

REQUEST FOR PROPOSALS/QUALIFICATIONS
PUBLIC WORKS BUILDING
TOWN OF CLARKSVILLE, INDIANA

I. PROJECT INTRODUCTION:

In accordance with IC 5-23-5, the Redevelopment Commission (the "RDC") for the Town of Clarksville, Indiana (the "Town"), invites any and all qualified parties to submit Proposals and Statements of Qualifications to obtain financing, develop, and construct a public works building at the Town owned property identified in Appendix A 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 Town would assume ownership of the Project and will pledge revenues adequate to cover the debt service from a selected financial institution. The purpose and intent of the Project is to fulfill maintenance responsibilities for vehicles and equipment that provide critical public safety and operational needs for the community.

II. PROJECT SCOPE:

The selected proposer will provide all financing services, development services, site work, labor and material to construct the Project. The scope of the Project is not yet determined. Although, Appendix B contains schematic designs for the perceived project. 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, and a guaranteed budget. The selected proposer will further be required to provide design assistance to our architect, which we have already procured under other public procurement processes. The scoping period will likely be a very intense exercise with the goal of achieving a construction groundbreaking in Fall, 2020. Upon receiving satisfactory scoping period deliverables from the selected offeror, the RDC and/or Town Council will move forward with the Project and selected offeror via resolution at a public hearing. If the selected offeror is unable to produce satisfactory deliverables including desirable financing terms and budget, the RDC will begin a new scoping period with another offeror or cancel this RFP/Q process altogether.

III. PROPOSAL EVALUATION:

The RDC has formed a committee to review the proposals received. The criteria which will be utilized in evaluating proposals is as follows:

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

IV. PROPOSALS:

Please respond to the following requests:

- Identify three (3) similar projects you have financed and developed. Include names, telephone

numbers and addresses to be used as references relative to the listed projects.

- A proposed schedule for the Project to show necessary milestones that the RDC will need to consider.
- A description of the project team.
- A proposed financing solution.
- The scoping process will likely be very intense, in which time the selected offeror would need to prepare feasibility analysis, design assistance, financing terms, and guaranteed budgets sufficient for the RDC to make a decision on proceeding (or not) with the Project and/or with the selected offeror. Please identify fees that may be requested by your team during this process. You may offer hourly rates, an overall lump sum, or multiple lump sums segregated by task.

V. General Conditions

It should be understood that:

- The RDC reserves the right to reject any and all Proposals/Statements of Qualifications at its sole discretion.
- The RDC 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 RDC may enter into discussions with offerors to clarify and assure a full understanding of proposals.
- The RDC 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. However, the selected proposer will be required to provide a performance bond for 50% of the construction costs per both IC § 5-23 and IC § 36-1-12.
- Proposing firms shall not contact RDC members or any other voting body during the RFP process other than the Town’s representative listed below (or, unless specifically authorized to do so by the Town’s representative). All correspondence and questions for this RFPQ should be directed as follows:

[Dylan Fisher, Redevelopment Director, dfisher@townofclarksville.com](mailto:dfisher@townofclarksville.com)

- The RDC reserves the right to enter into a Scoping Agreement with an offeror for preliminary design and development services prior to the RDC agreeing to move forward with the Project. After the Scoping period, the Committee 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.
- Email an electronic PDF of the Proposal/Statement of Qualifications to Dylan Fisher at dfisher@townofclarksville.com.

Proposals must be received by 2:00 PM local time on June 18, 2020.