

REQUEST FOR PROPOSALS/QUALIFICATIONS

UTILITY AND INFRASTRUCTURE PROJECT

TOWN OF FERDINAND, INDIANA

I. PROJECT INTRODUCTION:

In accordance with IC 5-23-5, the Town of Ferdinand, Indiana (the "Town"), invites any and all qualified parties to submit Proposals and Statements of Qualifications to design, construct, repair, and/or transfer utility and road infrastructure and related sitework and infrastructure (the "Project") in the Town under a public-private partnership. The purpose and intent of the Project is to provide utilities, road/access, infrastructure, and related sitework to support a potential economic development project in the Town.

II. PROJECT SCOPE:

The selected proposer will provide all development services, design-assist services, labor and material to construct the Project. The final 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 time the selected proposer will be required to provide design assistance, analysis to create a final scope, site analysis, and a guaranteed budget. The cost of the Project is anticipated to be under \$2,900,000. The scoping period will likely be a very intense exercise with the goal of achieving a construction groundbreaking in Fall, 2026. Upon receiving satisfactory scoping period deliverables from the selected offeror, the Town 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 guaranteed pricing, the Town will begin a new scoping period with another offeror or cancel this RFPQ process altogether.

III. PROPOSAL EVALUATION:

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

- Your experience developing similar public projects
- Your demonstrated ability and capacity to perform the work, including your reputation as indicated by your references for performing this type of work
- Your approach to develop the project
- Your proposed fees during the scoping period

IV. PROPOSALS

Please respond to the following requests:

- A description of the project team
- Identify at least three (3) similar projects you have developed. Include names and contact information to be used as references relative to the listed projects.
- A proposed schedule for the Project, including proposed dates to start and complete construction, and to convey the improvements to the Town. This is for the Town's reference only. A final Project schedule will be determined during the scoping period with the selected proposer.

- A proposed approach to the Project.
- The scoping process may have a somewhat long duration in which time the selected proposer would need to prepare design-assistance materials, construction/scope analysis, and a guaranteed budget sufficient for the Town to make a decision on proceeding (or not) with the Project and/or with the selected proposer(s). 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 Town reserves the right to reject any and all Proposals/Statements of Qualifications at its sole discretion.
- The proposer's qualifications based on previous experience will be the most heavily weighted of the selection criteria.
- The Town does not require you to submit a certified check or other evidence of financial responsibility with your proposal.
- All proposers will be accorded fair and equal treatment with respect to any opportunity for discussion and revision of proposals. The Town may enter into discussions with proposers to clarify and assure a full understanding of proposals.
- The Town may refuse to disclose the contents of the Proposals/ Statement of Qualifications during discussions with eligible proposers.
- This Project is being procured under IC § 5-23, and therefore the selected proposer 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 IC § 5-23.
- Proposing firms shall not contact Town Common Council members or other public officials during the RFPQ process other than the RFPQ Committee's representative (the "Representative") listed below, unless authorized or directed to do so by the Representative. All correspondence and questions for this RFPQ should be directed to the Representative as follows:

Clerk-Treasurer Tamara Miller, tmmiller@ferdinandindiana.org

- The Town reserves the right to enter into a Scoping Agreement with a proposer for preliminary design and development services prior to the Town agreeing to move forward with the Project. After the Scoping period, the RFPQ Committee shall either make a recommendation to award the public-private agreement to a proposer, engage another proposer, or shall terminate the request for proposal process.
- Submittal: An electronic PDF of the Proposal/Statement of Qualifications should be emailed to:

Clerk-Treasurer Tamara Miller, tmmiller@ferdinandindiana.org

Proposals must be received by 2:00 PM local time on May 21, 2026.