

REQUEST FOR PROPOSALS

Notice is hereby given that the Mooresville Redevelopment Commission, (the “Commission”), are soliciting requests for proposals for the construction of a Shell Building. A synopsis of the Requests for Proposals is set forth below. A complete copy of the Request for Proposals can be found on the Town of Mooresville, Indiana website or by contacting Chelsey Manns at Chelsey@MannsCoLLC.com or 317-650-1741.

Synopsis of Requests for Proposals:

1. **The Requests for Proposals are due not later than 4:30 p.m. on Thursday, January 3rd** either by presenting the Requests for Proposals in person to the Mooresville Government Center, Clerk Treasurer’s Office, 4 East Harrison Street, Mooresville, Indiana 46158, or by mailing the Requests for Proposals to the same address, care of Chelsey Manns.

2. The Commission seek proposals for the construction of a new Shell Building to be located along Merriman Road in the Town. The Commission has adopted the procedure outlined in Indiana Code § 5-23-1 (“BOT”) statute.

3. The Commission seek proposals from individuals or companies with demonstrated experience in both commercial as well as municipal buildings. Ideally, the proposals will evidence prior experience with build, operate, and transfer (BOT) agreements, but is not required.

It will be the responsibility of the BOT contractor to provide the necessary services/work which includes, but is not limited to the following:

1. Provide all construction services necessary in order to construct a Shell Building and to implement the goals of the project inclusive of, but not limited to, the following: architectural, civil, electrical, structural, mechanical design services, and any required specialty design consultants as required; construction services inclusive of scheduling; administration and management, geotechnical & material testing service – soil and material testing;

2. Oversee (in conjunction with the Commission’s administration or designated representative) the complete construction processes;

3. In conjunction with the Commission, develop and maintain schedules, and hold meetings as follows:

(1) Provision of a construction schedule with milestone dates prior to award;

- (2) During construction, provide a weekly schedule which shall be submitted to the Commission three (3) days prior to each weekly progress meeting; and
- (3) Weekly safety meetings on site to ensure that all processes are conducted in accordance with all applicable regulations including but not limited to OSHA and IOSHA regulations. Owner has the right to stop work for safety reasons at the contractors cost; and
4. Coordinate/communicate the activities of the BOT Contractor and the Commission (the “Team”) through the construction process including holding weekly progress meetings;
5. Provision of weekly quality control reports for all aspects of the construction process to the Commission for review and comments; and
6. Maintain clean roadways, control site dust, and protect any waterways.

The BOT contractor shall provide general information describing the company/team, as well as all relevant capabilities, along with a proposed timeline for project completion.

The BOT contractor shall submit information on recent projects that were similar in nature to the proposed project. A list of three references with name, address, and phone number should be provided.

The BOT contractor shall submit proof of appropriate Liability Insurance (\$1,000,000 minimum) including, Worker’s Compensation policy coverage to the satisfaction of the Commission.

The BOT contractor shall provide Errors and Omissions Insurance coverage.

The BOT contractor shall provide Bonding for the project.

The Commission intend to award a contract to a vendor that is able to provide quality work and offer the best value. However, the Commission reserves the right to reject any or all proposals, and any sub-contractors in whole or part, submitted in response to this RFP. The Commission further reserve the right to negotiate the terms and conditions of any final contract for services.

Questions and requests for further information and/or clarification of the RFP should be directed to:

Chelsey Manns
Chelsey@MannsCoLLC.com
317-650-1741