

REQUEST FOR PROPOSALS & QUALIFICATIONS

Washington County Family YMCA
YMCA Childcare and Community Center Expansion Project

I. PROJECT INTRODUCTION

The Washington County Family YMCA capital expansion project was launched to meet critical child care needs in Washington County and the surrounding area. This project includes the addition of a childcare facility and indoor recreation space at the current YMCA location in Salem, Indiana. The intended outcome and regional impact of this project is to provide affordable, high-quality child care, improving quality of life and economic stability as well as offer high quality indoor recreation opportunities in Washington County and the Our Southern Indiana region.

In accordance with Indiana Code 5-23-5, the Washington County Family YMCA invites any and all qualified parties to submit Proposals and Statements of Qualifications to provide design, construction, operations, management, maintenance, and financing for the childcare facility and indoor recreation space (the "YMCA Childcare and Community Center Expansion Project") in the Washington County Family YMCA ("YMCA").

Proposal/Statement of Qualifications must be submitted electronically in PDF format to Kristy Purlee, CEO, at kristy@wcfymca.org no later than 3:00 PM on October 14, 2025. No mailed or in-person submissions will be accepted.

II. PROJECT SCOPE

Description:

- **Project Site Location: 1709 N Shelby St, Salem, IN 47167**
- **The Project:**

The selected operator's scope of work shall include design, permitting, construction, and operation of the YMCA Childcare and Community Center Expansion project. The ultimate scope of operations will be further defined through the scoping period after selection.

- **Project Schedule/Benchmarks:**

The project expects to have a swift scoping period to meet the pressing childcare and indoor recreational space needs of the region.

General:

- Selected Proposer will provide all services necessary to scope, design, permit, contract, finance, construct, and operate the YMCA Expansion project via public-private partnership with the Washington County Family YMCA.
- Please note that the final scope, budget, design, and financing will be determined during a scoping period, and the final approval of the Project by the Washington County Family YMCA will not occur until the scoping period deliverables have been satisfactorily completed by the selected Proposer including development of a construction budget for the Project. The Washington County Family YMCA reserves

the right to proceed with the Project or to cancel the Project at any time in its sole discretion.

- Proposers must have the ability and/or capacity to provide both construction and financing for the YMCA Childcare and Community Center Expansion.

III. PROPOSAL EVALUATION

The Washington County Family YMCA may, in its sole discretion, form a committee to review proposal submissions. The criteria to be utilized in evaluating proposals is as follows:

- Proposed project timeline and strategy *(20 pts)*
- Ability to furnish and perform necessary engineering and design services for site infrastructure and building construction, including engineering and permitting for Indiana Department of Natural Resources, Indiana Department of Environmental Management, and any other Federal, State, and/or local agency *(20 pts)*
- Your experience developing and constructing similar projects *(20 pts)*
- Your demonstrated ability and capacity to develop the project, full site development, site work, installation of public infrastructure to City and County specifications, and ability to self-perform more than 50% of the site work, infrastructure, and building construction *(20 pts)*
- Local and regional understanding of the needs of the Washington County Family YMCA and its members demonstrated through community involvement, active YMCA participation, and/or philanthropic presence in the Washington County Family YMCA and its operations *(20 pts)*

IV. PROPOSALS

Please respond to the following requests:

- Identify other projects you have financed, constructed, and/or operated via public-private partnership. Include names, telephone numbers, and addresses to be used as references relative to the listed projects.
- A proposed schedule for the project, acknowledging the schedule and benchmark dates to start and complete scoping, design, permitting, close on financing, start and complete construction, and commence operations.
- A description of the project team, including project lead and construction team as well as a potential project operator entity, if known at the time of submittal, or proposed method for search and selection thereof.
- The scoping process may be intense and swift. Please identify fees (or your method of determining fees, such as hourly rates, monthly retainer, etc.) that may be requested during this process.
- A description of your approach to scoping and pricing a project of this type, including detail regarding how you would coordinate with design professionals to provide cost and constructability feedback, methods for interfacing with subcontractors and suppliers to arrive at a construction budget, development fee assumptions, cost modeling system/approach, and examples of ways in which you have proactively employed strategies and solutions for managing construction costs on prior projects. Any material claimed to be proprietary in nature should be clearly identified as such in the proposal.

V. GENERAL CONDITIONS

It shall be understood:

- The Washington County Family YMCA reserves the right to reject any and all Proposals/Statements of Qualifications at its sole discretion.
- The Washington County Family YMCA does require you to submit evidence of financial responsibility with your proposal.
- All Proposers will be accorded fair and equal treatment with respect to any opportunity for discussion and revision of proposals. The "contact" may enter into discussions with Proposers to clarify and assure a full understanding of proposals.
- The Washington County Family YMCA may refuse to disclose the contents of Proposals/Statement of Qualifications during discussions with eligible Proposers.
- Proposing firms shall not contact Washington County Family YMCA or any other voting body. All correspondence and questions for this RFPQ should be handled through Dawson Law Office as follows:

Contact: Brock Dawson, Dawson Law Office

Email: brockdawsonlaw@gmail.com

- The Washington County Family YMCA reserves the right to enter into a scoping agreement with the selected operator for preliminary design and development services prior to agreeing to move forward with construction and operation of the Project. After the scoping period, the Washington County Family YMCA shall either make a recommendation to award the public-private agreement to a Proposer, engage another Proposer, or terminate the request for proposal process.
- Subject to receiving acceptable offers to this RFPQ, the Washington County Family YMCA is anticipating that the Project may be financed by the selected Proposer, but the Washington County Family YMCA reserves the right to determine a financing structure in its sole discretion. All financing documents are subject to approval by the Washington County Family YMCA and its advisors; unsatisfactory review may lead to termination of the scoping period with the selected Proposer.
- Proposal/Statement of Qualifications are to be made electronically in PDF format and submitted to the following:

Contact: Kristy Purlee, Washington County Family YMCA Chief Executive Officer, kristy@wcfymca.org

VI. TIMELINE

RFPQ Release	October 1, 2025
First Advertisement	October 1, 2025
Second Advertisement	October 8, 2025
Delivery responses due	October 14, 2025 by 3:00pm EST