



Lexington-Fayette Urban County Government

Request for Proposal

The Lexington-Fayette Urban County Government hereby requests proposals for **RFP #23-2014 Cardinal Valley-Oxford Circle Neighborhood Small Area Plan** to be provided in accordance with terms, conditions and specifications established herein.

Sealed proposals will be received in the Division of Central Purchasing, Room 338, Government Center, 200 East Main Street, Lexington, KY, 40507, until **2:00 PM**, prevailing local time, on **April 25, 2014**.

Proposals received after the date and time set for opening proposals will not be considered for award of a contract and will be returned unopened to the Proposer. It is the sole responsibility of the Proposer to assure that his/her proposal is received by the Division of Central Purchasing before the date and time set for opening proposals.

Proposals must be sealed in an envelope and the envelope prominently marked:

RFP #23-2014 Cardinal Valley-Oxford Circle Neighborhood Small Area Plan

If mailed, the envelope must be addressed to:

Theresa Maynard
Lexington-Fayette Urban County Government
Room 338, Government Center
200 East Main Street
Lexington, KY 40507

Additional copies of this Request For Proposals are available from the Division of Central Purchasing, Room 338 Government Center, 200 East Main Street, Lexington, KY 40507, (859)-258-3320, at no charge.

Proposals, once submitted, may not be withdrawn for a period of sixty (60) calendar days.

The Proposer must submit one (1) master (hardcopy), (1) electronic version in PDF format on a flashdrive or CD and seven (7) duplicates (hardcopies) of their proposal for evaluation purposes.

The Lexington-Fayette Urban County Government reserves the right to reject any or all proposals, and to waive technicalities and informalities when such waiver is determined by the Lexington-Fayette Urban County Government to be in its best interest.

Signature of this proposal by the Proposer constitutes acceptance by the Proposer of terms, conditions and requirements set forth herein.

Minor exceptions may not eliminate the proposal. Any exceptions to the specifications established herein shall be listed in detail on a separate sheet and attached hereto. The Lexington-Fayette Urban County Government shall determine whether any exception is minor.

The Lexington-Fayette Urban County Government encourages the participation of minority- and women-owned businesses in Lexington-Fayette Urban County Government contracts. This proposal is subject to Affirmative Action requirements attached hereto.

Please do not contact any City staff member or any other person involved in the selection process other than the designated contact person(s) regarding the project contemplated under this RFP while this RFP is open and a selection has not been finalized. Any attempt to do so may result in disqualification of the firm's submittal for consideration.

Laws and Regulations

All applicable state laws, municipal ordinances and regulations of all authorities having jurisdiction over the project shall apply to the contract, and shall be deemed to be incorporated herein by reference.

Equal Employment Opportunity

The Entity (regardless of whether construction contractor, non-construction contractor or supplier) agrees to provide equal opportunity in employment for all qualified persons, to prohibit discrimination in employment because of race, color, creed, national origin, sex or age, and to promote equal employment through a positive, continuing program from itself and each of its subcontracting agents. This program of equal employment opportunity shall apply to every aspect of its employment policies and practices.

Kentucky Equal Employment Opportunity Act

The Kentucky Equal Employment Opportunity Act of 1978 (KRS 45.560-45.640) requires that any "county, city, town, school district, water district, hospital district, or other political subdivision of the state shall include in directly or indirectly publicly funded

contracts for supplies, materials, services, or equipment hereinafter entered into the following provisions:

"During the performance of this contract, the contractor agrees as follows:

- (1) The contractor will not discriminate against any employee or applicant for employment because of race, color, religion, sex, age, or national origin;
- (2) The contractor will state in all solicitations or advertisements for employees placed by or on behalf of the contractors that all qualified applicants will receive consideration for employment without regard to race, color, religion, sex, age, or national origin;
- (3) The contractor will post notices in conspicuous places, available to employees and applicants for employment, setting forth the provision of the nondiscrimination clauses required by this section; and
- (4) The contractor will send a notice to each labor union or representative of workers with which he has a collective bargaining agreement or other contract or understanding advising the labor union or workers' representative of the contractor's commitments under the nondiscrimination clauses."

The Act further provides:

"KRS 45.610. Hiring minorities -- Information required

- (1) For the length of the contract, each contractor shall hire minorities from other sources within the drawing area, should the union with which he has collective bargaining agreements be unwilling to supply sufficient minorities to satisfy the agreed upon goals and timetables.
- (2) Each contractor shall, for the length of the contract, furnish such information as required by KRS 45.560 to KRS 45.640 and by such rules, regulations and orders issued pursuant thereto and will permit access to all books and records pertaining to his employment practices and work sites by the contracting agency and the department for purposes of investigation to ascertain compliance with KRS 45.560 to 45.640 and such rules, regulations and orders issued pursuant thereto.

KRS 45.620. Action against contractor -- Hiring of minority contractor or subcontractor

- (1) If any contractor is found by the department to have engaged in an unlawful practice under this chapter during the course of performing under a contract or subcontract covered under KRS 45.560 to 45.640, the department shall so certify to the contracting agency and such certification

shall be binding upon the contracting agency unless it is reversed in the course of judicial review.

(2) If the contractor is found to have committed an unlawful practice under KRS 45.560 to 45.640, the contracting agency may cancel or terminate the contract, conditioned upon a program for future compliance approved by the contracting agency and the department. The contracting agency may declare such a contractor ineligible to bid on further contracts with that agency until such time as the contractor complies in full with the requirements of KRS 45.560 to 45.640.

(3) The equal employment provisions of KRS 45.560 to 45.640 may be met in part by a contractor by subcontracting to a minority contractor or subcontractor. For the provisions of KRS 45.560 to 45.640, a minority contractor or subcontractor shall mean a business that is owned and controlled by one or more persons disadvantaged by racial or ethnic circumstances.

KRS 45.630 Termination of existing employee not required, when

Any provision of KRS 45.560 to 45.640 notwithstanding, no contractor shall be required to terminate an existing employee upon proof that employee was employed prior to the date of the contract.

KRS 45.640 Minimum skills

Nothing in KRS 45.560 to 45.640 shall require a contractor to hire anyone who fails to demonstrate the minimum skills required to perform a particular job."

It is recommended that all of the provisions above quoted be included as special conditions in each contract. In the case of a contract exceeding \$250,000, the contractor is required to furnish evidence that his workforce in Kentucky is representative of the available work-force in the area from which he draws employees, or to supply an Affirmative Action plan which will achieve such representation during the life of the contract.

Contention Process

Vendors who respond to this invitation have the right to file a notice of contention associated with the RFP process or to file a notice of appeal of the recommendation made by the Director of Central Purchasing resulting from this invitation.

Notice of contention with the RFP process must be filed within 3 business days of the bid/proposal opening by (1) sending a written notice, including sufficient documentation to support contention, to the Director of the Division of Central Purchasing or (2) submitting a written request for a meeting with the Director of Central Purchasing to explain his/her contention with the RFP process. After consulting with the Commissioner of Finance the Chief Administrative Officer and reviewing the documentation and/or hearing the vendor, the Director of Central Purchasing shall promptly respond in writing findings as to the compliance with RFP processes. If, based on this review, a RFP process irregularity is deemed to have occurred the Director of Central Purchasing will consult with the Commissioner of Finance, the Chief Administrative Officer and the Department of Law as to the appropriate remedy.

Notice of appeal of a RFP recommendation must be filed within 3 business days of the RFP recommendation by (1) sending a written notice, including sufficient documentation to support appeal, to the Director, Division of Central Purchasing or (2) submitting a written request for a meeting with the Director of Central Purchasing to explain his appeal. After reviewing the documentation and/or hearing the vendor and consulting with the Commissioner of Finance and the Chief Administrative Officer, the Director of Central Purchasing shall in writing, affirm or withdraw the recommendation.

LFUCG Non-Appropriation Clause

Contractor acknowledges that the LFUCG is a governmental entity, and the contract validity is based upon the availability of public funding under the authority of its statutory mandate.

In the event that public funds are unavailable and not appropriated for the performance of the LFUCG's obligations under this contract, then this contract shall automatically expire without penalty to the LFUCG thirty (30) days after written notice to Contractor of the unavailability and non-appropriation of public funds. It is expressly agreed that the LFUCG shall not activate this non-appropriation provision for its convenience or to circumvent the requirements of this contract, but only as an emergency fiscal measure during a substantial fiscal crisis, which affects generally its governmental operations.

In the event of a change in the LFUCG's statutory authority, mandate and mandated functions, by state and federal legislative or regulatory action, which adversely affects the LFUCG's authority to continue its obligations under this contract, then this contract shall automatically terminate without penalty to the LFUCG upon written notice to Contractor of such limitation or change in the LFUCG's legal authority.

SELECTION CRITERIA:

1. Specialized experienced and technical competence of the person or firm with the type of service required. 25 Points
2. Capacity of the person or firm to perform the work, including any specialized services, within the time limitations. 20 Points
3. Familiarity with the details of the project. 20 Points
4. Past record and performance on contracts with the LFUCG or other governmental agencies and private industry with respect to such factors as control of cost, quality of work and ability to meet scheduling. 15 Points
5. Degree of local employment to be provided by the person or firm. 10 Points
6. Estimated Cost of Services. 10 Points

Questions shall be addressed to:

Theresa Maynard, Buyer Senior
Division of Central Purchasing
200 East Main Street, Room 338
Lexington, Kentucky 40507
859-258-3320
theresam@lexingtonky.gov

The Deadline for Questions is Thursday, April 11, 2014 at 2:00 pm local time.

Affirmative Action Plan

All vendors must submit as a part of the proposal package the following items to the Urban County Government:

1. Affirmative Action Plan for his/her firm;
2. Current Work Force Analysis Form;

Failure to submit these items as required may result in disqualification of the submitter from award of the contract. All submissions should be directed to:

Director, Division of Central Purchasing
Lexington-Fayette Urban County Government
200 East Main Street, 3rd Floor
Lexington, Kentucky 40507

All questions regarding this proposal must be directed to the Division of Central Purchasing, (859)-258-3320.

AFFIDAVIT

Comes the Affiant, _____, and after being first duly sworn, states under penalty of perjury as follows:

1. His/her name is _____ and he/she is the individual submitting the proposal or is the authorized representative of _____, the entity submitting the proposal (hereinafter referred to as "Proposer").

2. Proposer will pay all taxes and fees, which are owed to the Lexington-Fayette Urban County Government at the time the proposal is submitted, prior to award of the contract and will maintain a "current" status in regard to those taxes and fees during the life of the contract.

3. Proposer will obtain a Lexington-Fayette Urban County Government business license, if applicable, prior to award of the contract.

4. Proposer has authorized the Division of Central Purchasing to verify the above-mentioned information with the Division of Revenue and to disclose to the Urban County Council that taxes and/or fees are delinquent or that a business license has not been obtained.

5. Proposer has not knowingly violated any provision of the campaign finance laws of the Commonwealth of Kentucky within the past five (5) years and the award of a contract to the Proposer will not violate any provision of the campaign finance laws of the Commonwealth.

6. Proposer has not knowingly violated any provision of Chapter 25 of the Lexington-Fayette Urban County Government Code of Ordinances, known as "Ethics Act."

Continued on next page

7. Proposer acknowledges that "knowingly" for purposes of this Affidavit means, with respect to conduct or to circumstances described by a statute or ordinance defining an offense, that a person is aware or should have been aware that his conduct is of that nature or that the circumstance exists.

Further, Affiant sayeth naught.

STATE OF _____

COUNTY OF _____

The foregoing instrument was subscribed, sworn to and acknowledged before me
by _____ on this the _____ day
of _____, 2013.

My Commission expires: _____

NOTARY PUBLIC, STATE AT LARGE

EQUAL OPPORTUNITY AGREEMENT

The Law

- Title VII of the Civil Rights Act of 1964 (amended 1972) states that it is unlawful for an employer to discriminate in employment because of race, color, religion, sex, age (40-70 years) or national origin.
- Executive Order No. 11246 on Nondiscrimination under Federal contract prohibits employment discrimination by contractor and sub-contractor doing business with the Federal Government or recipients of Federal funds. This order was later amended by Executive Order No. 11375 to prohibit discrimination on the basis of sex.
- Section 503 of the Rehabilitation Act of 1973 states:

The Contractor will not discriminate against any employee or applicant for employment because of physical or mental handicap.

- Section 2012 of the Vietnam Era Veterans Readjustment Act of 1973 requires Affirmative Action on behalf of disabled veterans and veterans of the Vietnam Era by contractors having Federal contracts.
- Section 206(A) of Executive Order 12086, Consolidation of Contract Compliance Functions for Equal Employment Opportunity, states:

The Secretary of Labor may investigate the employment practices of any Government contractor or sub-contractor to determine whether or not the contractual provisions specified in Section 202 of this order have been violated.

The Lexington-Fayette Urban County Government practices Equal Opportunity in recruiting, hiring and promoting. It is the Government's intent to affirmatively provide employment opportunities for those individuals who have previously not been allowed to enter into the mainstream of society. Because of its importance to the local Government, this policy carries the full endorsement of the Mayor, Commissioners, Directors and all supervisory personnel. In following this commitment to Equal Employment Opportunity and because the Government is the benefactor of the Federal funds, it is both against the Urban County Government policy and illegal for the Government to let contracts to companies which knowingly or unknowingly practice discrimination in their employment practices. Violation of the above mentioned ordinances may cause a contract to be canceled and the contractors may be declared ineligible for future consideration.

Please sign this statement in the appropriate space acknowledging that you have read and understand the provisions contained herein. Return this document as part of your application packet.

Bidders

I/We agree to comply with the Civil Rights Laws listed above that govern employment rights of minorities, women, Vietnam veterans, handicapped and aged persons.

Signature

Name of Business

WORKFORCE ANALYSIS FORM

Name of Organization: _____

Date: ____ / ____ / ____

Categories	Total	White		Latino		Black		Other		Total	
		M	F	M	F	M	F	M	F	M	F
Administrators											
Professionals											
Superintendents											
Supervisors											
Foremen											
Technicians											
Protective Service											
Para-Professionals											
Office/Clerical											
Skilled Craft											
Service/Maintenance											
Total:											

Prepared by: _____

Name & Title

**DIRECTOR, DIVISION OF CENTRAL PURCHASING
LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT
200 EAST MAIN STREET
LEXINGTON, KENTUCKY 40507**

**NOTICE OF REQUIREMENT FOR AFFIRMATIVE ACTION TO ENSURE EQUAL
EMPLOYMENT OPPORTUNITIES AND DBE CONTRACT PARTICIPATION**

Notice of requirement for Affirmative Action to ensure Equal Employment Opportunities and Disadvantaged Business Enterprises (DBE) Contract participation. Disadvantaged Business Enterprises (DBE) consists of Minority-Owned Business Enterprises (MBE) and Woman-Owned Business Enterprises (WBE).

The Lexington-Fayette Urban County Government has set a goal that not less than ten percent (10%) of the total value of this Contract be subcontracted to Disadvantaged Business Enterprises, which is made up of MBEs and WBEs. The goal for the utilization of Disadvantaged Business Enterprises as subcontractors is a recommended goal. Contractor(s) who fail to meet such goal will be expected to provide written explanations to the Director of the Division of Purchasing of efforts they have made to accomplish the recommended goal, and the extent to which they are successful in accomplishing the recommended goal will be a consideration in the procurement process. Depending on the funding source, other DBE goals may apply.

For assistance in locating Disadvantaged Business Enterprises Subcontractors contact:

Marilyn Clark, Division of Central Purchasing
Lexington-Fayette Urban County Government
200 East Main Street, 3rd Floor, Room 338
Lexington, Kentucky 40507
mclark@lexingtonky.gov

Lexington-Fayette Urban County Government
MWDBE PARTICIPATION GOALS

A. GENERAL

- 1) The LFUCG request all potential contractors to make a concerted effort to include Minority-Owned (MBE), Woman-Owned (WBE) and Disadvantaged (DBE) Business Enterprises as subcontractors or suppliers in their bids.
- 2) Toward that end, the LFUCG has established 10% of total procurement costs as a Goal for participation of Minority-Owned, Woman-Owned and Disadvantaged Businesses on this contract.
- 3) **It is therefore a request of each Bidder to include in its bid, the same goal (10%) for MWDBE participation and other requirements as outlined in this section.**

B. PROCEDURES

- 1) The successful bidder will be required to report to the LFUCG, the dollar amounts of all payments submitted to Minority-Owned or Woman-Owned subcontractors and suppliers for work done or materials purchased for this contract. (See Subcontractor Monthly Payment Report)
- 2) Replacement of a Minority-Owned or Woman-Owned subcontractor or supplier listed in the original submittal must be requested in writing and must be accompanied by documentation of Good Faith Efforts to replace the subcontractor / supplier with another MWDBE Firm; this is subject to approval by the LFUCG. (See LFUCG MWDBE Substitution Form)
- 3) For assistance in identifying qualified, certified businesses to solicit for potential contracting opportunities, bidders may contact:
 - a) The Lexington-Fayette Urban County Government, Division of Central Purchasing (859-258-3320)
- 4) The LFUCG will make every effort to notify interested MWDBE subcontractors and suppliers of each Bid Package, including information on the scope of work, the pre-bid meeting time and location, the bid date, and all other pertinent information regarding the project.

C. DEFINITIONS

- 1) A Minority-Owned Business Enterprise (MBE) is defined as a business which is certified as being at least 51% owned and operated by persons of African American, Hispanic, Asian, Pacific Islander, American Indian or Alaskan Native Heritage.

- 2) A Woman-Owned Business Enterprise (WBE) is defined as a business which is certified as being at least 51% owned and operated by one or more Non-Minority Females.
- 3) A Disadvantaged Business (DBE) is defined as a business which is certified as being at least 51% owned and operated by a person(s) that are economically and socially disadvantaged.
- 4) Good Faith Efforts are efforts that, given all relevant circumstances, a bidder or proposer actively and aggressively seeking to meet the goals, can reasonably be expected to make. In evaluating good faith efforts made toward achieving the goals, whether the bidder or proposer has performed the efforts outlined in the Obligations of Bidder for Good Faith Efforts outlined in this document will be considered, along with any other relevant factors.

D. OBLIGATION OF BIDDER FOR GOOD FAITH EFFORTS

- 1) **The bidder shall make a Good Faith Effort to achieve the Participation Goal for MWDBE subcontractors/suppliers. The failure to meet the goal shall not necessarily be cause for disqualification of the bidder; however, bidders not meeting the goal are required to furnish with their bids written documentation of their Good Faith Efforts to do so.**
- 2) Award of Contract shall be conditioned upon satisfaction of the requirements set forth herein.
- 3) The Form of Proposal includes a section entitled “MWDBE Participation Form”. The applicable information must be completed and submitted as outlined below.
- 4) **Failure to submit this information as requested may be cause for rejection of bid.**

E. DOCUMENTATION REQUIRED FOR GOOD FAITH EFFORTS

- 1) Bidders reaching the Goal are required to submit only the MWDBE Participation Form.” The form must be fully completed including names and telephone number of participating MWDBE firm(s); type of work to be performed; estimated value of the contract and value expressed as a percentage of the total Lump Sum Bid Price. The form must be signed and dated, and is to be submitted with the bid.
- 2) Bidders not reaching the Goal must submit the “MWDBE Participation Form”, the “Quote Summary Form” and a written statement documenting their Good Faith Effort to do so. If bid includes no MWDBE participation, bidder shall enter “None” on the subcontractor / supplier

form). In addition, the bidder must submit written proof of their Good Faith Efforts to meet the Participation Goal:

- a. Advertised opportunities to participate in the contract in at least two (2) publications of general circulation media; trade and professional association publications; small and minority business or trade publications; and publications or trades targeting minority, women and disadvantaged businesses not less than fifteen (15) days prior to the deadline for submission of bids to allow MWDBE firms to participate.
- b. Included documentation of advertising in the above publications with the bidders good faith efforts package
- c. Attended LFUCG Central Purchasing Economic Inclusion Outreach event
- d. Attended pre-bid meetings that were scheduled by LFUCG to inform MWDBEs of subcontracting opportunities
- e. Sponsored Economic Inclusion event to provide networking opportunities for prime contractors and MWDBE firms
- f. Requested a list of MWDBE subcontractors or suppliers from LFUCG Economic Engine and showed evidence of contacting the companies on the list(s).
- g. Contacted organizations that work with MWDBE companies for assistance in finding certified MWBDE firms to work on this project. Those contacted and their responses should be a part of the bidder's good faith efforts documentation.
- h. Sent written notices, by certified mail, email or facsimile, to qualified, certified MWDBEs soliciting their participation in the contract not less than seven (7) days prior to the deadline for submission of bids to allow them to participate effectively.
- i. Followed up initial solicitations by contacting MWDBEs to determine their level of interest.
- j. Provided the interested MWBDE firm with adequate and timely information about the plans, specifications, and requirements of the contract.
- k. Selected portions of the work to be performed by MWDBE firms in order to increase the likelihood of meeting the contract goals. This includes, where appropriate, breaking out contract work items into economically feasible units to facilitate MWDBE participation, even when

the prime contractor may otherwise perform these work items with its own workforce

l. Negotiated in good faith with interested MWDBE firms not rejecting them as unqualified without sound reasons based on a thorough investigation of their capabilities. Any rejection should be so noted in writing with a description as to why an agreement could not be reached.

m. Included documentation of quotations received from interested MWDBE firms which were not used due to uncompetitive pricing or were rejected as unacceptable and/or copies of responses from firms indicating that they would not be submitting a bid.

n. Bidder has to submit sound reasons why the quotations were considered unacceptable. The fact that the bidder has the ability and/or desire to perform the contract work with its own forces will not be considered a sound reason for rejecting a MWDBE quote. Nothing in this provision shall be construed to require the bidder to accept unreasonable quotes in order to satisfy MWDBE goals.

o. Made an effort to offer assistance to or refer interested MWDBE firms to obtain the necessary equipment, supplies, materials, insurance and/or bonding to satisfy the work requirements of the bid proposal

p. Made efforts to expand the search for MWBE firms beyond the usual geographic boundaries.

q. Other--any other evidence that the bidder submits which may show that the bidder has made reasonable good faith efforts to include MWDBE participation.

Failure to submit any of the documentation requested in this section may be cause for rejection of bid. Bidders may include any other documentation deemed relevant to this requirement. Documentation of Good Faith Efforts are to be submitted with the Bid, if the participation Goal is not met.



MINORITY BUSINESS ENTERPRISE PROGRAM

Marilyn Clark
Minority Business Enterprise Liaison
Division of Central Purchasing
Lexington-Fayette Urban County Government
200 East Main Street
Lexington, KY 40507
mclark@lexingtonky.gov
859-258-3323

OUR MISSION: The mission of the Minority Business Enterprise Program is to facilitate the full participation of minority and women owned businesses in the procurement process and to promote economic inclusion as a business imperative essential to the long term economic viability of Lexington-Fayette Urban County Government.

To that end the city council adopted and implemented resolution 167-91—Disadvantaged Business Enterprise (DBE) 10% Goal Plan in July of 1991. The resolution states in part (a full copy is available in Central Purchasing):

“A Resolution supporting adoption of the administrative plan for a ten percent (10%) Minimum goal for disadvantaged business enterprise participation in Lexington-Fayette Urban County Government construction and professional services contracts; Providing that as part of their bids on LFUCG construction contracts, general Contractors shall make a good faith effort to award at least ten percent (10%) of All subcontracts to disadvantaged business enterprises; providing that divisions of LFUCG shall make a good faith effort to award at least ten percent of their Professional services and other contracts to disadvantaged business enterprises...”

A Disadvantaged Business Enterprise is defined as a business that has been certified as being at least 51% owned, operated and managed by a U.S. Citizen of the following groups:

- African-American
- Hispanic-American
- Asian/Pacific Islander
- Native American/Native Alaskan
- Non-Minority Female
- Economically and Socially Disadvantaged

We have compiled the list below to help you locate certified MBE, WBE and DBE certified businesses. Below is a listing of contacts for LFUCG Certified MWDBEs in Economic Engine (<https://lfucg.economicengine.com>)

Business	Contact	Email Address	Phone
LFUCG	Marilyn Clark	mclark@lexingtonky.gov	859-258-3323
Commerce Lexington – Minority Business Development	Tyrone Tyra	tyra@commercelexington.com	859-226-1625
Tri-State Minority Supplier Diversity Council	Sonya Brown	sbrown@tsmsdc.com	502-625-0137
Small Business Development Council	Dee Dee Harbut UK SBDC	dharbut@uky.edu	
	Shiree Mack	smack@uky.edu	
Community Ventures Corporation	James Coles	jcoles@cycky.org	859-231-0054
KY Department of Transportation	Melvin Bynes	Melvin.bynes@ky.gov	502-564-3601
	Shella Eagle	Shella.Eagle@ky.gov	502-564-3601
Ohio River Valley Women’s Business Council (WBENC)	Rea Waldon	rwaldon@gcul.org	513-487-6534
Kentucky MWBE Certification Program	Yvette Smith, Kentucky Finance Cabinet	Yvette.Smith@ky.gov	502-564-8099
National Women Business Owner’s Council (NWBOC)	Janet Harris-Lange	janet@nwbo.org	800-675-5066
Small Business Administration	Robert Coffey	robertcoffey@sba.gov	502-582-5971
LaVoz de Kentucky	Andres Cruz	lavozydeky@yahoo.com	859-621-2106
The Key News Journal	Patrice Muhammad	paatricem@keynewsjournal.com	859-373-9428



LFUCG MWDBE PARTICIPATION FORM

Bid/RFP/Quote Reference # _____

The MWDBE subcontractors listed have agreed to participate on this Bid/RFP/Quote. If any substitution is made or the total value of the work is changed prior to or after the job is in progress, it is understood that those substitutions must be submitted to Central Purchasing for approval immediately.

MWDBE Company, Name, Address, Phone, Email	Work to be Performed	Total Dollar Value of the Work	% Value of Total Contract
1.			
2.			
3.			
4.			

The undersigned company representative submits the above list of MWDBE firms to be used in accomplishing the work contained in this Bid/RFP/Quote. Any misrepresentation may result in the termination of the contract and/or be subject to applicable Federal and State laws concerning false statements and false claims.

Company

Company Representative

Date

Title



LFUCG MWDBE SUBSTITUTION FORM

Bid/RFP/Quote Reference # _____

The substituted MWDBE subcontractors listed below have agreed to participate on this Bid/RFP/Quote. These substitutions were made prior to or after the job was in progress. These substitutions were made for reasons stated below and are now being submitted to Central Purchasing for approval. By the authorized signature of a representative of our company, we understand that this information will be entered into our file for this project.

SUBSTITUTED MWDBE Company Name, Address, Phone, Email	MWDBE Formally Contracted/ Name, Address, Phone, Email	Work to Be Performed	Reason for the Substitution	Total Dollar Value of the Work	% Value of Total Contract
1.					
2.					
3.					
4.					

The undersigned acknowledges that any misrepresentation may result in termination of the contract and/or be subject to applicable Federal and State laws concerning false statements and false claims.

Company

Company Representative

Date

Title



MWDBE QUOTE SUMMARY FORM

Bid/RFP/Quote Reference # _____

The undersigned acknowledges that the minority subcontractors listed on this form did submit a quote to participate on this project.

Company Name	Contact Person
Address/Phone/Email	Bid Package / Bid Date

MWDBE Company Address	Contact Person	Contact Information (work phone, Email, cell)	Date Contacted	Services to be performed	Method of Communication (email, phone meeting, ad, event etc)	Total dollars \$\$ Do Not Leave Blank (Attach Documentation)	MBE * AA HA AS NA Female

(MBE designation / AA=African American / HA= Hispanic American/AS = Asian American/Pacific Islander/ NA= Native American)

The undersigned acknowledges that all information is accurate. Any misrepresentation may result in termination of the contract and/or be subject to applicable Federal and State laws concerning false statements and claims.

Company

Company Representative

Date

Title



LFUCG SUBCONTRACTOR MONTHLY PAYMENT REPORT

The LFUCG has a 10% goal plan adopted by city council to increase the participation of minority and women owned businesses in the procurement process. In order to measure that goal LFUCG will track spending with MWDBE vendors on a monthly basis. By the signature below of an authorized company representative, you certify that the information is correct, and that each of the representations set forth below is true. Any misrepresentation may result in termination of the contract and/or prosecution under applicable Federal and State laws concerning false statements and false claims. Please submit this form monthly to the Division of Central Purchasing/ 200 East Main Street / Room 338 / Lexington, KY 40507.

Bid/RFP/Quote # _____

Total Contract Amount Awarded to Prime Contractor for this Project _____

Project Name/ Contract #	Work Period/ From: _____ To: _____
Company Name:	Address:
Federal Tax ID:	Contact Person:

Subcontractor Vendor ID (name, address, phone, email)	Description of Work	Total Subcontract Amount	% of Total Contract Awarded to Prime for this Project	Total Amount Paid for this Period	Purchase Order number for subcontractor work (please attach PO)	Scheduled Project Start Date	Scheduled Project End Date

By the signature below of an authorized company representative, you certify that the information is correct, and that each of the representations set forth below is true. Any misrepresentations may result in the termination of the contract and/or prosecution under applicable Federal and State laws concerning false statements and false claims.

Company

Company Representative

Date

Title

LFUCG STATEMENT OF GOOD FAITH EFFORTS

Bid/RFP/Quote # _____

By the signature below of an authorized company representative, we certify that we have utilized the following Good Faith Efforts to obtain the maximum participation by MWDBE business enterprises on the project and can supply the appropriate documentation.

_____ Advertised opportunities to participate in the contract in at least two (2) publications of general circulation media; trade and professional association publications; small and minority business or trade publications; and publications or trades targeting minority, women and disadvantaged businesses not less than fifteen (15) days prior to the deadline for submission of bids to allow MWDBE firms to participate.

_____ Included documentation of advertising in the above publications with the bidders good faith efforts package

_____ Attended LFUCG Central Purchasing Economic Inclusion Outreach event

_____ Attended pre-bid meetings that were scheduled by LFUCG to inform MWDBEs of subcontracting opportunities

_____ Sponsored Economic Inclusion event to provide networking opportunities for prime contractors and MWDBE firms

_____ Requested a list of MWDBE subcontractors or suppliers from LFUCG Economic Engine and showed evidence of contacting the companies on the list(s).

_____ Contacted organizations that work with MWDBE companies for assistance in finding certified MWDBE firms to work on this project. Those contacted and their responses should be a part of the bidder's good faith efforts documentation.

_____ Sent written notices, by certified mail, email or facsimile, to qualified, certified MWDBEs soliciting their participation in the contract not less than seven (7) days prior to the deadline for submission of bids to allow them to participate effectively.

_____ Followed up initial solicitations by contacting MWDBEs to determine their level of interest.

_____ Provided the interested MWDBE firm with adequate and timely information about the plans, specifications, and requirements of the contract.

_____ Selected portions of the work to be performed by MWDBE firms in order to increase the likelihood of meeting the contract goals. This includes, where appropriate, breaking out contract work items into economically feasible

units to facilitate MWDBE participation, even when the prime contractor may otherwise perform these work items with its own workforce

_____ Negotiated in good faith with interested MWDBE firms not rejecting them as unqualified without sound reasons based on a thorough investigation of their capabilities. Any rejection should be so noted in writing with a description as to why an agreement could not be reached.

_____ Included documentation of quotations received from interested MWDBE firms which were not used due to uncompetitive pricing or were rejected as unacceptable and/or copies of responses from firms indicating that they would not be submitting a bid.

_____ Bidder has to submit sound reasons why the quotations were considered unacceptable. The fact that the bidder has the ability and/or desire to perform the contract work with its own forces will not be considered a sound reason for rejecting a MWDBE quote. Nothing in this provision shall be construed to require the bidder to accept unreasonable quotes in order to satisfy MWDBE goals.

_____ Made an effort to offer assistance to or refer interested MWDBE firms to obtain the necessary equipment, supplies, materials, insurance and/or bonding to satisfy the work requirements of the bid proposal

_____ Made efforts to expand the search for MWBE firms beyond the usual geographic boundaries.

_____ Other - any other evidence that the bidder submits which may show that the bidder has made reasonable good faith efforts to include MWDBE participation.

Failure to submit any of the documentation requested in this section may be cause for rejection of bid. Bidders may include any other documentation deemed relevant to this requirement. Documentation of Good Faith Efforts are to be submitted with the Bid, if the participation Goal is not met.

The undersigned acknowledges that all information is accurate. Any misrepresentations may result in termination of the contract and/or be subject to applicable Federal and State laws concerning false statements and claims.

Company

Company Representative

Date

Title

GENERAL PROVISIONS

1. Each Respondent shall comply with all Federal, State & Local regulations concerning this type of service or good.

The Respondent agrees to comply with all statutes, rules, and regulations governing safe and healthful working conditions, including the Occupational Health and Safety Act of 1970, *29 U.S.C. 650 et. seq.*, as amended, and KRS Chapter 338. The Respondent also agrees to notify the LFUCG in writing immediately upon detection of any unsafe and/or unhealthful working conditions at the job site. The Respondent agrees to indemnify, defend and hold the LFUCG harmless from all penalties, fines or other expenses arising out of the alleged violation of said laws.

2. Failure to submit ALL forms and information required in this RFP may be grounds for disqualification.
3. Addenda: All addenda, if any, shall be considered in making the proposal, and such addenda shall be made a part of this RFP. Before submitting a proposal, it is incumbent upon each proposer to be informed as to whether any addenda have been issued, and the failure to cover in the bid any such addenda may result in disqualification of that proposal.
4. Proposal Reservations: LFUCG reserves the right to reject any or all proposals, to award in whole or part, and to waive minor immaterial defects in proposals. LFUCG may consider any alternative proposal that meets its basic needs.
5. Liability: LFUCG is not responsible for any cost incurred by a Respondent in the preparation of proposals.
6. Changes/Alterations: Respondent may change or withdraw a proposal at any time prior to the opening; however, no oral modifications will be allowed. Only letters, or other formal written requests for modifications or corrections of a previously submitted proposal which is addressed in the same manner as the proposal, and received by LFUCG prior to the scheduled closing time for receipt of proposals, will be accepted. The proposal, when opened, will then be corrected in accordance with such written request(s), provided that the written request is contained in a sealed envelope which is plainly marked "modifications of proposal".
7. Clarification of Submittal: LFUCG reserves the right to obtain clarification of any point in a bid or to obtain additional information from a Respondent.
8. Bribery Clause: By his/her signature on the bid, Respondent certifies that no employee of his/hers, any affiliate or Subcontractor, has bribed or attempted to bribe an officer or employee of the LFUCG.

9. Additional Information: While not necessary, the Respondent may include any product brochures, software documentation, sample reports, or other documentation that may assist LFUCG in better understanding and evaluating the Respondent's response. Additional documentation shall not serve as a substitute for other documentation which is required by this RFP to be submitted with the proposal,
10. Ambiguity, Conflict or other Errors in RFP: If a Respondent discovers any ambiguity, conflict, discrepancy, omission or other error in the RFP, it shall immediately notify LFUCG of such error in writing and request modification or clarification of the document if allowable by the LFUCG.
11. Agreement to Bid Terms: In submitting this proposal, the Respondent agrees that it has carefully examined the specifications and all provisions relating to the work to be done attached hereto and made part of this proposal. By acceptance of a Contract under this RFP, proposer states that it understands the meaning, intent and requirements of the RFP and agrees to the same. The successful Respondent shall warrant that it is familiar with and understands all provisions herein and shall warrant that it can comply with them. No additional compensation to Respondent shall be authorized for services or expenses reasonably covered under these provisions that the proposer omits from its Proposal.
12. Cancellation: If the services to be performed hereunder by the Respondent are not performed in an acceptable manner to the LFUCG, the LFUCG may cancel this contract for cause by providing written notice to the proposer, giving at least thirty (30) days notice of the proposed cancellation and the reasons for same. During that time period, the proposer may seek to bring the performance of services hereunder to a level that is acceptable to the LFUCG, and the LFUCG may rescind the cancellation if such action is in its best interest.

A. Termination for Cause

- (1) LFUCG may terminate a contract because of the contractor's failure to perform its contractual duties
- (2) If a contractor is determined to be in default, LFUCG shall notify the contractor of the determination in writing, and may include a specified date by which the contractor shall cure the identified deficiencies. LFUCG may proceed with termination if the contractor fails to cure the deficiencies within the specified time.
- (3) A default in performance by a contractor for which a contract may be terminated shall include, but shall not necessarily be limited to:
 - (a) Failure to perform the contract according to its terms,

- conditions and specifications;
- (b) Failure to make delivery within the time specified or according to a delivery schedule fixed by the contract;
 - (c) Late payment or nonpayment of bills for labor, materials, supplies, or equipment furnished in connection with a contract for construction services as evidenced by mechanics' liens filed pursuant to the provisions of KRS Chapter 376, or letters of indebtedness received from creditors by the purchasing agency;
 - (d) Failure to diligently advance the work under a contract for construction services;
 - (e) The filing of a bankruptcy petition by or against the contractor; or
 - (f) Actions that endanger the health, safety or welfare of the LFUCG or its citizens.

B. At Will Termination

Notwithstanding the above provisions, the LFUCG may terminate this contract at will in accordance with the law upon providing thirty (30) days written notice of that intent, Payment for services or goods received prior to termination shall be made by the LFUCG provided these goods or services were provided in a manner acceptable to the LFUCG. Payment for those goods and services shall not be unreasonably withheld.

- 13. **Assignment of Contract:** The contractor shall not assign or subcontract any portion of the Contract without the express written consent of LFUCG. Any purported assignment or subcontract in violation hereof shall be void. It is expressly acknowledged that LFUCG shall never be required or obligated to consent to any request for assignment or subcontract; and further that such refusal to consent can be for any or no reason, fully within the sole discretion of LFUCG.
- 14. **No Waiver:** No failure or delay by LFUCG in exercising any right, remedy, power or privilege hereunder, nor any single or partial exercise thereof, nor the exercise of any other right, remedy, power or privilege shall operate as a waiver hereof or thereof. No failure or delay by LFUCG in exercising any right, remedy, power or privilege under or in respect of this Contract shall affect the rights, remedies, powers or privileges of LFUCG hereunder or shall operate as a waiver thereof.
- 15. **Authority to do Business:** The Respondent must be a duly organized and authorized to do business under the laws of Kentucky. Respondent must be in good standing and have full legal capacity to provide the services specified under this Contract. The Respondent must have all necessary right and lawful authority to enter into this Contract for the full term hereof and that proper corporate or other action has been duly taken authorizing the Respondent to enter into this

Contract. The Respondent will provide LFUCG with a copy of a corporate resolution authorizing this action and a letter from an attorney confirming that the proposer is authorized to do business in the State of Kentucky if requested. All proposals must be signed by a duly authorized officer, agent or employee of the Respondent.

16. **Governing Law:** This Contract shall be governed by and construed in accordance with the laws of the Commonwealth of Kentucky. In the event of any proceedings regarding this Contract, the Parties agree that the venue shall be the Fayette County Circuit Court or the U.S. District Court for the Eastern District of Kentucky, Lexington Division. All parties expressly consent to personal jurisdiction and venue in such Court for the limited and sole purpose of proceedings relating to this Contract or any rights or obligations arising thereunder. Service of process may be accomplished by following the procedures prescribed by law.
17. **Ability to Meet Obligations:** Respondent affirmatively states that there are no actions, suits or proceedings of any kind pending against Respondent or, to the knowledge of the Respondent, threatened against the Respondent before or by any court, governmental body or agency or other tribunal or authority which would, if adversely determined, have a materially adverse effect on the authority or ability of Respondent to perform its obligations under this Contract, or which question the legality, validity or enforceability hereof or thereof.
18. Contractor understands and agrees that its employees, agents, or subcontractors are not employees of LFUCG for any purpose whatsoever. Contractor is an independent contractor at all times during the performance of the services specified.
19. If any term or provision of this Contract shall be found to be illegal or unenforceable, the remainder of the contract shall remain in full force and such term or provision shall be deemed stricken.

Signature

Date

RISK MANAGEMENT PROVISIONS INSURANCE AND INDEMNIFICATION

A. 1.0 DEFINITIONS.

The CONTRACTOR understands and agrees that the Risk Management Provisions of this Contract define the responsibilities of the CONTRACTOR to the OWNER.

As used in these Risk Management Provisions, the terms "CONTRACTOR" and "OWNER" shall be defined as follows:

- a. "CONTRACTOR" means the contractor and its employees, agents, servants, owners, principals, licensees, assigns and subcontractors of any tier.
- b. "OWNER" means the Lexington-Fayette Urban County Government and its elected and appointed officials, employees, agents, boards, consultants, assigns, volunteers and successors in interest.

2.0. INDEMNIFICATION AND HOLD HARMLESS PROVISION

CONTRACTOR shall defend, indemnify, and hold harmless OWNER from and against all liability, claims, losses, actions, costs, expenses, obligations, fines, and assessments of whatever kind, including defense costs and attorney's fees, that are in any way incidental to or connected with, or that arise or are alleged to have arisen, directly or indirectly, in whole or in part, from or by: (a) CONTRACTOR's negligent acts or intentional misconduct, or errors or omissions, in connection with the performance of this contract, (b) CONTRACTOR's performance or breach of the contract provided the claim or loss is attributable to death, illness, personal injury, or property loss or damage or loss of use, and not caused by a negligent act or omission, or the willful misconduct of the OWNER, or (c) the condition of any premises, equipment or other property being used or operated by the CONTRACTOR in connection with the performance of this contract. In the event OWNER is alleged to be liable based upon the actions or inactions of CONTRACTOR, CONTRACTOR shall defend such allegations and shall bear all costs, fees and expenses of such defense, including but not limited to, all attorneys' fees and expenses, court costs, and expert witness fees and expenses, using attorneys approved in writing by OWNER, which approval shall not be unreasonably withheld. This Indemnification and Hold Harmless Provision shall in no way be limited by any financial responsibility or insurance requirements, and shall survive the termination of this contract.

3.0 FINANCIAL RESPONSIBILITY

The CONTRACTOR understands and agrees that it shall, prior to final acceptance of its bid and the commencement of any work, demonstrate the ability to assure compliance with the Indemnity Agreement and other provisions of this Contract.

4.0 INSURANCE REQUIREMENTS

BIDDERS' ATTENTION IS DIRECTED TO THE INSURANCE REQUIREMENTS BELOW, AS BIDDERS MUST CONFER WITH THEIR RESPECTIVE INSURANCE AGENTS, BROKERS, OR CARRIERS TO DETERMINE IN ADVANCE OF BID SUBMISSION THE

AVAILABILITY OF THE INSURANCE COVERAGES AND ENDORSEMENTS REQUIRED HEREIN. IF AN APPARENT LOW BIDDER FAILS TO COMPLY STRICTLY WITH THE INSURANCE REQUIREMENTS BELOW, THAT BIDDER MAY BE DISQUALIFIED FROM AWARD OF THE CONTRACT.

4.1 Required Insurance Coverage

CONTRACTOR shall procure and maintain for the duration of this contract the following or equivalent insurance policies at no less than the limits shown below and cause its subcontractors to maintain similar insurance with limits acceptable to OWNER in order to protect OWNER against claims for injuries to persons or damages to property which may arise from or in connection with the performance of the work hereunder by CONTRACTOR. The cost of such insurance shall be included in any bid:

<u>Coverage</u>	<u>Limits</u>
General Liability aggregate (Insurance Services Office Form CG 00 01)	\$1 million per occurrence, \$2 million or \$2 million combined single limit
Commercial Automobile Liability occurrence (Insurance Services Office Form CA 0001)	combined single, \$1 million per occurrence
Professional Liability aggregate	\$1 million per occurrence, \$2 million
Worker's Compensation	Statutory
Employer's Liability	\$500,000.00

The policies above shall contain the following conditions:

- a. OWNER shall be named as an additional insured in the General Liability Policy and Commercial Automobile Liability Policy.
- b. The General Liability Policy shall be primary to any insurance or self-insurance retained by OWNER.
- c. The General Liability Policy shall have a Professional Liability endorsement (including Errors and Omissions) for any services performed pursuant to the contract, and/or a separate Professional Liability Policy shall be obtained unless it is deemed not to apply by OWNER.
- d. The Professional Liability policy shall be maintained for a minimum of three years beyond the completion date of the contract, to the extent commercially available. If not commercially available, CONTRACTOR shall notify OWNER and obtain similar insurance that is commercially available and acceptable to OWNER, unless OWNER waives requirement.
- e. OWNER shall be provided at least 30 days advance written notice via certified mail,

return receipt requested, in the event any of the required policies are canceled or non-renewed.

- f. Said coverage shall be written by insurers acceptable to OWNER and shall be in a form acceptable to OWNER. Insurance placed with insurers with a rating classification of no less than Excellent (A or A-) and a financial size category of no less than VIII, as defined by the most current Best's Key Rating Guide shall be deemed automatically acceptable.

- 4.2. Additional insurance coverage and amounts required, if any, are stated below:

NONE

- 4.3. Renewals

After insurance has been approved by OWNER, evidence of renewal of an expiring policy must be submitted to OWNER, and may be submitted on a manually signed renewal endorsement form. If the policy or carrier has changed, however, new evidence of coverage must be submitted in accordance with these Insurance Requirements.

- 4.4. Deductibles and Self-Insured Programs

IF CONTRACTOR INTENDS TO SUBMIT SELF-INSURANCE PLAN FOR BID, THIS MUST BE FORWARDED TO LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT, DIVISION OF RISK MANAGEMENT, 200 EAST MAIN STREET, LEXINGTON, KENTUCKY 40507 NO LATER THAN A MINIMUM OF FIVE (5) WORKING DAYS PRIOR TO BID OPENING DATE.

Self-insurance programs, deductibles, and self-insured retentions in insurance policies are subject to separate approval by Lexington-Fayette Urban County Government's Division of Risk Management, upon review of evidence of CONTRACTOR'S financial capacity to respond to claims. Any such programs or retentions must provide OWNER with at least the same protection from liability and defense of suits as would be afforded by first-dollar insurance coverage. If CONTRACTOR satisfies any portion of the insurance requirements through deductibles, self-insurance programs, or self-insured retentions, CONTRACTOR agrees to provide Lexington-Fayette Urban County Government, Division of Risk Management, the following data prior to the final acceptance of bid and the commencement of any work:

- a. CONTRACTOR'S latest audited financial statement, including auditor's notes.
- b. Any records of any self-insured trust fund plan or policy and related accounting statements.
- c. Actuarial funding reports or retained losses.
- d. CONTRACTOR'S Risk Management Manual or a description of CONTRACTOR'S self-insurance and risk management program.
- e. A claim loss run summary for the previous five (5) years.

f. Self-Insured Associations will be considered.

4.5. Verification of Coverage

Prior to award of bid, CONTRACTOR agrees to furnish OWNER with all applicable Certificates of Insurance signed by a person authorized by the insurer to bind coverage on its behalf. If requested, CONTRACTOR shall provide OWNER copies of all insurance policies, including all endorsements.

4.6. Right to Review, Audit and Inspect

CONTRACTOR understands and agrees that OWNER may review, audit and inspect any and all of CONTRACTOR'S records and operations to insure compliance with these Insurance Requirements.

5.0 DEFINITION OF DEFAULT

CONTRACTOR understands and agrees that the failure to comply with any of these insurance, safety, or loss control provisions shall constitute default under this Contract. CONTRACTOR also agrees that OWNER may elect at its option any single remedy or penalty or any combination of remedies and penalties, as available, including but not limited to purchasing insurance and charging CONTRACTOR for any such insurance premiums purchased, or suspending or terminating this Contract.

00274553

Request for Proposals

Cardinal Valley/Oxford Circle Neighborhood Small Area Plan

Lexington, Kentucky

1. General Project Description

The Lexington-Fayette Urban County Government (LFUCG) is accepting qualifications/proposals from consulting firms interested in preparing a small area plan amendment to the 2013 Comprehensive Plan in close cooperation with citizens in the Cardinal Valley/Oxford Circle Neighborhood area. The study will include a significant public participation process.

This will be a multidisciplinary consulting effort that requires knowledge and experience in successful infill and redevelopment planning and design with low-income populations. The planning consultant will report to the LFUCG Division of Planning.

2. Project Background

A. Community Overview

Lexington-Fayette County is a growing community of over 305,000 people located in Central Kentucky. It has a widely recognized planning history of growth management, having adopted its first Comprehensive Plan in 1931. In 1958, it instituted an urban service area approach to managing growth, which has been recognized by the American Planning Association as the first urban growth boundary instituted in the United States. The LFUCG regularly updates its Comprehensive Plan, with the most recent update adopted November 14, 2013.

As a part of the update, the Urban County Planning Commission identified a number of areas which it recommended for a small area plan process. Small area plans are amendments to the Comprehensive Plan that delve into a detailed analysis of areas of particular interest for a number of reasons.

B. Study Area Background

The Cardinal Valley/Oxford Circle neighborhood has been the focus of a great deal of community interest in recent years. The area developed initially in the late 1950s and early 1960s. The area was built as part of a best practice planning effort at the time to create neighborhoods of housing around circular parkways and neighborhood centers. Oxford Circle is a commercial area that has several small vacant parcels and underutilized parking lots, but excellent connectivity to the streets in this neighborhood.

Even though this commercial area is bisected by a floodplain, it appears there could be development opportunities. While there is high population density, a portion of this area has a high level of housing unit vacancy. There appear to be opportunities for transit-oriented development and for neighborhood center improvements, such as a public plaza or park. There is a variety of housing types, including single, duplex, and apartment buildings. The study area includes Cardinal Valley Elementary School, while in the nearby area there is a public park, a public golf course, and a cemetery. The 2010 Census showed that a higher than average number of residents live in poverty and have limited access to cars and quality food

One of the major aims of the small area plan is to fully define the existing conditions and provide a framework to improve existing neighborhood centers that are accessible by walking, bicycling, and transit. This will include revitalization of existing residential and commercial uses; increased access to quality food and to transportation; appropriate adaptive re-use and redevelopment efforts; affordable and market-rate housing; appropriate design; identification of historic resources and similar special interests of the area.

The area to be studied includes approximately 896 acres (map attached). A table of demographic data for the area from the 2010 Census is attached.

C. Desired Outcomes:

- Neighborhood-serving commercial development opportunities
- Neighborhood-serving employment opportunities
- Opportunities to increase the employability of the residents
- Neighborhood-serving early childhood learning and care opportunities
- Increased access to fresh and nutritious food, especially for households without cars
- Neighborhood conservation and enhancement
- Guide for future redevelopment of the area
- Private and public investment in redevelopment
- Increased neighborhood ownership of objectives
- Reduced crime and increased safety
- Additional and revitalized mixed-income housing
- Physical and social integration of public housing residents into overall neighborhood fabric

D. Key Stakeholders

Residents; property owners; business owners; organized neighborhood associations; institutions (churches, etc.); social service agencies; redevelopment interests (e.g. Lexington Housing Authority, Episcopal Retirement Homes, Community Action Council); Fayette County Public Schools; LexTran; various LFUCG departments and divisions.

3. Plan Area Boundaries (See map)



4. Schedule and Completion

Due to the need and desire for significant public input into the final plan content, the project is envisioned to have at least two major phases. Phase I will involve a public discernment process of visioning and issue identification with key stakeholders, and would be expected to be concluded within the first two months after initiation of the process. After gathering stakeholder input, the consultant and the Division of Planning will agree on the final content of the plan itself, and initiate Phase II, the plan development process. Phase II is anticipated to be completed within six months following Phase I. The entire plan should be completed within the first three months of 2015.

5. Scope-of-Work

The purpose of this scope-of-work is to develop a small area plan for the Cardinal Valley/Oxford Circle Neighborhood in Lexington, Kentucky. Development of the plan will require the consultant to serve as project manager (PM) and coordinate any related planning work performed by subcontractors, and to work closely with LFUCG staff,

neighborhood liaisons, area residents, and other stakeholders to develop the plan. The consultant will be responsible for all public notices, meeting arrangements and summaries, and public information. The PM will be responsible for day-to-day contact with the designated Division of Planning staff project manager and should be designated by the consultant in their proposal.

There will be an advisory committee that will guide the planning work. The committee will be comprised of approximately 10 persons and will have a designated staff person to coordinate all committee activities. In consultation with the committee, some of the neighborhood meetings and tasks may be combined as determined useful and appropriate. Other tasks may also be modified upon mutual agreement and for the same reasons.

The consultant is invited to make or recommend changes or modifications to the scope in their proposal. LFUCG will consider any suggestions or comments from responders to this RFP which in their experience would improve the process or make it more effective or efficient.

Perform the following work. Expected deliverables are shown in **bold/italicized** typeface:

PHASE I, Task A. Site Program and Preliminary Site Survey: The PM will develop a **project schedule** coordinating all Phase I and Phase II project work to be reviewed in a meeting with LFUCG staff and revised as needed. The schedule will be a digital format and updated as needed. It should provide for site visits (for out-of-town consultants) that will combine other meetings and tasks as needed. All requirements of Kentucky Revised Statutes Chapter 100 as it relates to amendments to Comprehensive Plans shall be addressed in the project schedule. The PM and team shall visit the site and become familiar with the area, its general character, significant landmarks, initial impressions of opportunities and constraints, etc. as a part of preparation for Task B.

PHASE I, Task B. Client/Community Meetings: Organize and conduct preparatory staff meetings and neighborhood public meeting inviting all area residents, property owners, and adjacent neighborhood organizations. Provide appropriate visual aids and aerial maps for these meetings. Give a general presentation on the study process and answer questions. Develop preliminary neighborhood goals and objectives.

PHASE I, Task C. Final Scope of Plan Project: Using the information generated in Tasks A and B, develop the final small area plan scope in conjunction with, and subject to the approval of, the Division of Planning. This will likely include revision of the **project schedule**. Likely plan elements will include, but not be limited to:

- Neighborhood vision, goals
- Background data (history, infrastructure, social fabric, zoning/land use, etc.)
- Plan Principles

- Traditional plan elements such as recommended land use, transportation, including complete streets and connectivity, urban design, public improvements, parks/open space, historic considerations, etc.
- Special plan elements addressing special issues of neighborhood concern such as social programming needs, applicable best practices, recommendations for green infrastructure and development, complete streets, access to neighborhood grocery stores and other neighborhood businesses, etc.
- Action Plan/Implementation Projects, Programs, etc.

PHASE II, Task D. Base Studies: Collect and assess all information. This will require preparation of a **study base map and display** of all engineering data, topographic conditions, all public and private easements, condition assessment of streets and sidewalks, storm and sanitary sewer constraints and problem areas, existing land use, zoning, housing conditions, property values, property ownership, graphic site analysis, photo boards of existing conditions, physical and environmental site limitations, and site statistics pertaining to future redevelopment yields. All maps generated must be compatible with an ESRI format (shape file or a coverage and subject to staff approval). Interview all applicable public agencies for needed background and cost information. It is anticipated that LFUCG staff can provide much of the necessary background data.

PHASE II, Task E. Base Studies Reviews:

- a. Present **preliminary base studies and revised program goals and objectives** to staff and advisory committee, and revise as needed. Plan on in-person meeting.
- b. Conduct neighborhood meeting to present all study findings to date, work underway, and next steps in the process. Present proposed program.
- c. Analyze results of meeting. **Refine base studies as needed.**

Phase II, Task F. Plan Alternatives: Develop a minimum of **2 plan alternatives** for the study area for staff review and comment, including land use plan recommendations for housing and commercial uses. Conduct a public meeting to take comment on the alternatives drafted.

Phase II, Task G. Preferred Alternative: Develop the **refined preferred alternative based on comments of public, advisory committee, and staff.**

Develop a draft **urban design element for the preferred alternative** recommending land uses, building types, public and private landscaping, applicable design guidelines, and public right-of-way treatments. This should be reviewed along with the site alternatives process. The graphics will include **site sketches** to allow the community to visualize the redevelopment potential of **several key locations** within the study area.

Phase II, Task H. Final Report: Prepare **draft final report** to include all elements as agreed upon for Phase II work. Allow four weeks for staff review:

Present final draft report at a community meeting.

Phase II, Task I. Planning Commission Process: Plan on two separate presentations, one for a Planning Commission work session and one for a Planning Commission public hearing. Allow two weeks for final client comments following public hearing.

Phase II, Task J. Final Deliverables: Revise **final report** deliverables.

6. LFUCG- Provided Assistance

LFUCG will provide consultant assistance in coordinating all staff meetings and information. LFUCG uses an ESRI-based GIS system with a full complement of information layers, which has been extensively developed for mapping purposes. Please see the LFUCG [GIS home page](#) for a full listing of available LFUCG information, which will be provided, at no charge, for data uses in connection with this project. Other information and assistance may be provided by Division of Planning or other LFUCG staff as agreed between the consultant and the Director of Planning.

7. Cost Estimate

The preferred contract is an hourly fee basis for work described in the scope and direct costs. The cost estimate should be prepared in the following format. This is needed because of the staged funding of the planned contract (explained under Section #4). All estimated costs are expected to be valid for one year from the date of the proposal.

LFUCG has established a preliminary cost estimate for this project of approximately \$105,000 to \$110,000; however, it will consider the information and cost estimates provided in the submitted proposals to establish the final project budget. A maximum project cost will be included in the contract with the successful applicant.

Prepare cost estimate in the following format and provide hourly rates for all staff:

Estimated fees for each Phase I, Tasks A-C:

Estimated expenses Phase I, Tasks A-C:

Travel

Direct costs

Subtotal:

Estimated fees for each Phase II, Tasks D-J:

Estimated expenses for Phase II, Tasks D-J:

Travel

Direct costs

Subtotal:

Grand Total:

8. Method of Invoice and Payment

The consultant may submit invoices for services or rendered work as often as a monthly basis, based on the contract schedule. The Division of Planning shall respond to the invoice within thirty days, either denying or making payment. An LFUCG Invoice Summary must accompany each invoice. Payments shall be monthly but not exceed the following schedule, but is subject to modification prior to a signed contract:

Completion through Task C: 25% of total contract

Completion through Task F: 50%

Completion through Task H: 75%

Completion through Task J: 100%

9. Reporting

LFUCG will form an advisory committee to guide this study. The committee will serve as the principal policy body for the project, with all final decisions subject to the appropriate adoption processes for the study recommendations. The day-to-day management of the project will be under the supervision of the Division of Planning.

Public meetings described herein will be held as proposed by the consultant. The consultant will be responsible for providing all necessary exhibits and for attending any public meetings or hearings as provided in the project schedule. Staff will assist the consultant.

Except as specifically noted otherwise herein, staff will require a minimum of two weeks to review each major draft product. One unbound original and 20 copies of each draft deliverable shall be submitted along with an approved digital version. LFUCG shall be provided copies of all digital presentations.

For each major written deliverable longer than 20 pages, the Consultant shall include an executive summary. The final report format shall include a digital and 35 paper copies for distribution.

All reports and accompanying documents are subject to review by the Lexington-Fayette Urban County Government Division of Planning and others. The consultant shall be responsible for addressing all comments and requirements.

10. Proposal Submittal

LFUCG intends to engage the successful candidate(s) in May 2014.

Submittal Deadline:

April 25, 2014

Submittal Address:

LFUCG Division of Central Purchasing
 Attn: Todd Slatin
 200 E. Main St. Room 338
 Lexington, KY 40507

Representations:

1. Evaluation Criteria and Selection Process

Proposals will be evaluated using the following criteria:

Number	Criteria	Points
1.	Specialized experience and technical competence of the person or firm with the type of service required.	25
2.	Capacity of the person or firm to perform the work, including any specialized services, within the time limitations.	20
3.	Familiarity with the details of the project.	20
4.	Past record and performance on contracts with LFUCG or other governmental agencies and private industry with respect to such factors as control of cost, quality of work and ability to meet scheduling.	15
5.	Degree of local employment to be provided by the person or firm.	10
6.	Estimated cost of services.	10
Total Points		100

Proposals shall contain the appropriate information necessary to evaluate based on these criteria. A committee composed of LFUCG officials as well and representatives of relevant user groups will evaluate the proposals. Firms may be invited to interview with the selection committee. The project may be awarded to one firm or multiple firms based on what the committee feels are in the best interest of LFUCG and the project. Final approval of the selected consultant will be subject to approval of the Lexington-Fayette Urban County Council.

The successful candidate(s) will have a demonstrated history of the ability to develop implementable plans for complex neighborhoods. Knowledge and experience in the fields of land use planning, urban design, development, neighborhood conservation, and related topics will be a pre-requisite. Consultants will be permitted to propose alternative scope of planning work which in the opinion of the consultant would achieve the results desired by the community. Such a modified process would be subject to final contract negotiations.

Submission Requirements:

*****To keep the focus of the submission on the Cardinal Valley/Oxford Circle Neighborhood project, the submission packet shall not exceed 20 pages. Only include resumes of professionals who will be working directly on this project. Only include folios of other projects that relate to the conditions and requested outcomes of this project.*****

1. Contact Information

Please provide contact information:

Company Name: _____

Address: _____

City: _____

State: _____

Zip Code: _____

Email: _____

Website: _____

Phone: _____ Tax ID: _____

2. Form of Organization

List the type of services your firm offers, i.e. consulting, facilitating, and delivery of final implementation documents. If you would be sub-contracting any portion of this contract, list any professional consultants or support staff outside your firm.

3. Key Personnel

List the number of employees you will make available, under this contract, for facilitation and staff support.

4. Statement of Qualifications

As described in the Scope of Work, LFUCG will accept responses from consultants that are qualified in community and neighborhood planning. Please provide a statement of qualifications that is relevant to the Scope of Work indicated in this RFP.

5. Availability

Please indicate availability of the firm, including support staff, and any conditions that may restrict availability.

6. References/Experience/Past Projects

- a. List three references, including names, titles, and telephone numbers of contact persons, which you have provided services to in the past two years.
- b. Provide a list of projects or contracts that your firm currently services or has serviced in the past two years that is similar in scope to this RFP.
- c. List any other relevant experience.

Contents

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Population Summary

Population Summary	Cardinal Valley/Versailles/Alexandria %	
Total Population	10,272	
Population/square mile	7,567.00	
Land area (square miles)	1.4	
By Sex:		
Male:	5,037	49%
Female:	5,235	51%
Population By Age:	10,272	
Under 5 years	1,017	10%
5 to 9 years	733	7%
10 to 14 years	494	5%
15 to 19 years	704	7%
20 to 24 years	1,709	17%
25 to 29 years	1,002	10%
30 to 34 years	758	7%
35 to 39 years	625	6%
40 to 44 years	558	5%
45 to 49 years	570	6%

50 to 54 years	525	5%
55 to 59 years	385	4%
60 to 64 years	290	3%
65 to 69 years	210	2%
70 to 74 years	190	2%
75 to 79 years	174	2%
80 to 84 years	141	1%
85 years and over	190	2%
Median Age	27.4	
Population By Race/Hispanic Origin		
	10,272	
One Race	9,941	97%
White	5,791	56%
Black or African American	1,952	19%
American Indian and Alaska Native	31	0%
Asian	101	1%
Native Hawaiian and Other Pacific Islander	19	0%
Other Race	2,046	20%
Two or More Races	331	3%
Hispanic or Latino:	3,001	29%
Not Hispanic or Latino	7,271	71%
White alone	5,015	49%
Population By Household Type:		
	10,272	
Persons living in households	9,851	96%
In family households	6,836	67%
In nonfamily households	3,015	29%
Persons living in group quarters	421	4%
Institutionalized persons	334	3%
Others	87	1%

Household & Family Summary

Household & Family Summary	Cardinal Valley/Versailles/Alexandria %	
Total Households by Type	3,995	
Family households	2,092	52%
Husband-wife family	995	25%
Other family:	1,096	27%
Male householder, no wife present	271	7%
Female householder, no husband present	825	21%
Nonfamily households:	1,903	48%
Householder living alone	1,223	31%
Householder not living alone	680	17%
Households by Age Group	3,995	
Households with persons under 18 years	1,358	34%
Households with persons 65 years and over	515	13%
Total Families	2,092	
Husband-wife family	995	48%
With own children under 18 years	488	23%
No own children under 18 years	507	24%
Other family	1,096	52%
Male householder, no wife present	271	13%
With own children under 18 years	131	6%
No own children under 18 years	141	7%
Female householder, no husband present	825	39%

With own children under 18 years	610	29%
No own children under 18 years	215	10%
Children under 18 in families	2,476	

Hispanic or Latino by Race

Hispanic or Latino by Race	Cardinal Valley/Versailles/Alexandria %	
Hispanic or Latino:	3,001	
One Race	2,875	96%
White	776	26%
Black or African American	53	2%
American Indian and Alaska Native	10	0%
Asian	4	0%
Native Hawaiian and Other Pacific Islander	9	0%
Other Race	2,022	67%
Two or More Races	126	4%
Hispanics or Latino Over 18 years by Race	1,930	
One Race	1,864	97%
White	520	27%
Black or African American	36	2%
American Indian and Alaska Native	7	0%
Asian	2	0%
Native Hawaiian and Other Pacific Islander	5	0%
Other Race	1,294	67%
Two or More Races:	66	3%

Group Quarters

Group Quarters	Cardinal Valley/Versailles/Alexandria %	
Total - Group Quarters	421	
In institutions	334	79%
Correctional facilities for adults	0	0%
Juvenile facilities	0	0%
Nursing facilities/Skilled-nursing facilities	334	79%
Other institutional facilities	0	0%
In other group quarters	87	21%
College/University student housing	0	0%
Military quarters	0	0%
Other noninstitutional facilities	87	21%
Total 65 and over	280	
In institutions	280	100%
Correctional facilities for adults	0	0%
Nursing facilities/Skilled-nursing facilities	280	100%
Other institutional facilities	0	0%
Other group quarters	0	0%
College/University student housing	0	0%
Military quarters	0	0%
Other noninstitutional facilities	0	0%

Housing

Housing	Cardinal Valley/Versailles/Alexandria %	
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Total Housing Units	4,621	
Occupied	4,079	88%
Owner occupied	1,069	
With a mortgage or a loan	773	17%
Owned free and clear	297	6%
Renter occupied	3,009	65%
Vacant	542	12%
For rent	422	9%
Rented, not occupied	14	0%
For sale only	34	1%
Sold, not occupied	4	0%
For seasonal, recreational, or occasional use	6	0%
For migrant workers	0	0%
Other vacant	62	1%

Owner Occupied Housing

Owner Occupied Housing	Cardinal Valley/Versailles/Alexandria	
		%
Owner Occupied Units by Age of Householder	1,069	
15 to 24 years	18	2%
25 to 34 years	124	12%
35 to 44 years	164	15%
45 to 54 years	252	24%
55 to 59 years	110	10%
60 to 64 years	100	9%
65 to 74 years	143	13%
75 to 84 years	118	11%
85 years and over	40	4%
Owner Occupied Units by Race of Householder	1,069	
One Race	1,060	99%

White	936	87%
Black or African American	94	9%
American Indian and Alaska Native	3	0%
Asian	6	1%
Native Hawaiian and Other Pacific Islander	1	0%
Other Race	21	2%
Two or more races	9	1%
Owner Occupied Units by Household Size		
	1,069	
1-person household	327	31%
2-person household	414	39%
3-person household	164	15%
4-person household	90	8%
5-person household	40	4%
6-person household	18	2%
7-or-more-person household	14	1%

Renter Occupied Housing

Renter Occupied Housing	Cardinal Valley/Versailles/Alexandria %	
Renter Occupied Units by Age of Householder	3,009	
15 to 24 years	841	28%
25 to 34 years	794	26%
35 to 44 years	487	16%
45 to 54 years	478	16%
55 to 59 years	139	5%
60 to 64 years	86	3%
65 to 74 years	111	4%
75 to 84 years	51	2%
85 years and over	22	1%

Renter Occupied Units by Race of Householder	3,009	
One Race	2,950	98%
White	1,669	55%
Black or African American	698	23%
American Indian and Alaska Native	13	0%
Asian	32	1%
Native Hawaiian and Other Pacific Islander	6	0%
Other Race	531	18%
Two or more races	60	2%
Renter Occupied Units by Household Size	3,009	
1-person household	924	31%
2-person household	809	27%
3-person household	539	18%
4-person household	456	15%
5-person household	159	5%
6-person household	69	2%
7-or-more-person household	55	2%