

# REQUEST FOR PROPOSALS/QUALIFICATIONS

Public Infrastructure

Edwardsville School Project

Floyd County Redevelopment Commission

## I. PROJECT INTRODUCTION:

In accordance with IC 5-23-5 and IC 5-3-1, the Floyd County Redevelopment Commission, Indiana (the "Commission") invites any and all qualified parties to submit Proposals and Statements of Qualifications to obtain financing, develop and construct a new road, water and sanitary sewer utilities, stormwater and parking infrastructure in a public-private partnership, the scope of which will be determined in a scoping period with the selected proposer (the "Project"). . At a certain point in time, the Commission would assume ownership of the public infrastructure and will pledge financing adequate to cover the debt service.

## II. PROJECT SCOPE:

Selected proposers will provide all financing, site work, labor and material to construct a road on property owned (or to be acquired) by the Commission.

"The scope and budget of the Project is not yet determined, although the final scope is anticipated to be approximately \$1 million and be generally consistent with the preliminary scope of work. Exhibit can be found on the county website: [www.floydcounty.in.gov](http://www.floydcounty.in.gov) –redevelopment commission or by contacting Don Lopp, Director of Operations. The final Project scope will be determined through a scoping period with the selected proposer, during which the selected proposer will be required to provide financing terms, analysis to create a final scope, site analysis, design-assist services, and a guaranteed budget. The scoping period will likely be a very intense exercise with the goal of achieving a construction groundbreaking in Summer 2023. Upon receiving satisfactory scoping period deliverables from the selected offeror, the Commission will make a recommendation to the County Council to move forward with the Project, and the selected offeror, via resolution following a public hearing. If the selected offeror is unable to produce satisfactory deliverables, including desirable financing terms and guaranteed budget, the Commission will begin a new scoping period with another offeror or cancel this RFPQ process altogether.

## III. PROPOSAL EVALUATION:

The criteria which will be utilized in evaluating proposals is as follows:

- Your experience developing/financing similar projects
- Your demonstrated ability and capacity to perform the work
- Your reputation as indicated by your references for performing this type of work
- Your overall approach to the project

## IV. PROPOSALS:

Please respond to the following requests:

- A description of your company
- Identify three (3) similar projects you have financed/developed
- A proposed schedule for the project to include major milestones for your proposed services. This is for reference purposes only. The final schedule will be determined during the scoping period, but the Redevelopment would like to review a preliminary schedule to help with planning efforts.
- Your proposed approach to the scoping period and the Project

## **V. General Conditions**

It should be understood that:

- The Commission reserves the right to reject any and all Proposals/Statements of Qualifications at its sole discretion
- The Commission reserves the right to terminate the RFPQ process and all subsequent processes at any time at its sole discretion
- The Commission does not require you to submit a certified check or other evidence of financial responsibility with your proposal
- All offerors will be accorded fair and equal treatment with respect to any opportunity for discussion and revision of proposals. The Commission may enter into discussions with offerors to clarify and assure a full understanding of proposals.
- The Commission may refuse to disclose the contents of the Proposals/Statement of Qualifications during discussions with eligible offerors
- This Project will be procured and financed in partnership with the selected offeror under IC § 5-23, and therefore the Project will not utilize “public funds” as defined in IC § 5-22-2-23. Per both statutes, the selected offeror will not be subject to further procurement processes under IC § 36-1-12 or any other statute unless funds that constitute “public funds” are used to finance the project. This will ultimately be determined by the selected offeror’s proposed financing solution. The selected construction partner will be required to provide a 50% performance bond and a 100% payment bond, per IC § 5-23.
- The Project will be constructed on property that has previously been acquired by the Redevelopment and on property the Redevelopment and Commission intends to acquire via donation from private land owners
- Proposing firms shall not contact County Council members, Redevelopment Commission

members, members of the RFPQ Review Committee, or any other voting body during the RFPQ process other than the Commission's representatives listed below. All correspondence and questions for this RFPQ should be directed as follows:

**Mr. Don Lopp**, Owner's Representative for the Floyd County Redevelopment Commission  
Email: [dlopp@floydcounty.in.gov](mailto:dlopp@floydcounty.in.gov)

All questions should be submitted by **4 p.m. on June 1, 2023**. Any questions and their answers will be posted to the Redevelopment's website at [www.floydcounty.in.gov](http://www.floydcounty.in.gov) by **June 2, 2023 4 p.m.**

- The Commission reserves the right to enter into a Scoping Agreement with an offeror for preliminary design or development services prior to agreeing to move forward with the Project. After the Scoping period, the Commission shall either make a recommendation to award the public-private agreement to the selected offeror, engage another offeror, or to terminate the request for proposal process.
- Hard copy written submissions need to be mailed to Floyd County Redevelopment Commission 2524 Corydon Pike Suite 202 New Albany, IN 47150 Attn. Don Lopp, Director of Operations and Planning

Alternatively, an electronic PDF of the Proposal/Statement of Qualifications can be emailed to  
Email: [dlopp@floydcounty.in.gov](mailto:dlopp@floydcounty.in.gov)

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**\*Proposals must be received by 9AM local time on June 15, 2023.**