

**A RESOLUTION APPROVING THE RECOMMENDATION
OF THE TECHNICAL REVIEW COMMITTEE AND THE SELECTION OF GM DEVELOPMENT COMPANIES,
LLC/GRABER POST BUILDINGS JV AS DESIGN-BUILDER**

RESOLUTION 2017-14

WHEREAS, by Resolution adopted on June 19, 2017, the Common Council (“Common Council”) for the City of Southport (the “City”) authorized the use of the design-build contracting method pursuant to the provisions of Ind. Code 5-30 *et seq.* (the “Act”) for the construction of a new police station, city hall and ancillary facilities (the “Project”) to be constructed at 137 Worman Street by the Southport Building Corporation (the “Corporation”) as lessor to the City; and

WHEREAS, the Common Council appointed a Technical Review Committee (the “Technical Committee”) to qualify and score proposals submitted by qualified offerors under the Act; and

WHEREAS, in accordance with the Act, the Technical Committee has submitted its report to the City and the Corporation which is attached hereto as Exhibit “A” and incorporated herein.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Southport that the Common Council hereby accepts the recommendation of the Technical Committee and approves and confirms the selection of GM Development Companies, LLC/Graber Post Buildings JV (collectively the “Design-Builder”) and hereby approves the Project as proposed by the Design-Builder at the cost of One Million Dollars (\$1,000,000.00) with a possible add alternate of second floor storage at the cost of Fifteen Thousand Dollars (\$15,000.00) (such amounts together the “Project Budget”).

BE IT FURTHER RESOLVED, that the Building Committee previously appointed by the City consisting of the City Clerk-Treasurer, the Chief of Police, the Mayor and Councilor James Cooney (the “Building Committee”) shall continue as the designated representative of the City for the purposes of making aesthetic, design and cost allocation decisions for the City, subject to the Project Budget stated herein.

BE IT FURTHER RESOLVED, that the Common Council acknowledges that pursuant to Ind. Code §5-30-5-6(c) only one potential design-builder submitted a qualifying proposal to the Technical Committee, and the Common Council expressly authorizes, confirms and ratifies the use of the design-build construction method notwithstanding the receipt of only one qualifying proposal.

BE IT FURTHER RESOLVED, that the proper officers of the City and the Corporation are authorized, empowered and directed to take all actions and execute all documents necessary or advisable to construct the Project and enter into the lease of the Project between the City and the Corporation.

BE IT FURTHER RESOLVED, that the Common Council thanks the Technical Committee for its time and expertise in proceeding through the combined RFQ/RFP process, and requests that the Technical Committee remain available to the Building Committee, at the Building Committee’s request, for further review and input on the Project.

FURTHER RESOLVED, that this Resolution shall be in full force and effect from and after its adoption by the Common Council, signature by the Mayor, and publication in accordance with the laws of the State of Indiana, if required.

ADOPTED this 21st day of August, 2017.

CITY OF SOUTHPORT COUNCIL MEMBERS

AYE

NAY

James A. Cooney

James A. Cooney

Joseph E. Haley, Jr.

Joseph E. Haley, Jr.

Shara Hostetler

Shara Hostetler

Larry L. Tunget

Larry L. Tunget

Kenny Winslow

Kenny Winslow

ATTEST:

Diana S. Bossingham, Clerk-Treasurer

Presented by me to the Mayor of the City of Southport, Indiana, on the ____ day of _____, 2017, at __:___ __m.

Diana S. Bossingham, Clerk-Treasurer

This Resolution approved and signed by me on the ____ day of _____, 2017.

Russell McClure, Mayor

REPORT OF THE TECHNICAL REVIEW COMMITTEE
CITY OF SOUTHPORT, INDIANA

Pursuant to a resolution adopted by the Common Council (“Council”) of the City of Southport (“City”) adopted on June 19, 2017, the Technical Review Committee (“TRC”) for the Southport Police Station and City Hall Project (“Project”) conducted a combined RFQ/RFP process for the Project. The Committee conducted the following public meetings:

10:00 a.m., July 7, 2017	Proposal Meeting for Prospective Offerors
2:00 p.m., July 31, 2017	Opening of Qualitative Proposals
1:00 p.m., August 10, 2017	Opening of Quantitative Proposals

After public notice in the Indianapolis Star, Court & Commercial Record and the Dodge Data and Analytics Daily and Weekly Report, the combined RFQ/RFP materials were requested or received by the following prospective offerors: Synthesis Inc., Envoy Construction, GM Development Companies, LLC and Onvia. Only one offeror submitted a quantitative and qualitative proposal by the bid deadline on July 24 at 2:00 p.m. Minutes of the Quantitative Proposal opening and selection of the recommended offeror are attached to this Report.

After reviewing the qualitative proposal submitted by GM Development Companies, LLC and Graber Post Buildings JV (together the “Offeror”) the Design Criteria Developer found the response to be in compliance with the RFQ/RFP and the design criteria for the Project. Each member of the TRC executed a certificate that they had no conflict of interest with any offeror submitting a proposal, as required by statute. Upon review of the proposal and discussions with representatives of the Offeror, the TRC unanimously approved the Offeror as the recommended design-builder of the Project and hereby recommends to the Council and to the Southport Building Corporation that an appropriate agreement for construction of the Project be entered into with the Offeror based on the terms of their offer to construct the Project at a cost of \$1,000,000.00, with an optional add alternate in the amount of \$15,000.00 for a second floor storage area.

The members of the TRC remain available for any questions that the Council or the Building Corporation may have, and will remain available to consult with the City and the Building Corporation on the Project at their request. We appreciate the opportunity to be of service.

Thomas Vaughn, Southport
Police Chief
TRC Member

Wendell Adams, AIA
TRC Chairman and Design
Criteria Developer

Bill Lehr, P.E
TRC Member

MINUTES OF MEETING OF THE TECHNICAL REVIEW COMMITTEE
CITY OF SOUTHPORT POLICE STATION AND CITY HALL PROJECT

Conducted on August 10, 2017

A meeting of the Technical Review Committee for the City of Southport City Building was held at the City of Southport Community Room located at 6901 Derbyshire Road Southport, Indiana 46227 at 1:00 p.m. on August 10, 2017. Present for the meeting were: Diana Bossingham, Southport Clerk Treasurer; Wendell Adams, Architect and Chair of Technical Review Committee; Thomas Vaughn, Southport Police Chief and member of Technical Review Committee; Bill Lehr, P.E and member of Technical Review Committee; and Brian Bosma, Attorney for Southport and representatives of GM Development Companies, LLC and Graber Post Buildings JV.

During the course of the conference, the following issues were addressed:

- Chairman Wendell Adams called the meeting to order and the quantitative (pricing) response of GM Development Companies, LLC and Graber Post Buildings JV was opened and examined by the Committee members.
- The pricing proposal was for One Million Dollars (\$1,000,000.00), \$20,000.00 of which was allocated to design services. A single add alternate was included in the amount of \$15,000.00 for a second floor storage area.
- After discussion of the procedures anticipated for recommendation to the City Council for approval, anticipated contract execution schedule, the need for clarification in the contract of approval milestones and other issues, upon motion made and duly seconded the proposal submitted by GM Development Companies, LLC and Graber Post Buildings JV was unanimously recommended for approval by the Committee. The Committee will forward its recommendation to the City Council along with a recommended form of contract for consideration at the Council's August 21, 2017 meeting.

Wendell Adams, AIA
TRC Chairman