

REQUEST FOR PROPOSALS/QUALIFICATIONS

ECONOMIC DEVELOPMENT PROJECT

HANCOCK COUNTY, INDIANA

I. PROJECT INTRODUCTION:

In accordance with IC 5-23-5, Hancock County, Indiana (the “County”), invites any and all qualified parties to submit Proposals and Statements of Qualifications to submit proposals for development with an economic development purpose (the “Project”) in Hancock County, Indiana under a public-private partnership. The purpose of this Request for Proposals/Qualifications (the “RFPQ”) is to identify projects and developers capable of achieving the economic development goals of the County.

II. PROJECT SCOPE:

The selected proposer will provide all financing, site analysis and/or acquisition, development services, design services, site work, labor and material to construct its proposed Project. The County is especially interested in reviewing development proposals for Projects that meet the goals of providing quality job creation. An offeror may propose a Project anywhere in the County limits. Regardless of location, all proposed Projects should meet the standards, objectives, and goals listed in the County’s comprehensive plan. All proposals should clearly define the offeror’s request for participation from the County, if any.

III. PROPOSAL EVALUATION:

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

- Your demonstrated ability and capacity to perform the work, including your reputation as indicated by your references for performing this type of work
- The characteristics of your proposed project, including its significance and impact on achieving economic development goals of the County as listed in the County’s comprehensive plan.
- Type and amount of County participation

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 telephone numbers to be used as references relative to the listed projects.
- An overview of the proposed Project, including proposed location, use (i.e. – retail, multifamily, etc.), financing strategy, and schedule. If the offeror does not currently own the proposed site, please include a brief description of how the site will be acquired.
- A narrative of requested County involvement, including any economic incentives, infrastructure improvements, or potential variances.

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 may select more than one offeror or no offerors at all.
- The County does not require you to submit a certified check or other evidence of financial responsibility with your proposal.
- The requested financial participation from the County will be a critical component in reviewing proposals.
- 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.
- All correspondence and questions for this RFPQ should be directed as follows:

Gary Pool, P.E., County Engineer: gpool@hancockcoingov.org
- The County reserves the right to enter into a scoping agreement with offeror(s) for preliminary design and development services prior to the County 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 an offeror, engage another offeror or, alternatively, shall terminate the RFPQ process.
- Submittal: An electronic PDF of the Proposal/Statement of Qualifications should be emailed to:

Gary Pool, P.E., County Engineer: gpool@hancockcoingov.org

Proposals must be received by 2:00 pm EST on June 23, 2022.

Publish entire RFPQ twice in the local newspaper no later than 5/23/2022 for the first publication and any date between 5/30/2022 and 6/15/2022 for the second publication.