1. Letter of transmittal**
 - Statement indicating an understanding of the work to be performed;
 - The primary contact person and his/her information (email and telephone);
 - Discuss consultants' availability over the period of the 9-18 months.
- 2. Qualifications/Project Portfolio**
 - Areas of specialization;
 - Practice philosophy;
 - Examples of three (3) projects your firm took a lead role in the preparation of a comprehensive riverfront development study.
- 3. Methodology**
 - Describe the vision, strategic overview and approach to project;
 - Express how the above mentioned components reflect your qualifications for this project;
 - Discuss what parameters you will engage to pilot a project that will be creative, logical, and destination-defining.
- 4. Work Recommendations**
 - The proposal must include detailed descriptions of the procedures and methods you propose to use to complete all tasks within the scope of work;
 - Discuss tasks, timeline, and anticipated deliverables.
- 5. Project Management**
 - Introduction to the team (educational background and relevant experience);
 - Services/functional role to be performed by each team member;
 - Technical Resources;
 - Consultant/sub-consultant experience.
- 6. References**
 - List of at least three (3) references we may contact;
 - Indicate project names and firm's role;
 - Client contact information (email and telephone).
- 7. Fees**
 - Consultant hourly rates;
 - Composite schedule of hours estimated for included tasks;
 - Itemized schedule of all expenses, including both labor and direct expenses;
 - Allowance for reimbursable expenses;
 - If sub-consultants are proposed, include separate schedule of expenses.
- 8. Schedule**
 - A proposed project work schedule;
 - Time frames for work elements;
 - Target dates for various stages in project.

SECTION SEVEN – Selection Process

The RFP Selection Committee will review, evaluate and rank respondents. The selection committee will consider completeness, clarity, experience, focus, creativity, quality/diversity of expertise, fees/hourly rates and any other additional information provided as well when assessing RFP respondents. The final schedule for the study will be determined upon the selection of the consultants. After review of written proposals, the RFP Selection Committee will invite finalists to make an oral presentation to the selection committee. Once a choice has been made, the City of Fort Wayne will finalize the scope of work and execute a satisfactory contract with the lead consultant. The anticipated timeframe for the study is 9 -18 months. This committee includes representatives from the following agencies and organizations:

- City of Fort Wayne Mayor’s Office
- City of Fort Wayne Utilities
- Allen County-Fort Wayne Capital Improvement Board
- City of Fort Wayne Redevelopment
- Fort Wayne Common Council
- City of Fort Wayne Community Development
- Friends of the Rivers (Civic Leader)

Evaluation Criteria

Evaluation factors and point distribution (100 total points possible) to be considered by the Selection Committee include the following:

- 20 Project understanding and soundness of proposed project methodology, including but not limited to the detail and accuracy of the proposed scope and statement of work and implementation plan
- 25 Qualifications/Project Portfolio provided by the respondent and prior experience of consultants and staff
- 15 Commitment and ability to complete the project within the time frame specified in the proposal while displaying high quality, efficiency and fitness of proposed solution for the City of Fort Wayne
- 10 Creativity and logic in design and proposed execution of proposal
- 20 Superior ability or capacity to meet particular requirements of contract and needs of the City of Fort Wayne
- 10 Fee proposal

Award Process and Procedures

The Selection Committee will evaluate all proposals received in response to this RFP. The committee will make its recommendation to the City of Fort Wayne based on the evaluation criteria outlined in the subsequent section.

After reviewing the proposal submissions, the committee will select up to five teams for in-person interviews/oral presentations (in Fort Wayne, IN) with the selection committee. From those presentations and interviews the Selection Committee will re-evaluate those proposals and make a final determination.

The City of Fort Wayne will pursue negotiations with the top ranked respondent with the goal of entering into a contract. If a satisfactory agreement cannot be negotiated the City of Fort Wayne will take necessary steps in their best interest. [See section eight reservations]

The following is an *anticipated* selection process schedule; please note the City of Fort Wayne and/or the RFP selection committee reserves the right to make adjustments to stated dates. However in the event changes do occur, all interested parties will be notified in a timely fashion.

Issue of Request for Proposals	February 12, 2013
Questions Due (if necessary)	March 1, 2013
Response to Questions Returned	March 15, 2013
Proposal Submissions	April 12, 2013
Notification of Finalists	May 3, 2013
Finalists Interview Period	May 6, 2013 – May 17, 2013
Notification of selected consultants	TBD
Project Kick-Off Meeting	TBD

Questions relating to this proposal should be directed in writing.

Contact: Pam Holocher, Deputy Director Planning & Policy

Email: Pam.Holocher@cityoffortwayne.org

Subject: Riverfront Development Study - RFP Questions

SECTION EIGHT – Reservations

The City of Fort Wayne reserves and in its sole discretion may, but shall not be required to, exercise the following rights and options with respect to the contract negotiation and award process resulting from this RFP:

- a) The City of Fort Wayne reserves the right to enter into post-submission negotiations and discussions with any one or more respondents regarding price, scope of services, and/or any other term of their proposals, and such other contractual terms as the City of Fort Wayne may require, at any time prior to execution of a final contract. The City of Fort Wayne may, at its sole discretion, enter into simultaneous, competitive negotiations with multiple respondents or negotiate with individual respondents seriatim. Negotiations with respondents may result in the enlargement or reduction of the scope of services, or changes in other terms that are material to the RFP and the submitted proposals. In such event, the City of Fort Wayne shall not be obligated to inform other respondents of the changes, or to permit them to revise their proposals in light thereof, unless the City of Fort Wayne, in its sole discretion, determines that doing so is in the City of Fort Wayne's best interest.
- b) In the event negotiations with any respondent(s) are not satisfactory to the City of Fort Wayne, the City of Fort Wayne reserves the right to discontinue such negotiations at any time; to enter into or continue negotiations with other respondents; to enter into negotiations with firms that did not respond to this RFP and/or to solicit new proposals from firms that did not respond to this RFP. The City of Fort Wayne reserves the right not to enter into any contract with any respondent, with or without re-issue of the RFP, if the City of Fort Wayne determines that such is in the City of Fort Wayne's best interest.

The City of Fort Wayne reserves and in its sole discretion may, but shall not be required to, exercise the following rights and options with respect to the proposal submission, evaluation and selection process under this RFP:

- c) To reject any proposals if, in the City of Fort Wayne's sole discretion, the proposal is incomplete, the proposal is not responsive to the requirements of this RFP, or it is otherwise in the City's best interest to do so;
- d) To supplement, amend, substitute or otherwise modify this RFP at any time prior to selection of one or more respondents for negotiation and to cancel this RFP with or without issuing another RFP;
- e) To accept or reject any or all of the items in any proposal and award the contract(s) in whole or in part if it is deemed in the City's best interest to do so;
- f) To reject the proposal of any respondent that, in the City's sole judgment, has been delinquent or unfaithful in the performance of any contract with the City of Fort Wayne or with others, is financially or technically incapable or is otherwise not a responsible respondent;
- g) To reject as informal, non-responsive, or otherwise non-compliant with the requirements of this RFP any proposal which, in the City's sole judgment, is incomplete, is not in conformity with applicable law, is conditioned in any way that is unacceptable to the City of Fort Wayne, deviates from this RFP and its requirements, contains erasures, ambiguities, or alterations, or proposes or requires items of work not called for by this RFP;
- h) To waive any informality, defect, non-responsiveness and/or deviation from this RFP and its requirements that is not, in the City's sole judgment, material to the proposal;

- i) To permit or reject at the City's sole discretion, amendments (including information inadvertently omitted), modifications, alterations and/or corrections of proposals by some or all of the respondents following proposal submission;
- j) To request that some or all of the respondents modify proposals based upon the City's review and evaluation;
- k) To request additional or clarifying information or more detailed information from any respondent at any time, before or after proposal submission, including information inadvertently omitted by the respondent;
- l) To inspect and otherwise investigate projects performed by the respondent, whether or not referenced in the proposal, with or without the consent of or notice to the respondent;
- m) To conduct such investigations with respect to the financial, technical, and other qualifications of each respondent as the City of Fort Wayne, in its sole discretion, deems necessary or appropriate; and
- n) To waive and/or amend any of the factors identified in the RFP as pertaining to the respondent's qualifications.