

Addendum No. 1

October 4, 2021

CITY OF FRANKFORT, INDIANA
Request for Proposals and Qualifications
To Build, Operate and Maintain
The City Police Station and Aquatic Center

Answers to Questions from Offerors

Q: Is Corian to be included in either of the projects?

A: Yes, Corian solid surface is to be used in the Aquatic Center project.

Q: We received the apparently original plans (Police Station) plus the 3 Spec books. The original plans do not include any HVAC / Mechanical plans. Says will be issued with Addendum.

Can we get those sent to us, along with any other Addenda issued? My understanding is that these are the plans that were used for the bid in June of 2021 and that no major changes to reduce the cost have been made. Can this be verified?

A: The HVAC / Mechanical plans are now available as an Addendum and may be obtained by contacting KJG Architecture, Inc., 527 Sagamore Parkway, West Lafayette, Indiana 47906 or by emailing Tammy Poindexter at tammy@kjgarchitecture.com.

The plans available for the Police Station are the original plans and, although no modifications have yet been made, the City understands that modifications to the plans will be required in order to achieve the City's budgeted amount for the project. As stated in the RFPQ, if the Offeror desires to identify alternative suggestions or proposals for methods, materials or other specifications for either project that would be reasonably acceptable to the City and result in desired cost savings, the Offeror should separately identify these alternatives as a part of its proposal.

Q: Section 1.4 of the RFPQ states that the City plans to use different combinations of public funding for the Projects (both the Police Station and Aquatic Center), which may include bond anticipation notes, bonds and/or general fund reserves, or any other designated funds to pay the Developer. In addition, public funds for the Projects were previously approved, bids were received and opened, publicly read, and rejected for being overbudget.

Will the previously approved public funds intended to fund the prior public bidding of these Projects be used to pay the Developer to construct the Projects under the Public-Private Partnership Agreement ("PPA")?

A: Yes. Many of the steps required for approval of the bond funding necessary to finance construction of the Police Station have been completed. The proceedings required to approve bond funding necessary to finance construction of the Aquatic Center have not been completed.

Q: If so, are there any funding / construction deadlines that must be adhered to in order to utilize these previously approved public funds to pay the Developer to construct the Projects under the PPA?

A: Not at this time.

Q: Section 1.6 of the RFPQ states that the Developer will be paid “periodic payments, which payments are likely to include significant milestone payments made by the City during the construction process.”

Will the Developer be paid in full to construct the Projects, less any retainage and costs of any outstanding issues, from public funds upon the completion of the Projects?

A: Yes.

Q: Will payments to the Developer for construction of the Projects be solely funded utilizing public funds?

A: Yes.

Q: Will the Developer be required to finance or provide any non-public funds to pay for the construction of the Projects?

A: No.

Q: If the Developer is to provide financing or non-public funds for the construction of the Projects, is the Developer’s financing cost an additional cost to the City outside of the \$18,500,000.00 budget stated in the RFPQ?

A: Not Applicable.