

# REQUEST FOR PROPOSALS/QUALIFICATIONS

Public Infrastructure  
Novaparke Building 5  
Floyd County Board of Commissioners

## I. PROJECT INTRODUCTION:

In accordance with IC 5-23-5 and IC 5-3-1, the Floyd County Board of Commissioners, Indiana (the "Commission") invites any and all qualified parties to submit Proposals and Statements of Qualifications to obtain financing, develop and construct a 35,000 square foot building for research and development 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 35,000 square foot for research and development activities on property owned (or to be acquired) by the Commission.

The scope and budget of the Project is not yet determined. 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 Fall 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 as it relates to research and development space
- Your demonstrated ability and capacity to perform the work in the constraints of the building schedule
- 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 members of the County Commissioners, County Council, 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 Board of Commissioners  
Email: [dlopp@floydcounty.in.gov](mailto:dlopp@floydcounty.in.gov)

Any questions and their answers will be posted to the Redevelopment's website at [www.floydcounty.in.gov](http://www.floydcounty.in.gov) **by 4 p.m. on each Friday of the RFPQ process.**

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.

Interested parties are required to submit one electronic (digital) copy of their proposal. Failure to provide the proposal in the appropriate manner will result in disqualification. Hard copies of the proposal will not be accepted. One electronic copy including attachments shall be transmitted to the County Commissioners email. The receipt time of the submittal will be considered the time-stamp of the incoming email created automatically by the County's email server.

Email Submission: [commissioner@floydcounty.in.gov](mailto:commissioner@floydcounty.in.gov)  
Subject line: Request for Proposal – Novaparke Building 5

Deadline for Submission will be Friday, September 8 at 4PM EST.

Late Proposals and modifications received after the stated time of closing shall be returned unopen. The County is not responsible for late submissions. Time of closing will be determined per Eastern Standard Time.