



# Board of Public Works and Safety

## Agenda Item

### Cover Sheet

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**MEETING DATE:** October 15, 2024

- ☐ Consent Agenda Item
- ☒ New Item for Discussion
- ☐ Previously Discussed Item
- ☐ Miscellaneous

**ITEM #: 1**

**INITIATED BY:** Matt Light

- ☒ Information Attached
- ☐ Bring Paperwork from Previous Meeting
- ☐ Verbal
- ☐ No Paperwork at Time of Packets

TO: Board of Public Works and Safety

FROM: Matt Light, Deputy Mayor  
Sarah Reed, Community Development Director  
John Mann, Police Chief

RE: Requesting permission to issue RFPQ for new police station project

DATE: October 10, 2024

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Members of the Board of Works:

We are requesting permission from the Board, consistent with Ind. Code chapter 5-23-5, to issue a Request for Proposals and Qualifications (RFPQ) for consideration of selecting a developer partner for the Noblesville police station project.

We anticipate utilizing the Build-Operate-Transfer (BOT) framework authorized in Ind. Code article 5-23 to enter into a public-private partnership agreement with a developer team to scope, finance, and construct a new police station in central Noblesville.

The Noblesville Police Department (NPD) has operated out of the Public Safety Building since 1992, when Noblesville's population was around 1/4 of what it is today.

In 2022, we engaged RQAW to perform preliminary design services for a new station, and we engaged Veridus to serve as owner's representative for the project. In late 2023, the city acquired 27.0 acres near Division and Pleasant streets from Bridgestone Americas Tire Operations through a Charitable Contribution Agreement. In Q1 and Q2, we engaged with the Fraternal Order of Police to share site information and environmental analysis, and in the summer the FOP membership voted to endorse the Firestone site as the preferred location for the new station.

We anticipate publishing notice of the RFPQ by the end of the month and establishing a deadline for responses of mid-December. If a response is determined to be in alignment with administration and NPD goals, we expect to submit a recommendation to the Board of Works in January for awarding the public-private partnership to the most qualified entity. We would then enter into a scoping agreement with the selected entity to work with project stakeholders to identify a guaranteed maximum price and finalize a financing plan. Our current timeline anticipates a BOT agreement and bond issuance in Q3, with construction commencing thereafter.

We appreciate your consideration and support of this request.

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In accordance with IC 5-23-5, the City of Noblesville Indiana, invites any and all qualified parties to submit Proposals and Statements of Qualifications to obtain financing, proposals and qualifications to develop and construct the Noblesville Public Safety Building Project in Noblesville, Indiana (the "Project") in a public-private partnership under Indiana's Build Operate and Transfer statute. The purpose of this RFQ is to identify a team that is capable of scoping, developing, and financing the potential project. At a certain point in time, the City would structure the financing of the project. The City anticipates the financing will require the City (i) to lease the Project from the development team for a certain period of time and (ii) to pledge income streams adequate to cover Project leasing/financing costs. At the end of the financing period, the City will assume ownership of the improvement and will pledge financing adequate to cover the debt Project.

