

**HENDRICKS COUNTY BOARD OF COMMISSIONERS**  
**NOTICE OF REQUEST FOR QUALIFICATIONS/ PROPOSALS**  
**FOR A**  
**PUBLIC/PRIVATE PARTNERSHIP REGARDING**  
**MODULAR EXPANSION FOR THE**  
**HENDRICKS COUNTY WORK RELEASE FACILITY**

**I. PROJECT INTRODUCTION:**

In accordance with IC 5-23-5, the Hendricks County Indiana Board of Commissioners ("County"), invites any and all qualified parties to submit Proposals and Statements of Qualifications to design, obtain financing, construct, and/or transfer a new modular dormitory expansion as part of the existing Hendricks County Work Release Facility, located at 200 East Campus Boulevard, Danville IN 46122 (the "Project"), under a public-private partnership. The purpose and intent of the Project is to provide additional safe and secure living and sleeping quarters, with supervision office, as an expansion of the current facility.

Detailed Qualification/Proposal guidelines will be available in person, or via email, starting Thursday, January 19, 2023, from the following contact:

Hendricks County Facilities Department  
355 South Washington Street, Suite G20  
Danville, IN 46122  
Office Manager: Ms. Carrie Lofton  
celofton@co.hendricks.in.us  
317-745-9236

**II. RFQP SCOPE:**

The County is using this RFQP to identify an Offeror that can:

1. Provide satisfactory evidence of acceptable Business Structure, Experience & Expertise, Financial Capability, Approach to Project, and Conceptual Design. Also including...
2. Evaluate the condition and suitability of the facilities current site conditions and utility services needed for the Project.
3. Make recommendations to the County for design and construction of suitable modular construction options to provide the required additional sleeping and living quarters and supervision office for the Project.

The full scope for the Project has not been determined at this time. The final Project scope will be determined through a scoping period with the selected Offeror, during which the selected Offeror will be required to provide financing terms, analysis to create a final scope, including site analysis, site and building design services, site work, labor, and materials to construct the Project, and a guaranteed budget. The scoping period will likely be a very intense exercise with all required analysis being delivered by the selected Offeror in the second quarter of 2023.

If the County determines that the Project is viable upon receiving the deliverables from the selected Offeror, then County Commissioners may move forward with the Project and selected Offeror via resolution at a public meeting. If the selected Offeror is unable to produce satisfactory deliverables (including desirable financing terms) or if it is determined that no need exists for the Project, the County will begin a new scoping period with another Offeror or cancel this RFQP process altogether.

### **III. RFQP EVALUATION:**

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

- Overall Business Structure
- Business Expertise and Experience
- Financial Capability
- Conceptual Design
- Approach to Develop the Project, including a financing solution to meet all requirements of IC 5-23.

### **IV. GENERAL CONDITIONS**

It should be understood that:

- The County reserves the right to reject any and all Proposals/Statements of Qualifications at its sole discretion.
- All Offerors will be accorded fair and equal treatment with respect to any opportunity for discussion and revision of proposals. The County may enter into discussions with Offerors to clarify and assure a full understanding of proposals.
- The County 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 Offeror 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 Board of County Commissioners members or other public officials during the RFQP process other than the RFQP Committee's representative (the "Representative") listed below, unless authorized or directed to do so by the Representative. All correspondence and questions for this RFQP should be directed to the Representative as follows:

Mr. Kevin J. Cavanaugh  
Hendricks County Facilities Manager  
kcavanaugh@co.hendricks.in.us  
317.745.9236

- Submittal formatting requirements are described in the full RFQP package.

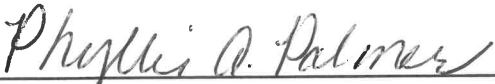
**Proposals must be received by:**

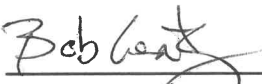
**9:00 AM, Tuesday, February 14, 2023**


**Any proposal received after the deadline will not be considered.**

Notice for RFQP dated this 10th day of January, 2023

**BOARD OF COMMISSIONERS OF HENDRICKS COUNTY, INDIANA**

  
Phyllis A. Palmer, President

  
Bob Gentry, Vice President

  
Dennis W. Dawes, Commissioner

ATTEST:   
Nancy Marsh, County Auditor