



**TO:** Board of Public Works and Safety

**FROM:** Matt Light on behalf of the Evaluation Committee for the Noblesville Public Safety Building Project

**SUBJECT:** Recommendation for selection of Public-Private Partnership developer team

**DATE:** February 10, 2025

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Members of the Noblesville Board of Public Works and Safety:

On behalf of the Evaluation Committee, I appreciate the opportunity to present this memo and recommendation for selection of developer team partners to negotiate a development agreement for the Noblesville Public Safety Building Project located on the old Firestone manufacturing site (the "Project"). This is a priority project for the Mayor, Council, Police Chief, and FOP.

On November 1, 2024, the City issued a Request for Proposals and Qualifications (the "RFPQ") to seek offers to design, build, maintain, and transfer to the City the Project, which will include, among other things, (i) the Noblesville Police Department's administrative offices, public and secure meeting spaces, public services areas, criminal records department, evidentiary storage, and related functionality; (ii) public parking and secured parking for the Noblesville Police Department's fleet of vehicles; and (iii) all necessary infrastructure, including roads, streets and utilities, to be improved in connection with, or related to, the public safety facility and surrounding area. Other Project goals and selection criteria were specified in the RFPQ, which is attached to this memo for reference.

The City received six (6) responses to the RFPQ and, in the view of the Evaluation Committee, all responses were high quality and would provide significant positive benefit to the community if chosen. The Evaluation Committee was comprised of representatives from the Police Department, FOP, Mayor's Office, Council, Board of Works, Engineering Department, and Planning Department. The committee met on multiple occasions in executive session to review and discuss the responses, conducted interviews with four (4) of the responders and requested clarifications and additional information from the respondents as deemed



necessary to inform this recommendation. The City also received input from City-hired consultants with expertise in public private partnership agreements, environmental issues, and public development projects.

Based on the Evaluation Committee's review and deliberations, the consensus recommendation is for the Board of Public Works and Safety (the "Board") to approve the selection of **GM Development Companies and C.H. Garmong and Son** as the City's negotiation partners for the Project. Although Garmong and GM Development submitted separate responses to the RFPQ, the Evaluation Committee believed the combination of Garmong's and GM Development's separate expertise would be the best development team for the Project. If the Board authorizes the City to negotiate a BOT Agreement with the selected respondents, the City, its legal counsel, and owner's representative would work with GM and Garmong to negotiate a BOT Agreement, which would further define the scope, design services, engineering and architectural services, programming, flexible use components, financing structure, and total costs of the Project, consistent with the RFPQ and applicable law. During the Executive Committee's review period, the City has also negotiated an architectural agreement with RQAW (also being submitted for the Board's approval with this recommendation) (the "RQAW Agreement"). It is the City's intent to assign the RQAW Agreement to the development team if and after the Board of Public Works and Safety holds a public hearing and approves a BOT Agreement for the Project.

The Evaluation Committee's conversation and consensus was based on the following discussion and reasons:

- Garmong's experience with similar public safety facilities and long-standing relationships with local subcontractors will enable the City to procure the Project in the most cost-effective and timely manner;
- Garmong's experience with brownfield redevelopment and other projects with site engineering complications;
- Garmong and its team's deep and longstanding relationships in Noblesville and central Indiana will provide an additional layer of public accountability for the Project; and
- GM Development's experience in working with other municipalities on similar public safety facilities and BOT procured projects will provide critical insights to the development team to ensure the City receives the best possible facility for the funds invested.

We appreciate your consideration of the consensus recommendation and can address any questions that you may have about the recommendation and the negotiating milestones in the coming months.

**RESOLUTION NO. RB-13-25**  
**A RESOLUTION CONCERNING THE RECOMMENDATION TO**  
**NEGOTIATE WITH OFFEROR IN ACCORDANCE WITH IC 5-23**  
**(Noblesville Public Safety Building Project)**

WHEREAS, the City of Noblesville, Indiana (the “City”) issued a Request for Proposals and Qualifications to design, build, and/or maintain a public safety facility in the City (the “RFPQ”);

WHEREAS, pursuant to the RFPQ, the City sought offers to design, build, maintain, and transfer to the City a public safety facility in the City on property owned by the City, which will include, among other things, (i) the Noblesville Police Department’s administrative offices, public and secure meeting spaces, public services areas, criminal records department, evidentiary storage, and real-time crime tracking center; (ii) public parking and secured parking for the Noblesville Police Department’s fleet of vehicles; and (iii) all necessary infrastructure, including roads, streets and utilities, to be improved in connection with, or related to, the public safety facility and surrounding area (the foregoing (i) through (iii), collectively, the “Project”), all pursuant to a public-private agreement between the City and a selected offeror in accordance with Ind. Code § 5-23 *et seq.* (the “Act”);

WHEREAS, the City received numerous responses to the RFPQ and submitted each said response to the RFPQ Selection Committee for review and evaluation;

WHEREAS, GM Development Companies LLC, an Indiana limited liability company (“GM”), Garmong Development Company, LLC, an Indiana limited liability company (“Garmong Development”), and C. H. Garmong & Son, Inc., an Indiana corporation (d/b/a Garmong Construction Services) (“Garmong Construction”, and together with GM and Garmong Development, collectively, “Offeror”), in response to the RFPQ, prepared and provided to the City its proposal and statement of qualifications (the “PSOQ”) to design, develop, build, maintain, and transfer the Project;

WHEREAS, the City determined that Offeror is reasonably susceptible of being selected for a Build Operate Transfer Agreement (the “BOT Agreement”) in accordance with the Act;

WHEREAS, the RFPQ Selection Committee having reviewed the PSOQ and along with other responses to the RFPQ, recommend to the City’s Board of Public Works and Safety (the “Board”) that the Board accept Offeror as the party selected for continued negotiation and, assuming said negotiations are fruitful, approval of a BOT Agreement and eventual completion of the Project; and

WHEREAS, the Board has reviewed the PSOQ and considered the information provided to it by the Mayor, City administration and others relating to the PSOQ, and desires to accept RFPQ Selection Committee’s recommendation to accept the Offeror as the party selected for continued negotiation and, assuming negotiations are fruitful, approval of a BOT Agreement and eventual completion of the Project.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF PUBLIC WORKS AND SAFETY OF THE CITY OF NOBLESVILLE, HAMILTON COUNTY, INDIANA, AS FOLLOWS:

Section 1. The RFPQ Selection Committee's recommendation to select Offeror as the party selected for continued negotiation of the BOT Agreement and, if negotiations are fruitful, approval of a BOT Agreement and eventual completion of the Project is hereby approved.

Section 2. The Mayor, the Deputy Mayor, the Controller and the Clerk of the City, and such other staff members, service providers and firms as they may direct are hereby authorized and directed to take any and all other actions on behalf of the City as may be necessary or appropriate to carry out the purposes of this resolution and/or the continued negotiation of the BOT Agreement.

Section 3. This resolution shall be in full force and effect after its passage and execution as provided by law.

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ALL OF WHICH IS RESOLVED by the City of Noblesville Board of Public Works and Safety as of this 11<sup>th</sup> day of February, 2025.

  
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JACK MARTIN, PRESIDENT

  
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JOHN DITSLEAR, MEMBER

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LAURIE DYER, MEMBER

  
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ROBERT J. ELMER, MEMBER

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RICK L. TAYLOR, MEMBER

ATTEST:

  
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EVELYN L. LEES, CLERK  
CITY OF NOBLESVILLE, INDIANA

