

REQUEST FOR PROPOSALS/QUALIFICATIONS

COURTHOUSE RENOVATION

RUSH COUNTY, INDIANA

I. PROJECT INTRODUCTION:

In accordance with IC 5-23-5, Rush County, Indiana (the “County”), invites any and all qualified parties to submit Proposals and Statements of Qualifications to renovate the County Courthouse (the “Project”) to be developed under a public-private partnership. The purpose and intent of the Project is to renovate and update the County’s Courthouse to fulfill the County’s responsibility to provide safe and efficient services to the citizens of the County. An independent architect has been selected and working with that architect throughout to develop final plans/designs will be a critical part of the process.

II. PROJECT SCOPE:

The selected proposer will provide all services, construction services, labor and material to develop and construct the Project. Initial specifications have been completed and are available for review. The final Project design will be determined through a design and planning period with the selected proposer, during which the selected proposer will be required to provide construction analysis to create a final scope and a guaranteed budget. The Project budget is anticipated to be roughly \$10-\$13 Million. The design period is anticipated to be a very intense and fast-paced process, with the goal of achieving a guaranteed price and final schematic in cooperation with the designer during the first quarter and early second quarter of 2026 in order to begin construction shortly thereafter. Upon receiving satisfactory design deliverables from the selected offeror, the County 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 development and construction plans and budget, or (2) the County determines that the Project is not necessary or wise based on the results of the design period, then the County will begin a new design period with another proposer or cancel this RFPQ process altogether. In either event, the resulting design and planning period deliverables will be solely owned by the County, and the County may use the information from the design and planning deliverables for its use and benefit.

III. PROPOSAL EVALUATION:

The County 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 fees during the design and planning period.

IV. PROPOSALS

Please respond to the following requests:

- A description of the project team

- Identify at least three (3) similar public projects you have developed under IC 5-23. 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 start and complete construction, and to convey the improvements to the County. Considering the design is not fully developed at this point, please provide this schedule for example purposes only. The final schedule will be determined in the design and planning period as part of the selected proposer's deliverables.
- A proposed approach to the Project.
- The final design and planning process will be very intense and focused, in which time the selected proposer would need to prepare construction/scope analysis/plans, and a guaranteed budget sufficient for the County 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 County reserves the right to reject any and all Proposals/Statements of Qualifications at its sole discretion.
- The County does not require you to submit a certified check or other evidence of financial responsibility with your proposal.
- The proposer's stated design and planning period fee will be an important factor in determining the most appropriate Project team, but the Project team's qualifications and experience will be the most important factor in determining the selected proposer.
- All proposers 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 proposers 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 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 and a payment bond for 100% of construction costs per both IC § 5-23 and IC § 36-1-12.
- Proposing firms shall not contact County Commissioners, Council Council members, or any 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:

Email: Ron Jarman, County Commissioner, rjarman@rushcounty.in.gov

- The County reserves the right to enter into a Design and Planning Agreement with a proposer for preliminary design and development services prior to the County agreeing to move forward with the

Project. After the final design and planning 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:

Email: Ron Jarman, County Commissioner, rjarman@rushcounty.in.gov

Proposals must be received by 9:00 AM local time on February 9, 2025.

Red text: Publish on 1/17/2026 and 1/24/2026