



CITY OF VALPARAISO

166 Lincolnway
Valparaiso, IN 46383
(219) 462-1161
Valpo.us

REQUEST FOR QUALIFICATIONS Professional Engineering and Planning Services

July 15, 2025

The City of Valparaiso, Indiana is requesting qualifications for professional engineering and planning services related to the study and conceptual review of the Park 30 East area for suitability for future industrial and/or business park. Availability of 'development-ready' parcels zoned for manufacturing, warehousing, and industrial type uses in the City are limited, especially for projects needing more than 20 acres. The study area has garnered interest in the past because of its industrial zoning designation, location in a Tax Increment Financing (TIF) allocation area, proximity to highways, airport and railroad infrastructure. However, development impediments such as road improvements, utility extensions, and mitigation physical constraints have hindered development from occurring. Additionally, contiguous properties owners to the South and West along Division Road have expressed interest in voluntary annexation to access City services and utilities necessary to meet future development opportunities for their properties. Exhibit 'A' is a map of the proposed study area.

Study Area:

Slover Road (325 E) to 450 E and from U.S. Hwy 30 to Division Road (See attached map of proposed study area)

Project Objectives: The scope of the engineering and planning study shall be:

- Review and identify potential physical constraints within the study area. These constraints include: wetlands/waterways/floodplain, topography/slopes/drainage, and soil conditions.
- Review existing and future land uses surrounding the site.
- Review transportation assets and access enhancements.
- Review rail access options and crossing improvements.
- Red Flag Survey to determine environmentally, historical or other significant areas.
- Review development procedures and permits
- Review utility availability and extension options. Utilities to include are Municipal water and sewer, stormwater, gas, electric, and fiber optics.
- Conceptual layout to show industrial park and development lots, road and utility extensions based on layout options.
- Conceptual site plan layout for discussion with City with budget estimates for public infrastructure improvements.
- Prepare economic impact analysis based on various development scenarios.
- Prepare a report of findings.

Tentative Schedule:

RFQ release date: 07/23/2025
Responses due date: 08/25/2025 by 1 PM CST
Requested Interviews: The week of September 8th
Anticipated Project Start: October 2025

Request for Qualifications Contents:

- Introductory letter
- Lead firm's history, experience, expertise, and current projects
- Project leader, Point of Contact through RFQ evaluation process
- Project team and structure including identification, qualifications, and expertise
- Identification of proposed subconsultants that may be used
- Relevant project experience in the last five years
- Project approach and public participation plan
- Professional references for relevant projects
- Limit RFQ to 15 pages

Evaluation and Selection: Qualifications will be evaluated by a selection committee consisting of City administration and staff. The committee may request interviews as they deem necessary. To be considered for selection, respondents must submit a complete response to the Request for Qualifications. Failure to submit all information may result in the submittal being considered nonresponsive, and therefore, rejected.

The following criteria will be used to evaluate and rank the submittals received.

Project Approach and Content	30%
Qualifications and Demonstrated Experience	40%
Past Project Experience and Client References	20%
Availability of Team for Project	10%

The City may request to interview top ranked firms and respond to questions of the selection committee. The top-ranked finalists will be invited to negotiate an agreement with the Redevelopment Commission. A detailed scope of work will be developed by the selected firm and the City. The detailed scope of work will be part of the agreement with the associated fee. The City reserves the right to negotiate with any single firm or multiple firms to provide the desired services at its discretion. Additionally, the City reserves the right to reject, any and all, submittals received.

Qualifications shall be addressed to:

George Douglas
Director of Development
City of Valparaiso
166 Lincolnway
Valparaiso, IN 46383

Electronic Qualifications Submittal (in pdf format): dmelcic@valpo.us

Contact for questions:

George Douglas
Director of Development
219-462-1161 ext. 3342
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Exhibit A Park 30 East Study Area

