



## ADDENDUM 01

August 20, 2025

Westfield Redevelopment Commission, Westfield, Indiana

Request for Qualifications to Design, Build, Operate, and Maintain the

**Grand Park Parking Garage, D-1 Field Relocation,**  
**and Grand Park North Area Infrastructure Improvements**

1. Pre-Proposal Virtual Meeting was held on August 12, 2025 at 3:00 PM. The following notes reflect the meeting.
  - a. Jenell Fairman led the meeting and outlined the following: Introductions, Project Scope, Project Schedule, Project Budget, Submission Requirements
    - i. Questions were confirmed to be submitted to [jfairman@westfield.in.gov](mailto:jfairman@westfield.in.gov)
  - b. City of Westfield or their representatives:
    - i. Jenell Fairman, Director of Economic Development
    - ii. David Brock, Project, Manager/Office Administrator
    - iii. Lauren Wahl, Economic Development Strategist
    - iv. Rachel Baker, Redevelopment Manager
    - v. Adam Collins, Legal Counsel, Wallack Somers & Haas
    - vi. Deb Kunce, Owners Consultant, J.S. Held
  - c. Others in attendance: Brett Michaud; David Ponader; Jennifer Pavik; Kelly Mulder; Volkan Ceri; Zack Runk
  - d. Questions and responses provided during the meeting:
    - i. **Is the detention canal area, south of N-8, part of the project?** *Yes. Any infrastructure work required to deliver the parking garage is required.*
    - ii. **To demonstrate bonding capacity, what is required?** *Typically, we receive a letter from the bonding company in the submission that reflects the company's ability to bond up to a maximum amount.*
2. Other Questions and Responses received post pre-proposal meeting:
  - a. **In 1.1 Summary 7<sup>th</sup> line: (the Garage, the Relocation, and Grand Parking North Area Infrastructure, collectively" is this meant to say Grand "Park" North Area Infrastructure and therefore mean all the infrastructure included in 1.2 Project Description "North Area" and not one "Parking area" yes?**
    - i. *Yes, this should be listed as "Grand Park..."*
  - b. **In the Cover letter – what does "Office in Charge" mean?**
    - i. *2.3.1: Office in charge refers to the company name and location. To further clarify, if the Offeror has multiple locations or business entities, please specify which will be leading the project.*

- c. **Is the Offeror Fee the Developer Fee?**
    - i. *2.3.II: The Offeror Fee is the same as a Developer Fee.*
  
  - d. **Question on the page limits for Section 3. With the scope, schedule, plan and exhibits, any way to include 6 pages instead of 4? I heard on the call want to really understand the approach to the project and we want to make it clear. I do not believe we will have 15 pages in the last section so overall will not exceed total**
    - i. *For Section 3, all proposers can provide 6 pages instead of 4 pages.*
  
  - e. **Is the Offeror required to provide financing for the Project?**
    - i. *No, the WRC has already closed on a bond to fund Phase I of the Project.*
  
  - f. **In paragraph 1 of section 1.1 (summary), the verbiage states that WCR is presenting a Request for Qualifications (“RFQ”) to Offerors to submit a statement of qualifications (“SOQ”) to develop, build, operate, and maintain a new parking garage at Grand Park (the “Garage”), relocate the current D-1 Baseball Field (“D-1”), and construct and other Public Infrastructure improvements (the “Infrastructure”) to accommodate the Garage and future development in the Grand Park District (the Garage, the Relocation, and Grand Parking North Area Infrastructure, collectively, are the “Project”). In Section 1.2 (Project Description) the verbiage states “Design, develop, construct, and operate the infrastructure for the North Area of the Grand Park District”. The North Area of the Grand Park District encompasses more than the sites for the garage and the relocation of the D-1 baseball field. Should we assume the project scope will be limited to the garage and new D-1 baseball field locations and not the entire North Area?**
    - i. *The full project scope includes the entire North Area. Phase 1 is the only defined scope that we would be ready to move forward with construction in 2026 and includes the D-1 relocation, garage, etc.*
  
  - g. **How and when will the land platting occur?**
    - i. *The City of Westfield will lead the platting process with support of the Developer. A mid-November submission is expected. In your Cover Letter, please affirm your design team can provide all the required documentation required for the platting to be confirmed prior to official submission in mid-November.*
2. All other information to remain the same in the RFQ dated August 1, 2025.

**END OF ADDENDUM 01**