

REQUEST FOR PROPOSALS/QUALIFICATIONS

PARK PROJECT

CITY OF GREENSBURG, INDIANA

I.PROJECT INTRODUCTION:

In accordance with IC 5-23-5, the City of Greensburg, Indiana (the “City”), invites any and all qualified parties to submit Proposals and Statements of Qualifications to obtain financing, construct, develop, and/or transfer improvements related to a new public park facility (the “Project”) under a public-private partnership. Although the full scope of the Project is not determined, the City has a clear need for a facility to provide concessions, public restrooms, and storage at the City’s existing soccer fields located in Pirate Park at 1001 East Central Avenue. In order to make the financing and construction costs as efficient as possible, the City is submitting this RFPQ to identify a team that is capable of scoping, developing, and financing the potential Project. The purpose and intent of the Project is to increase quality of life for citizens located in the City, to grow population and foster retention for the City, to improve operational efficiencies of the City’s assets, and to meet the City’s obligation to provide safe and clean municipal facilities in a post-pandemic culture.

II.PROJECT SCOPE:

The selected proposer will provide all financing services, development services, site work, labor and material to develop and construct the Project. Please note that the City has procured preliminary design services under a separate procurement process, and proposers should take into consideration the products of those services in offering design services as part of their response to this RFPQ. Although the City has a clear need for a new restroom/concession/storage facility, the scope of the Project is not 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, site analysis for the potential site(s) in Pirate Park, and construction analysis to create a final scope and a guaranteed budget. The scoping period is anticipated to be an intense process, with the goal of achieving a guaranteed price and final schematic design in late summer, 2021 in order to begin construction in Winter, 2021/22. As part of the scoping process, the selected proposer may be asked to provide multiple budgets for several different scenarios, sites, and/or phases so the City can make an informed decision on moving forward (or not) with any or all aspects of the potential Project. Upon receiving satisfactory scoping period deliverables from the selected offeror, the City will move forward with the Project and selected offeror via resolution or ordinance at a public hearing to complete the construction and development of the Project. If (1) the selected offeror is unable to produce satisfactory deliverables including desirable financing terms and budget, or (2) the City determines that the Project is not necessary or wise based on the results of the scoping period, then the City will begin a new scoping period with another offeror or cancel this RFPQ process altogether. In either event, the resulting scoping period deliverables will be solely owned by the City, and the City may use the information from the scoping period deliverables for its use and benefit.

III.PROPOSAL EVALUATION:

The City 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 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 financing solution to meet the requirements of IC 5-23
- 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) public projects you have financed and developed. Include names, email addresses, and telephone numbers to be used as references relative to the listed projects.
- A proposed schedule for the Project, including proposed dates to close on financing, to start and complete construction, and to convey the improvements to the City. Considering the scope is not developed at this point, please provide this schedule for example purposes only. The final schedule will be determined in the scoping period as part of the selected proposer's deliverables.
- A proposed approach to the Project, including financing strategy.
- The scoping process will be very intense and focused, in which time the selected proposer would need to prepare financing terms, site analysis, construction/scope analysis, and a guaranteed budget sufficient for the City to make a decision on proceeding (or not) with the Project and/or with the selected proposer. Please identify fees that may be requested by your team during this process. You may offer an overall lump sum or multiple lump sums segregated by task or team member.

V.General Conditions

It should be understood that:

- The City reserves the right to reject any and all Proposals/Statements of Qualifications at its sole discretion.
- The City does not require you to submit a certified check or other evidence of financial responsibility with your proposal other than the description of financing approach requested above.
- The price of the stated scoping period fees and the proposed financing solutions are important factors, but they are not the sole or determinative factor. The offeror's demonstrated experience, ability, and capacity to perform the work will be equally weighted. For purposes of clarity: a favorable scoping period fee by a proposer who is unable to demonstrate their ability to deliver a quality project will not suit the needs of the City.
- All proposers will be accorded fair and equal treatment with respect to any opportunity for discussion and revision of proposals. The City may enter into discussions with proposers to clarify and assure a full understanding of proposals.
- The City may refuse to disclose the contents of the Proposals/ Statement of Qualifications during discussions with eligible proposers.
- This Project will be procured and financed in partnership with the selected proposer 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 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 and a payment bond for 100% of construction costs per both IC § 5-23 and IC § 36-1-12.

- Proposing firms shall not contact any public officials upon release of this RFPQ 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:

Mayor Joshua Marsh, Director of Visit Greensburg Philip Diewert & City Engineer Ron May

- The City reserves the right to enter into a Scoping Agreement with a proposer for preliminary design and development services prior to the City 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:

Mayor Joshua Marsh at jmarsh@greensburg.in.gov, Ron May rmay@greensburg.in.gov, AND
Philip Deiwert at Philip@visitgreensburg.com

Proposals must be received by 4:00 PM local time on July 12, 2021.