

**SALT CREEK ESTATES
REQUEST FOR PROPOSALS
AND QUALIFICATIONS**

**SALT CREEK ESTATES
WATER TREATMENT PLANT
IMPROVEMENTS PROJECT**

INTRODUCTION

In accordance with IC 5-23-5, Salt Creek Estates (the "Owner"). acting by and through its Homeowners Association Board of Directors (the "Board") is issuing this Request for Proposals and Qualifications (the "RFPQ") seeking proposals and statements of qualifications from qualified offerors for the development and construction of a new water treatment plant located at Salt Creek Water Treatment Plant (the "Project Area").

The private infrastructure to be developed and constructed may include a new engineered building with new water treatment structures and equipment, and the selective demolition of the existing water treatment plant (all such infrastructure collectively referred to herein as the "Infrastructure" and the development and construction of the Infrastructure being referred to as the "Project").

Design plans have been submitted to IDEM and other permitting agencies at this time, however these permits remain under review. Additional information regarding project specific infrastructure is provided with the prepared plans which can be accessed through RQAW | DCCM online plan room – for additional information accessing the available documents please contact Ricardo Paredes (email: rparedes@dccm.com or phone: 317-588-1785). The Infrastructure to be developed will be finalized during a scoping period with the selected development team. Due to the funding requirements, the project will require Davis-Bacon Wages and NSF 61 certified equipment compliance.

The Owner anticipates entering into a public-private partnership agreement with an offeror pursuant to IC 5-23 to provide the work, labor, equipment, and materials to develop and construct the Project within the budgetary and the time limitations required by the Owner. The costs of the Project may require compliance with CFR200.320(b)(2). The selected offeror will be required to obtain a payment bond in an amount not less than one hundred percent (100%) of the final cost of the Project and a performance bond in an amount not less than fifty percent (50%) of the final cost of the Project.

Given the complexity and fast-paced nature of the Project, including the need for considerable coordination among those working on each component of the Project, the Owner highly encourages a team approach to submitting budgetary responses to this RFPQ.

¹ For the avoidance of doubt, in the context of this RFPQ, the term "develop" as defined by IC 5-23-2-5.5 shall mean to install and construct the Project Infrastructure, and the term "construct" as defined by IC 5-23-2-4 shall mean the process of building and assembling the Project Infrastructure. In other words, any offeror who may be selected for **recommendation for the award of an agreement shall not be expected to finance, lease, acquire, or maintain** any of the Project Infrastructure as also allowed for under IC 5-23.

RFPO PROCESS, TIMELINE AND SCOPING PERIOD

The anticipated timeline for selection of a developer and execution of a public-private partnership agreement for the development and construction of the Project is as follows:

May 26, 2025	First publication of notice of the RFPQ in the local newspaper
June 10, 2025	Second publication of notice of the RFPQ in the local newspaper
June 25, 2025	Deadline to submit proposals by 3:00 p.m.
ASAP after reviewing proposals	Most qualified offeror is selected by Board
Immediately upon selection	Scoping Period with selected offeror begins
As long as necessary	Scoping period deliverables are assembled by the selected offeror, to include budgets, design plan comments, and coordination assistance with the Owner.
Upon receiving satisfactory scoping period deliverables	Selected offeror notified of recommendation to award public-private agreement
Dates to be established by the Owner	Notice of Homeowners Association (HOA) Meeting on recommendation to award a public- private agreement at dates to be established by Owner prior to the HOA Meeting and basis for recommendation available for inspection and copying at the Board's office.
Dates to be established by the Owner	HOA Meeting before the Board to consider the recommendation to award a public-private agreement to the selected offeror and consideration and approval of the BOT agreement.

All offerors will be accorded fair and equal treatment with respect to any opportunity for discussion and revision of proposals; provided, however, offerors shall **not** contact any Owners or Board representatives during the period from the issuance of this RFPQ until the most qualified offeror is notified of selection by the Board.

The final scope of the Project is to be determined in the scoping period described in the timeline above (the "Scoping Period"). The Scoping Period is anticipated to be a very intense and fast-paced process, with the goal of construction commencing Late Summer of 2025 and completion by 2025. The schedule will ultimately be determined during the Scoping Period. Accordingly, during the Scoping Period, the selected offeror must be readily available, willingly share information, and actively engage with the Owner in order to finalize the scope, schedule, and costs of the Project. All data, information and materials collected, assembled, prepared, and exchanged during the Scoping Period shall be solely owned by the Owner, and, by submitting a proposal, offerors release all rights in any such items to the Owner and the Owner may use the information from the proposals and Scoping Period for its use and benefit.

As the Scoping Period concludes, the Owner will request that the selected offeror submit a final and best offer to include pricing to develop and construct the Project and then engage in further negotiations leading to a guaranteed maximum price ("GMP"), time schedule, and schedule of values for the development and construction of the Project. A recommendation to award an agreement to develop and construct the Project to the offeror with a GMP, time schedule, and schedule of values that is advantageous and acceptable to the Owner may then be made to the Board.

In the alternative, a recommendation may be made to award an agreement to develop and construct a distinct phase of the Project, including a recommendation to award an agreement for different phases of the Project to separate offerors, in which case each of the awarded offerors shall be expected to coordinate their work on the phase awarded to them with any and all other offerors accordingly.

The foregoing notwithstanding, the Owner reserves the right pursuant to IC 5-23-5-8 to terminate this RFPQ process at any time without making a recommendation to award an agreement to any offeror.

Pursuant to IC 5-23-5-6, the Owner will not disclose the contents of proposals received in response to this RFPQ prior to making a recommendation to the Board regarding the award of agreements, if any. If this RFPQ process is terminated without recommendation for an award as provided for above, then pursuant to IC 5-23-5-12 the Owner may, at its option, either return proposals to the offerors without disclosing the contents of the proposals, or it may retain the proposals in which case the contents thereof become subject to public disclosure.

All of the foregoing decisions by the Owner may be made at their sole discretion.

PROPOSAL FORMAT AND CONTENTS: SUBMITTAL

Proposals in response to this RFPQ can be electronically delivered (preference) to:

Carl Bauer

bauers@mac.com

And/or hand delivered/mailed in:

Salt Creek Estates

9009 South Dianne St., Nashville, IN 47448

no later than **3:00 p.m. on June 25th , 2025.**

Proposals received after 3:00 p.m. on June 25th , 2025, will not be considered.

Proposals shall **not exceed 20 pages** in length, and shall include the following:

- *Letter of Interest and General Information*
 - o Provide a cover letter expressing the offeror's interest in the Project and including the offeror's general information including name, principal office address, and contact information for a designated point of contact, including telephone number and e-mail address.
- *Experience*
 - o Include a general overview of the offeror's organization, including type of organization, company, overview, and an organizational chart. If the proposal is submitted by a team or joint venture, include such information for each member thereof.
 - o Describe the offeror's experience working on construction projects with local government units in Indiana. Demonstrate the offeror's experience with projects of similar scope and scale. Include a description of at least three (3) such projects that the offeror has successfully developed and constructed.
 - o Identify key members of the offeror who will work on the Project, including a project manager with the availability, capacity, and experience to manage the Project.
 - o Provide references. Provide the telephone number and e-mail address of a reference contact for each of the projects described above.
- *Financial Capacity*
 - o Demonstrate the offeror's responsibility and financial ability to develop and construct the Project in a timely and quality manner by providing information concerning the offeror's general financial and credit condition.
- *Project Approach*
 - o Describe the offeror's approach to developing and constructing the Project within the given substantial and final completion dates, including coordination with utility providers, subcontractors and other parties carrying out the development and construction of the Project.
 - o Provide proposed preliminary Project development and construction timeline within

the given substantial and final completion dates, with the understanding that the final schedule will be determined in the Scoping Period.

- *Additional Information*
 - o Offerors may include in their proposals any other information that they deem pertinent. Proposals need not contain Project pricing information, as that will be refined and determined during the Scoping Period and requested later in the Scoping Period process.

Offerors will not be required to submit a bid bond, certified check, or other evidence of financial responsibility with the proposal.

PROPOSAL EVALUATION CRITERIA

Proposals will be evaluated by a team comprising of officials of the Board (the "RFPQ Review Team"). Each member of the RFPQ Review Team will individually score each proposal on a scale of 0 to 100 based on his or her evaluation of the proposal, as follows:

Criterion	Weighted Score
<i>Experience:</i> Offeror's demonstrated experience developing and constructing projects of similar scope and scale.	40%
<i>Financial Capacity:</i> Offeror's demonstrated responsibility and financial ability to develop and construct the Project in a timely and quality manner.	20%
<i>Project Approach:</i> Offeror's approach to developing and constructing the Project.	40%
Total	100

Thereafter, the RFPQ Review Team will hold one or more meetings to discuss the contents of the submitted proposals and the members' individual scoring of each proposal, with the goal of selecting the most qualified offeror to participate in the Scoping Period. The scoring and deliberations of the members of the RFPQ Review Team are confidential.