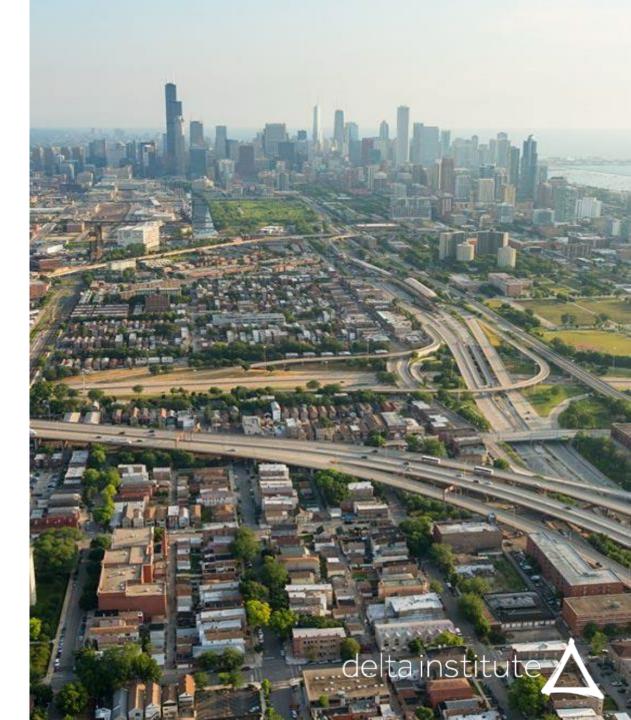
# RESTORING 40 ACRES IN HOBART NATURE DISTRICT PRE-PROPOSAL MEETING MAY 20, 2025

delta institute

#### MISSION & VISION

Delta Institute collaborates with communities to solve complex environmental challenges throughout the Midwest. We address Midwestern environmental, economic, and climate challenges today, so that our home and region are more resilient, equitable, and innovative tomorrow.



#### WHY WE EXIST

Delta Institute exists because environmental, economic, and climate issues hit communities—urban and rural—through disinvestment, systemic inequity, and policy decisions. We collaborate at the community level to solve our home region's new and legacy issues, by focusing on the self-defined goals and needs of our partners.

Our work takes us to population centers like Chicago, St. Louis, and Detroit; to mid-sized cities such as Gary and South Bend, Indiana; to Great Lakes coastal towns like Michigan City, Indiana and Muskegon, Michigan; and to rural communities and watersheds with tens of thousands of acres of farmland and waterways across our region. It's quite likely that you—or someone you know—lives, works, or passes through a community that Delta Institute has helped since our founding in 1998. Delta Institute is proud to serve as the EPA's Environmental Finance Center for Water Infrastructure for the next five years, which means that we may be supporting a community near you right now. We are a trusted 501(c)(3) nonprofit organization with a Platinum Seal of Transparency from Candid/GuideStar, a recognition received by fewer than 1% of all 1.5 million registered nonprofits in the United States.

Acting now is not only a pressing climate change issue, but also an issue of equity and environmental justice.



# NATURE-BASED CLIMATE SOLUTIONS

Delta Institute assists municipalities by integrating natural climate solutions and Green Infrastructure (GI) to reduce climate change impacts by capturing **100 million** stormwater gallons and leveraging \$100 million in municipal GI investment. We focus on communities that are disproportionately affected by flooding and climate change, to collaboratively improve their environmental indicators, mitigate local impacts of climate change, and strengthen their neighborhoods' resilience.



# RESTORING 40 ACRES IN HOBART NATURE DISTRICT PRE-PROPOSAL RFP MEETING AGENDA

- Project Overview
- Scope of Work
- Request for Proposal Guidelines
- Submission & Review Process
- Question & Answer Session
- Project Site Visit (4101 W 49th Ave, Hobart, IN 46342)



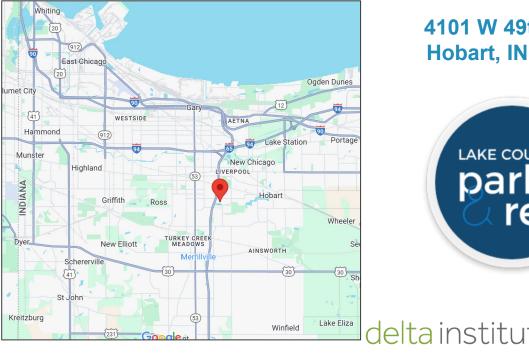
#### PROJECT OVERVIEW



#### **PROJECT BACKGROUND**

**Delta Institute and Lake County** Parks are restoring 40 acres of oak savanna and wetland ecosystems adjacent to high-traffic nature sites at the Hobart Nature District, benefiting stormwater management, native habitat for local wildlife, and creating a recreational area with new connections to existing trailheads. **Community** engagement will ensure that the project maximizes public benefits with an emphasis on improving watershed resilience and habitat connectivity.





4101 W 49th Ave. Hobart, IN 46342

LAKE COUNTY

parks

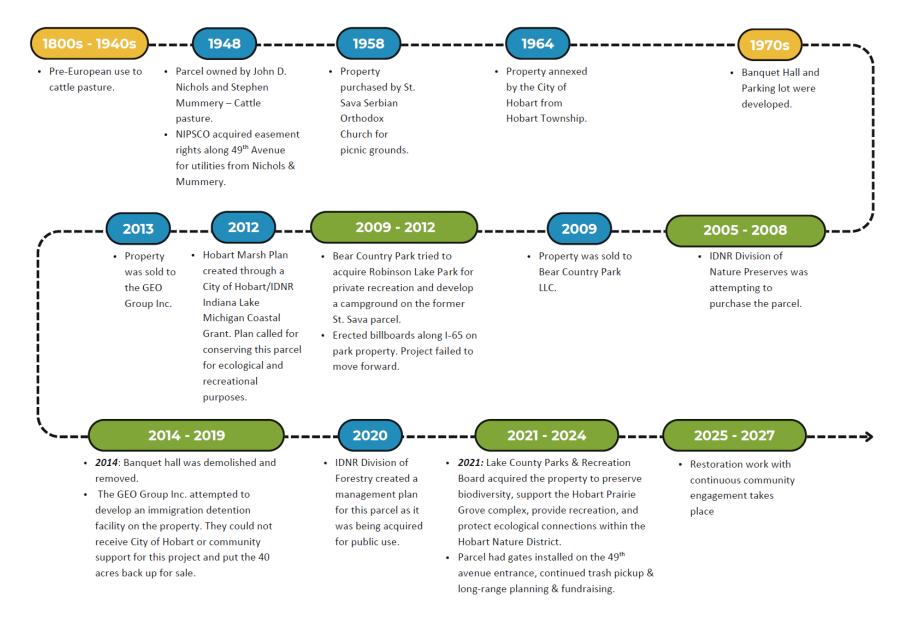
rec

#### **PROJECT GOALS**

- Capture over 4.6 million stormwater gallons annually;
- Restore 5 acres of permanent wetland;
- Restore 30 acres of mesic oak savanna, including about 6 acres of ephemeral wetlands and 3 acres of wet prairie;
- Remove invasive species;
- Remove 3 acres of impervious surface and illegal dumping pollution; and
- Add public access to recreation and greenspace (2 acres for a trail, boardwalk, overlook, small parking lot, and wayfinding).

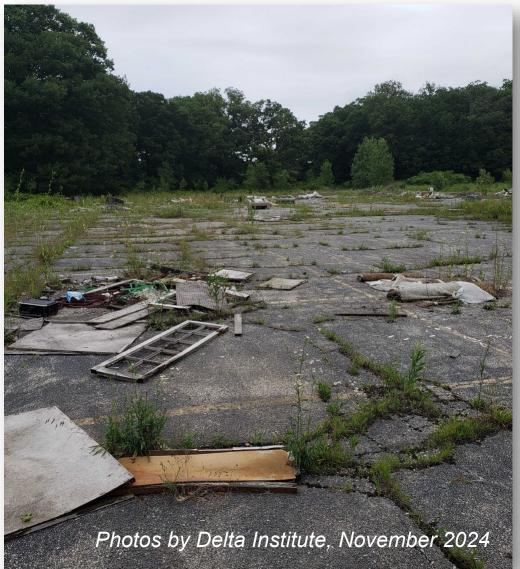


#### **PROJECT SITE TIMELINE**

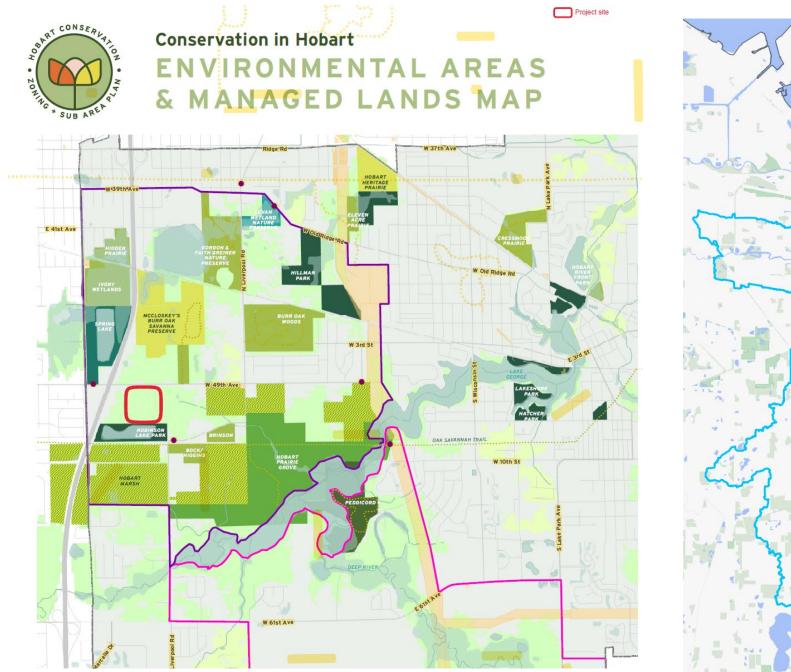




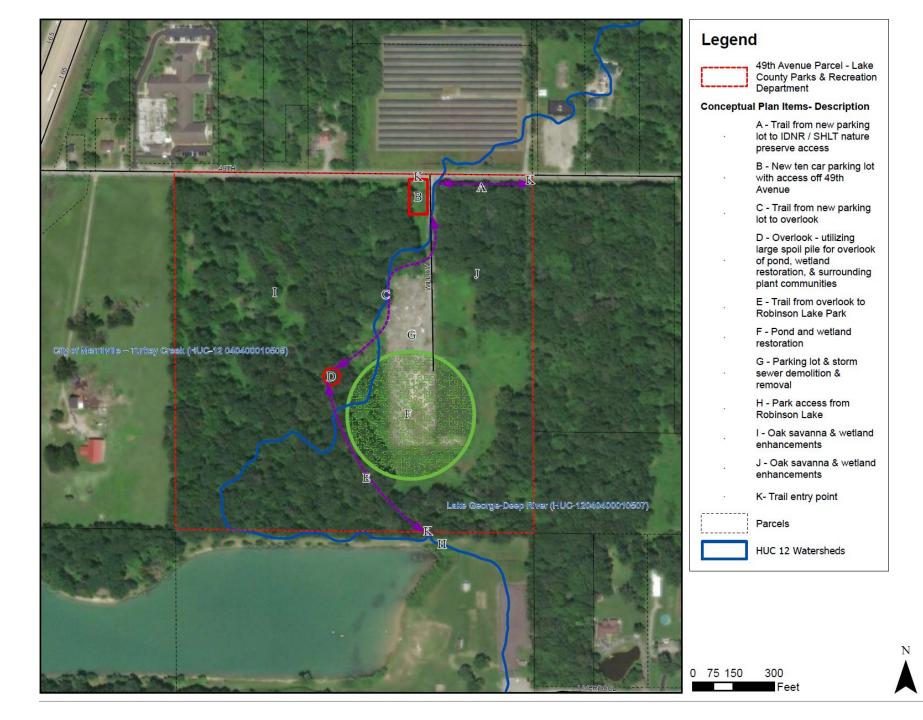
# **CURRENT CONDITIONS**













### **OPTIONS FOR RFP SUMBISSIONS**

Request for Proposal (RFP) and Specifications for 3 options:

- 1. Baseline Site Analysis (Task 1): or
- 2. Design (Task 2) and Maintenance and Stewardship Planning (Task 3): or
- 3. Baseline Site Analysis **and** Design and Maintenance and Stewardship Planning (Task 1, 2, and 3)

Timeline: As soon as the Agreement is signed to December 31, 2025 Budget: The maximum amount allocated for all 3 Tasks is \$90,000

This funding is provided through generous support of the

National Fish and Wildlife Foundation.



#### SCOPE OF WORK



#### TASK 1: BASELINE SITE ANALYSIS

- The Contractor shall conduct a baseline site analysis for the 40-acre site, which will serve as a foundational analysis to inform project design, implementation, and monitoring, prior to the project implementation.
- The Contractor will review all existing surveys and conceptual project plans required for the preparation of full design and permitting plans (Task 2).
  - The baseline site analysis must be completed by August 31, 2025.



#### TASK 2.1: DESIGN AND SITE WORK DRAWINGS

- The Contractor shall develop detailed design specifications and site work drawings for the 40-acre site, working closely with the Project Team and Community Stakeholder Working Group to ensure their input is embedded in the design process.
  - Design and site work drawings that are 30% complete must be presented to the Project Team and Community Stakeholder Working Group by September 30, 2025 for the purpose of gathering feedback.
  - Three rounds of feedback shall be integrated before **100%** of the design and site work drawings are completed **by December 31, 2025**.
- The Contractor shall prepare three (3) hard copies and one (1) digital copy of the final design, site work plans, and specifications, as well as electronic copies of all plan sheet files, all legal descriptions, exhibits, specifications, and manuals for final review and approval by the Project Team.
  - a) Full set of site work drawings, including summary of quantities, standard details, crosssections, and planting details.
  - b) Demolition and vegetation clearing plan (including tree protection and invasive species management areas).
  - c) Hydrology, wetland improvement, and restoration plans and calculations (including grading and drainage plan, erosion and sediment control plan, and planting and seeding schedule).
  - d) Implementation details for trail sections, boardwalk, overlook, parking lot, fence, wayfinding, and native planting (including site layout and public access).
  - e) Complete set of specifications and supporting documentation.
  - f) Final implementation cost estimate.



#### TASK 2.2: PERMITTING COORDINATION

- The Contractor shall oversee all permitting coordinating and approval, as well as familiarize themselves and act in accordance with the existing conservation easement that was placed on the 40-acre site in 2021.
  - •Estimated to begin when 30% of the site design is completed.
  - •Permitting coordination must be completed by December 31, 2025.



#### TASK 2.3: QUALITY ASSURANCE PROJECT PLANS (QAPPS)

- The Contractor shall issue two comprehensive Quality Assurance Project Plans (QAPPs).
  - One QAPP focused on project implementation.
  - One QAPP outlining monitoring protocols to track the project's overall effectiveness after implementation work is complete, which can be incorporated into the Maintenance and Stewardship Plan (Task 3).
- QAPPs shall be completed using guidelines from NFWF.



#### TASK 3: MAINTENANCE AND STEWARDSHIP PLAN

- The Contractor shall create a Maintenance and Stewardship Plan for Lake County Parks to help manage the project site for five+ years post project completion. The Plan shall encompass both:
  - 1. Maintenance Goals: Ensure the <u>ongoing functionality and upkeep of specific elements</u> (the restored wetlands and surrounding planted areas, parking lot, site amenities, fence, trails, boardwalk, signs and overlook), such as through tasks like pruning, mowing, pest management, irrigation, and minor repairs. This aspect focuses on maintaining the physical condition of what has been planted or built.
  - 2. Stewardship Goals: Focus on preserving and <u>enhancing long-term ecological health and</u> <u>sustainability</u>, including strategies to protect restored wetland, wildlife habitats, surrounding area impacted by Phragmites, and areas close to the boardwalk, trails, parking, or site amenities. This aspect focuses on promoting the overall health of natural resources.

Task 3 must be completed by December 31, 2025.



#### APPENDIX D: INDIANA DNR STEWARDSHIP PLAN



deltainstitute

#### **PROJECT TIMELINE**

Activities		2025		2026			2027					
	<b>Q4</b>	<b>Q1</b>	<b>Q2</b>	<b>Q</b> 3	<b>Q4</b>	<b>Q1</b>	<b>Q2</b>	<b>Q</b> 3	<b>Q4</b>	<b>Q1</b>	<b>Q2</b>	<b>Q</b> 3
1. Program Management, Planning and Coordination												
2. Continuous Community Engagement												
3. Baseline Study & Project Design												
Bid												
Baseline analysis, permits, design, QAPPs, maintenance plan												
4. Implementation: Wetland Creation & Native Restoration												
Bid												
Site clearance, excavation, grading, planting												
5. Implementation: Recreational Park Area												
Bid												
Creation of pedestrian trail, boardwalk, overlook and parking lot												
6. Tracking Metrics & Monitoring												



#### ENDANGERED SPECIES ACT

NAME	STATUS
Indiana Bat <i>Myotis sodalis</i> There is <b>final</b> critical habitat for this species. Your location does not overlap the critical habitat. Species profile: <u>https://ecos.fws.gov/ecp/species/5949</u>	Endangered
Northern Long-eared Bat <i>Myotis septentrionalis</i> No critical habitat has been designated for this species. Species profile: <u>https://ecos.fws.gov/ecp/species/9045</u>	Endangered
INSECTS	
INSECTS NAME	STATUS
	STATUS Proposed Threatened



#### **REQUEST FOR PROPOSAL GUIDLINES**



#### PROPOSAL CHECKLIST

 Completed Non-collusion Affidavit Form.
 Completed Official Proposal Pricing Form.
 Proposal narrative (15 pages max) identifying a clear understanding of the project scope, the contractor's approach to project management,

- and highlighted experience successfully integrating community feedback into designs.
- Completed References and Qualifications Form.
- No more than three 1-page informational summaries of referenced projects with pictures and graphics from those projects with name of client, location, and contact information.
- Description of key personnel with brief bios and compliance.
  their role on this project.
  No investment

# Résumé for project manager with whom Delta will interface.

□ Certificate of Insurance.

- Completed Delta Institute Signature Authorization Form.
- Completed Delta Institute Questionnaire Form.
- Completed Delta Institute Exception Form.
- Completed Delta Institute Workers'
  - Compensation Certificate Form.
- Completed Acknowledgement of Addendum Form for all Addendums Form.
- □ Drug Free workplace policies and procedures.
- □ Affidavit and statement regarding E-Verify

□ No investment in Iranian energy sector.



#### SUBMISSION & REVIEW



#### SUBMISSION REQUIREMENTS

- The proposal shall be submitted in a sealed envelope with all original pages intact. The following must be submitted:
  - One (1) original proposal, Two (2) hard copies, and One (1) digital copy
- The proposal must be labeled as the following:
  - "Restoring 40 Acres in Hobart Nature District"
- The proposal must be submitted:
  - By mail to: Delta Institute, 35 E. Wacker Drive, Suite 1760, Chicago, IL 60601, and
  - By email to: <u>hmhardy@delta-institute.org</u> and <u>jzouras@delta-institute.org</u>



#### SCORING RUBRIC

MAXIMUM POINTS	CRITERIA
20	Understanding the scope of work and quality of the Proposal to meet this scope.
20	Qualifications of Team
20	Ability to meet the Project Team's needs, on time and within budget.
40	Price including all costs
100	TOTAL

- Disadvantaged Business Enterprises (e.g., **Minority-owned business enterprises** or MBEs, **Women-owned business enterprises** or WBEs, etc.) are encouraged to respond to this RFP.
- Firms with staff with some of the following credentials and licenses will be considered more qualified than those that do not have any: Professional Engineer (PE), Licensed Landscape Architect (PLA or RLA), American Society of Landscape Architects (ASLA), and/or American Institute of Architects (AIA).



May 23<sup>rd</sup> (5:00 PM CST): Deadline for Questions

June 13<sup>th</sup> (5:00 PM CST): Proposal Submission Due Date

June 16<sup>th</sup> – 20<sup>th</sup>: Proposal Review Period

June 23<sup>rd</sup>: Tentative Award Date

June 30<sup>th</sup>: Tentative Project Kickoff



#### QUESTION & ANSWER





Please email additional questions to:

- Helen Hardy (<u>hmhardy@delta-institute.org</u>)
- Deadline for questions: Friday, May 23, 2025, at 5 PM CST

All questions will be answered and issued to all companies that are on the RFP holders list.

 If you are unsure if you are on the RFP holder's list, please contact Helen Hardy (<u>hmhardy@delta-institute.org</u>)



### CONNECT WITH US

#### Social Media

- LinkedIn: /delta-institute
- Instagram: deltainstitute
- Facebook: @DeltaGreatLakes
- YouTube: deltainstitute

#### Website

- Bookmark us: delta-institute.org
- Keep posted on our events: <u>delta-institute.org/events</u>
- Subscribe to our newsletter: <u>delta-institute.org/get-involved</u>
- Contact us: <u>delta-institute.org/contact</u>



# THANK YOU



Photo courtesy of the Forest Preserve District of DuPage County.

## Site Visit: 4101 W 49th Ave, Hobart, IN 46342

