

Questions and Answers - Gary Blight Elimination RFQ  
May 1, 2024

1. Can responders to this RFQ contact City of Gary representatives to inquire if they would be willing to be a client reference for this RFQ? No additional information besides asking if they would be willing to be a reference will be included as part of this contact.

**Answer:** Yes, the respondent may contact the City of Gary for the sole purpose of asking the City if they would be a willing reference for the respondent.

2. The RDA states that the RFQ is being used to “supplement existing team expertise.” Can details be provided on elements within the requested expertise areas detailed in Section 1, part 8, where RDA will have existing team expertise available or assistance as part of this RFQ is needed by the RDA? What is the expertise of the existing Team? Is there a concern that project tasks in RFQ responses will duplicate those of any Team member?

**Answer:** The RDA’s existing team includes a financial advisor and a land use planning firm. The respondent should not be concerned with duplication of tasks from the existing RDA team.

3. Has previous hazardous materials inspections been completed on the buildings to be demolished? Does the RDA want the owner’s representative to provide pre-development environmental building hazard evaluations (asbestos-containing materials, PCBs, lead-based paints, etc.), or should they be completed by others outside of this RFQ?

**Answer:** The RDA has not completed hazardous materials inspections on the buildings to be demolished. The focus of the demolition will be properties publicly held by the City, the Gary Housing Authority or other public entities. It will be the responsibility of the owner’s representative to ensure that each building has been properly inspected for hazardous materials prior to demolition and that the demolition plan appropriately handles the removal and disposal of the hazardous materials.

4. Due to its concrete construction, removal of foundation footers for the current Gary Transit building will probably require excavating at least 6-8 feet below the ground surface. Has any site investigations or assessments been conducted to anticipate if contaminated soil will be encountered during removal? If not, would the owner’s representative need to provide soil sample results as part of the demolition process?

**Answer:** The demolition and replacement of the current Gary Metro Transit Center is not part of this blight elimination program.

5. Is the RDA seeking oversight over the demolition contract to be provided onsite during the entire extent of the demolition process or just at the start and completion of the demolition phase of work (Section 1, part 8- iv)?

**Answer:** The RDA expects the selected owner’s representative to be responsible to: 1) ensure the building is prepared to be demolished, 2) approve a demolition plan, 3) monitor

the handling of hazardous materials, 4) ensure compliance with the demolition plan, and 5) inspect the site after demolition. The process of the owner's representative to fulfil their five responsibilities should be decided by the respondent and RDA during the scope and fee negotiations.

6. Is the site clearance (Section 1, part 8- iv) a brief site visit to ensure the demolition contract completes its work according to the specifications? Does the RDA desire to have other items provided in this phase?

**Answer:** After the inspection of the demolition site, the RDA expects the owner's representative to submit a notice to the RDA certifying that the demolition plan was followed, including the appropriate handling of hazardous materials, and that the site is now cleared of debris and no longer considered a safety hazard.

7. Given that this is an RFQ, does the RDA want fees included in this submission, or will those be requested and negotiated upon selection (Section 1, part 11 is unclear)?

**Answer:** The fee will be requested and negotiated upon selection.