

**REQUEST FOR QUALIFICATIONS  
EXPANDABLE SHELL BUILDING  
Franklin – Johnson County, INDIANA**

The Franklin, Indiana Redevelopment Commission (RDC) is seeking statements of qualifications from developers for the development and construction of a 50,000-60,000 sq. ft. “expandable shell building” with a minimum clear ceiling height of 32’, constructed in such a way that the original structure can be enlarged two to four times. Developer should have demonstrated expertise in the planning, design, financing, construction, and marketing of similar projects.

The location for the project has not been determined. The RDC does not intend to own the real property, but is instead interested in a development arrangement for construction and ultimate sale of the expandable shell building to an industrial user that will make a substantial investment in the community and provide good-paying jobs. The RDC is interested in considering innovative project development and financing alternatives, including:

- Subordinating the RDC’s interest to the developer’s;
- Paying developer’s carrying costs;
- Negotiating a guaranteed profit margin; and
- Other design-build arrangements.

Statements of Qualification should include the following:

- **General Information**
  - Developer’s general information including company name, principal office location, point of contact, and contact information
  - Company overview, organization information and organization chart
  - Resumes of key staff
- **Similar Development Experience**
  - Experience working with local economic development organizations and local government units, including those in Indiana
  - A list of similar completed projects with descriptions and references
- **Financial Capacity:**
  - General financial and credit information
  - Credit rating and bonding capacity
  - Information indicating financial ability of the developer to complete the project
  - List of credit references
- **Project Approach**
  - Outline of duties and responsibilities of all parties to the development project from start until final sale to an industrial user
  - Outline of project timeline including critical path activities
  - A commitment from the developer to use Franklin, Indiana contractors when cost competitive

After a developer is selected, the RDC and developer will collectively decide on the following structural considerations:

- Type of building construction
- Site/location
- Dimensions/height
- Truck docks and related building access

- Electric service, lights, HVAC
- Method of financing

**Anticipated Selection Process:**

The RDC's selection committee will review all qualifications received and make a recommendation to the RDC based on their determination of the best qualified developer. The selection committee and/or the RDC may request additional information from the developers or request to interview one or more prospective developers.

The selected developer will be invited to submit a proposal for development and construction of the proposed industrial building to the RDC. Note: Indiana's Common Construction Wage Scale laws will apply.

The RDC reserves the right to modify or cancel this project at any time before a developer enters into a formal agreement with the RDC.

Statements of Qualifications are due by 4 PM on July 6, 2012, and should be delivered and emailed to (and questions should be directed to):

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