



To: Town of McCordsville Redevelopment Commission

From: RFPQ Committee - Tim Gropp, Town Manager, Ryan Crum, Assistant Town Manager, Mark Witsam, Town Engineer, Ron Crider, Director of DPW, Greg Brewer, Town Council President and Redevelopment Commission liaison

Cc: Dennis Otten, Redevelopment Commission Attorney

Date: April 30, 2025

Re: Recommendation of Award Concerning Proposals for Road & Utility Infrastructure Project BOT Agreement

As directed by the Town of McCordsville Redevelopment Commission (the "Redevelopment Commission"), we have acted as the members of the RFPQ Committee in connection with the issuance of that certain Request for Proposals and Qualifications To Build Operate and Transfer Road & Utility Infrastructure Project Through a Public-Private Partnership Agreement as issued on March 7, 2025 (the "RFPQ"). The RFPQ Committee complied in all respects with Indiana Code 5-23, as amended (the "Act"), in connection with the issuance of the RFPQ and the review of the proposals received in response thereto.

Proposals for the RFPQ were due on or before March 25, 2025 at 10:00 a.m. One proposal was received on or prior to this deadline. The proposal was submitted by Patch Development ("Patch").

In accordance with the Act, the RFPQ Committee has completed a thorough review of the proposal submitted by Patch, including information provided therein relating to the proposed execution plan, project costs, construction warranties, cost savings, timeline for project construction, completion and delivery. The RFPQ Committee has also reviewed within the Patch proposal the experience of Patch as it relates to similar projects, including those procured under the Act, and takes particular note of Patch's involvement with the Noblesville Event Center. The RFPQ Committee also notes that the proposed road & utility infrastructure project will serve and support and industrial development project proposed to be undertaken by Patch in the Town. The RFPQ Committee believes that there are special synergies as a result thereof which will be beneficial in support of the infrastructure project and the industrial project by having Patch undertake both.

Although only one proposal was received, the RFPQ Committee, based upon its review, finds and determines that the Patch proposal should be and is hereby unanimously recommended by the RFPQ Committee to the Redevelopment Commission for the award of the build-operate-transfer agreement with the Redevelopment Commission for the road & utility infrastructure project. The RFPQ Committee makes this recommendation based upon (a) the expertise of Patch's team in connection with projects of a similar nature, including those procured under the Act, (b)




Patch's record with respect to delivering projects on time and on budget, (c) Patch's demonstrated knowledge of design, construction, and budgeting, with respect to similar projects, (d) Patch's demonstrated understanding of the Redevelopment Commission's goals with the project and (e) Patch's connection with the infrastructure project by way of its industrial project which is served thereby and which Patch will be undertaking in the Town concurrently with the infrastructure project.

Respectfully submitted,

Members of the RFPQ Committee:

  
Tim Gropp, Town Manager

  
Ryan Crum, Assistant Town Manager

  
Mark Witsman, Town Engineer

  
Ron Crider, Director of DPW

  
Greg Brewer, Town Council President and  
Redevelopment Commission liaison