

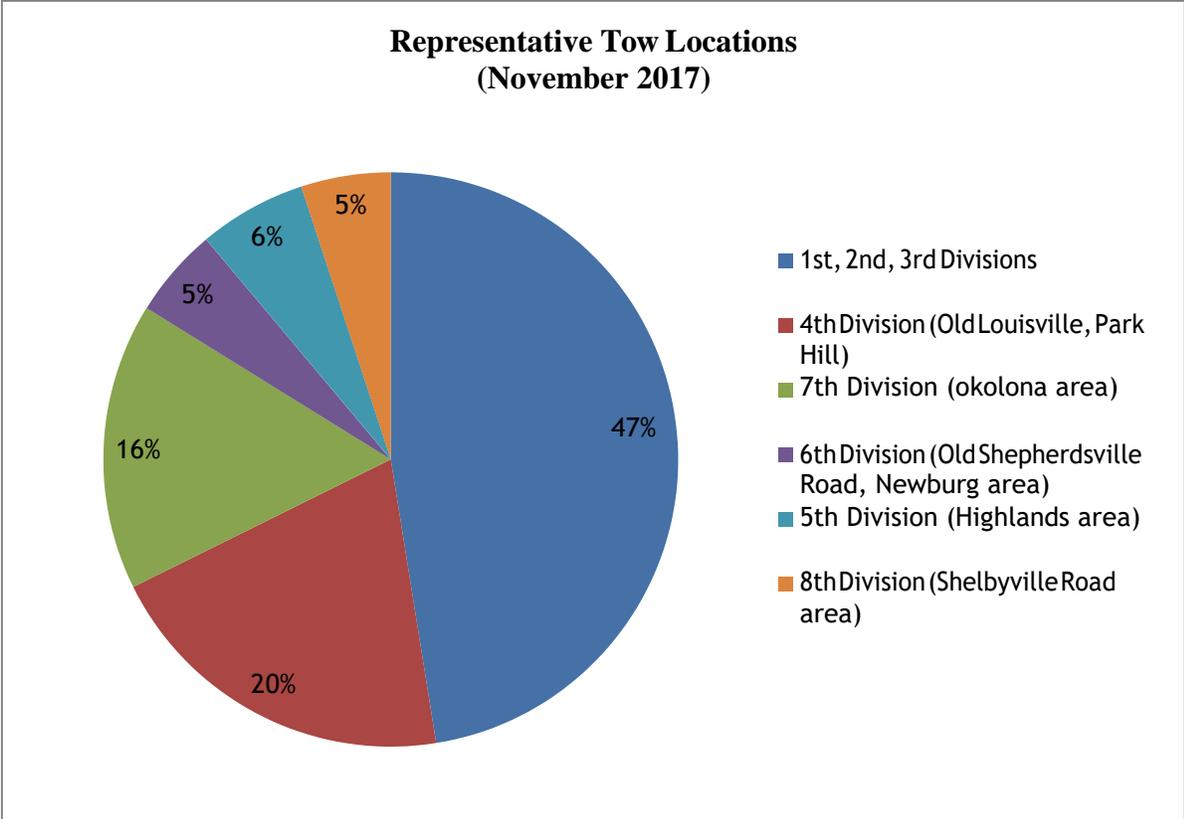
REQUEST FOR INFORMATION FOR THE RELOCATION OF LOUISVILLE METRO GOVERNMENT’S IMPOUND LOT



I. Introduction

This Request for Information (“RFI”) is intended to help Louisville Metro Government (“LMG”) identify properties that could be suitable for the relocation of its Impound Lot, currently located at 1478 Frankfort Avenue in the Butchertown neighborhood (the “Lot”). The Lot is operated by the Louisville Metro Police Department, and has been at this location for at least 50 years. It serves as the main temporary storage area for cars towed from throughout the city, and as longer-term storage for cars being held as evidence in a legal proceeding.

Most vehicles towed as a result of vehicle abandonment or for parking violations related to restrictions on parking during peak commuting times come from the Urban Services District. Large and heavy vehicles are not currently stored at the Lot due to site limitations. Nearly all LMG-owned towed or inoperable vehicles are located at LMG’s Newburg Road storage garage. The following chart represents a typical month of locations from which vehicles are towed:



The Lot accommodates around 1,800 vehicles at full capacity, but is too small to meet current towing and storage needs. The Lot frequently stores in excess of 2,000 vehicles. A portion of the Lot is located in the regulatory floodplain of the Beargrass Creek, and a large portion of the Lot is owned by Louisville Gas & Electric (“LG&E”) and encumbered by an easement related to a high tension power line that crosses the property. At least a portion of the Lot covers a former landfill.

LMG is interested in identifying potential alternative locations for the Lot in order to meet current and future towing and storage demands, incorporate environmental best management practices in design and operation, improve operational efficiency for employees and the public, and provide a more functional workplace for LMG staff based at the Lot.

II. Property Requirements

A new location for the Lot must meet the following minimum criteria to be considered responsive to this RFI:

- At least fifteen (15) contiguous acres in size;
- Generally flat topography;
- Able to be completely secured by a continuous fence and gate;

- Able to support an administrative building of between 1,000 and 1,500 square feet (sites that include an existing building that meets these minimum criteria are strongly preferred);
- Located outside the Jefferson Local Regulatory Floodplain and the Federal Emergency Management Agency (FEMA) 100 Year Flood Review Zones, and not located in a Combined Sewer Flood-Prone Area as documented using the Louisville/Jefferson County Information Consortium (“LOJIC”) mapping system;
- Easily accessed by interstate highways and primary arterial roads, particularly during peak hours (7:00 A.M. – 9:00 A.M. and 4:00 P.M. – 6:00 P.M.)
- Zoned for an automobile parking area, which is permitted in the following zoning districts:
 - C-1, Commercial
 - C-2, Commercial
 - C-3, Commercial
 - CM, Commercial Manufacturing
 - EZ-1, Enterprise Zone
 - M-1, Industrial
 - M-2, Industrial
 - M-3, Industrial
 - PRO, Planned Research/Office District
 - PEC, Planned Employment Center

-OR-

- Offers a novel solution to the location and operation of the Lot with a property or properties that do not total fifteen (15) contiguous acres, but meet the rest of the minimum criteria listed above (“Novel Solution”).

III. Content of Responses

Complete responses to this RFI must include the following information:

- Property address(es);
- Property features (buildings, paved areas, tree canopy, etc);
- Available utilities;
- Total acreage;
- Zoning classification;
- Map showing the fastest route to the property from the closest interstate highway during peak hours (7:00 A.M. – 9:00 A.M. and 4:00 P.M. – 6:00 P.M.);

- Preferred sale or lease price (please note that LMG strongly prefers to purchase rather than lease a property for the Lot);
- Current use;
- For Novel Solutions, explains in clear detail the Solution proposed and how it meets LMG's needs for the Lot;
- Any additional information that may be relevant to LMG's consideration of the property.

LMG may reject responses that are deemed incomplete.

IV. Process, Timeline and Evaluation Criteria, Timeline and Process

Responses to this RFI must be submitted using an online form found here:

<https://louisvilleky.wufoo.com/forms/p1hpy4gr0sdjak6/>

LMG will not consider properties offered via phone call, in-person conversation, e-mail, fax, written document or other means. Only responses submitted through the on-line process will be considered.

LMG will conduct at least three (3) public meetings to provide information about the operational and locational needs for the Lot, and to collect public input that may be helpful in identifying a new location for the Lot. All public comments collected during these meetings will be compiled and posted on LMG's website. Public comments also will be accepted online using this link:

<https://louisvilleky.gov/government/louisville-forward/impound-lot-relocation-rfi>

LMG will offer two tours of the Lot on February 15, 2018 at 10:00 A.M. and February 19, 2018 at 12:00 P.M. Individuals interested in touring the Lot should contact Lt. Colonel Robert Schroeder no later than February 12, 2018 for the first tour, and no later than February 16, 2018 for the second tour at the email address provided below.

Following the close of this RFI, LMG will engage in a preliminary review of all responses received. During this process, LMG may reach out to one or more respondents to gather additional information or seek clarification on one or more elements of a response.

Timeline:

February 15, 2018	First Tour Opportunity: Louisville Metro Impound Lot, 1478 Frankfort Avenue 10:00 A.M. RSVP no later than February 12, 2018
February 19, 2018	Second Tour Opportunity: Louisville Metro Impound Lot, 1478 Frankfort Avenue 12:00 P.M. (noon) RSVP no later than February 16, 2018
February 17, 2018	First public meeting: Main Branch, Louisville Free Public Library, 311 York Street 10:00 A.M.-11:30 A.M.
February 20, 2018	Second public meeting: Oak and Acorn, 631 S. 28 th Street 6:00 P.M. – 7:30 P.M.
February 22, 2018	Third public meeting: Butchertown Pizza Hall, 1301 Story Avenue, Second Floor 6:00 P.M. – 7:30 P.M.
March 15, 2018	RFI closes, all responses due
April 30, 2018	LMG concludes its preliminary review of responses

LMG will evaluate responses to this RFI based on their ability to meet operational and locational needs for the Lot, as well as on their potential budget impact. LMG expects to seek funding for the relocation of the Lot no earlier than the FY20 budget.

The issuance of this RFI does not guarantee that LMG will move forward with relocating the Lot to one of the properties offered in response.

V. Questions and RSVPs

Questions concerning this RFI and RSVPs for the tours should be directed to:

Lt. Colonel Robert Schroeder
Assistant Chief of Police
Louisville Metro Police Department
Robert.schroeder@louisvilleky.gov

All questions will be answered in writing within three (3) business days, and will be posted with a response to LMG's website. No questions will be accepted after March 10, 2018.