

April Geltmaker

From: Kyra Stephenson
Sent: Friday, December 8, 2023 3:39 PM
To: COMMISSIONER District 1; COMMISSIONER District 2; COMMISSIONER District 3; Rick Voyles; paule@templeandtemple.com; Isaacs, Brad
Subject: December 12, 2023 Scoping Committee Meeting.docx
Attachments: December 12, 2023 Scoping Committee Meeting.docx

Follow Up Flag: Follow up
Flag Status: Flagged

Notice of BOT meeting on December 12, 2023.

Thank you

*Kyra Stephenson
Washington County Auditor
99 Public Square, Suite 103
Salem, IN 47167
(812)883-4805 ext 1101
Auditor@washingtoncounty.in.gov*

NOTICE OF EXECUTIVE MEETING
WASHINGTON COUNTY SCOPING COMMITTEE

December 12, 2023
1:00 p.m.

Washington County Courthouse
99 Public Square
Salem, IN 47167

I.C. 5-14-1.5-6.1(D) For discussion of strategy with respect to the purchase or lease of real property by the governing body up to the time a contract or option to purchase or lease is executed by the parties.

April Geltmaker

From: COMMISSIONER District 1
Sent: Thursday, November 30, 2023 11:55 AM
To: paule@templeandtemple.com
Subject: Fwd: New BOT numbers
Attachments: IMG_0001.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Sent from my iPhone

Begin forwarded message:

From: Kyra Stephenson <kstephenson@washingtoncounty.in.gov>
Date: November 30, 2023 at 11:48:45 AM EST
To: COMMISSIONER District 1 <d1comm@washingtoncounty.in.gov>, COMMISSIONER District 3 <d3comm@washingtoncounty.in.gov>
Subject: New BOT numbers

Thank you

*Kyra Stephenson
Washington County Auditor
99 Public Square, Suite 103
Salem, IN 47167
(812) 883-4805 ext 1101
Auditor@washingtoncounty.in.gov*

November 20,2023

Sitework

Budget cost

Erosion Control Plan South property	MC	\$	11,286.00	
Land	Pro	\$	160,000.00	
Construction carrying costs		\$	75,000.00	
Tree plantings per city		\$	30,000.00	
Erosion Control plan north property		\$	10,000.00	
Erosion control install north prop		\$	21,000.00	
Restoration,seeding,etc.. Entire property		\$	58,572.00	
Erosion Control install south prop	Tnt	\$	18,279.00	
Construction Design Releases	MC	\$	60,929.00	
Commercial Sewer Design	MC	\$	6,093.00	
Strip Site	tnt	\$	44,600.00	
Blasting	tnt	\$	171,600.00	
Cut/Fill	tnt	\$	353,100.00	
sub total				\$ 1,020,459.00

Site Utilities

Sewer Pumps, well and piping	tnt	\$	22,181.00	
Site Water	tnt	\$	19,992.00	
Site Septic System	tnt	\$	44,350.00	
Site Storm	tnt	\$	45,120.00	
Gas Extension	mid	\$	42,650.00	
Site Electric	adv tnt	\$	97,924.00	

sub total \$ 272,217.00

Stone and Blacktop

Install County Supplied Stone base	tnt	\$ 24,935.00	
Main Entrance Pipe and entrance	tnt	\$ 19,679.00	
Lake Salinda Entrance	tnt	\$ 4,268.00	
2400 Tons blacktop	tnt	\$ 175,920.00	
sub total			\$ 224,802.00

Office Building 40 x 80 with 10' eave

Concrete Footings, Walls and Slab	GR	\$ 345,395.00	
Framing package and Framing Comple	GR	"	
Doors Windows and Hardware	GR	"	
Gutters and downspouts	GR	"	
Porch Framing and adjoining concrete	GR	"	
Metal siding walls and roof	GR	"	
Spray insulation	GR	"	
Metal wall and ceiling liner conferenc	GR	"	
Electric	adv	\$ 109,358.00	
HVAC	mlr	\$ 48,860.00	
Plumbing	parks	\$ 32,983.00	
Drywall	usa	\$ 7,022.00	
Flooring	ficon	\$ 9,029.00	
Drop Ceiling office side	plug	\$ 4,013.00	
Cabinets and counters	plug	\$ 11,040.00	
Painting	tnt	\$ 11,038.00	
Toilet Accessories	tnt	\$ 10,000.00	
sub total			\$ 588,738.00

Garage 50 x 120 with 18' eave and 40 x 50 z 10' eave attached storage and office

Concrete Footings, Walls and Slab	GR	\$ 666,544.00	
Framing package and Framing Complete	GR	"	
Doors Windows and Hardware	GR	"	
Gutters and downspouts	GR	"	
Metal siding walls and roof	GR	"	
Overhead doors (10) with operators	GR	"	
Spray insulation	GR	"	
Metal wall and ceiling liner	GR	"	
Electric	adv	\$ 163,020.00	
HVAC	mllr	\$ 47,750.00	
Plumbing	parks	\$ 29,720.00	
Toilet Accessories	tnt	\$ 1,500.00	
Exterior concrete at doors, OH Doors and end of build		\$ 20,000.00	
sub total			\$ 928,534.00

Mixed Salt Building 60 x 100 x 20' eave

Concrete Footings, Walls and Slab	GR	\$ 470,138.00	
Framing package and Framing Complete	GR	"	
Gutters and downspouts	GR	"	
Metal siding walls and roof	GR	"	
dura guard wall liner	GR	"	
Metal ceiling liner	GR	"	
Electric	adv	\$ 16,302.00	
100 x 80 concrete mixing slab	tnt	\$ -	
sub total			\$ 486,440.00

Salt Storage Building 50 x 30 x 20' eave

Concrete Footings, Walls and Slab	GR	\$	120,384.00
Framing package and Framing Complete	GR	"	"
Gutters and downspouts	GR	"	"
Metal siding walls and roof	GR	"	"
dura guard wall liner	GR	"	"
Metal ceiling liner	GR	"	"
Electric Incl in mix salt	adv		
sub total		\$	120,384.00

Aggregate B 350' x 30'. Walls 10' AFF.

Concrete Footings, Walls and Slab	GR	\$	-
10' x 350' slab in front 8" thick	tnt	\$	-
sub total		\$	-

Truck Lean T 410' x 40' x 16' eave. 40 x 50 on west end enclosed

Concrete Footings, Walls and Slab	GR	\$	826,655.00
Framing package and Framing Complete	GR	"	"
Doors Windows and Hardware on enclosed	GR	"	"
Gutters and downspouts	GR	"	"
Metal siding walls and roof	GR	"	"
Overhead doors (3) with operators	GR	"	"
Spray insulation	GR	"	"
Metal wall and ceiling liner	GR	"	"
Electric	adv	\$	145,734.00
HVAC on enclosed	mlr	\$	11,286.00
Plumbing on enclosed	parks	\$	8,151.00
Insulation on enclosed	GR		

slab along front 360 x 10 x 8"	tnt	\$ 45,000.00	
sub total			\$ 1,036,826.00

Fuel Station 10 x16 x8' eave with 3' overhang

Concrete Footings, Walls and Slab	GR		
Framing package and Framing Complete	GR		
Doors Windows and Hardware on enclosure	GR		
Gutters and downspouts	GR		
Metal siding walls and roof	GR		
Spray insulation	GR		
Metal wall and ceiling liner	GR	\$ 32,440.00	
Electric	adv	\$ 19,751.00	
HVAC on enclosed	mllr	\$ 4,059.00	
Fuel system complete furnished by Whiting			
Perimeter concrete for tanks	tnt	\$ 17,500.00	
Excavation and installation of county tanks	tnt	\$ 31,350.00	
sub total			\$ 105,100.00

grand total			\$ 4,783,500.00
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April Geltmaker

From: Paul Eckert <paule@templeandtemple.com>
Sent: Friday, November 17, 2023 4:34 PM
To: COMMISSIONER District 1; pmarshall386@gmail.com
Subject: FW: BOT washington county
Attachments: WASH. CO. DOT_AERIAL.jpg

Follow Up Flag: Follow up
Flag Status: Flagged

Phil:

This is the aerial drawing that still needs some edits I asked for. Yesterday he sent me the drawing at around 7pm. I will get the new one and have for you Monday morning.

From: Paul Eckert
Sent: Friday, November 17, 2023 8:25 AM
To: Justin Ketterer <justin@bbd-plans.com>
Subject: FW: BOT washington county

Justin:

When I go to print onto our blueprint printer, it sizes the drawing for 8.5 x 11. We use Arch D for the printer which is 24 x 36. I tried different settings and gave up. Can the pdf be adjusted.

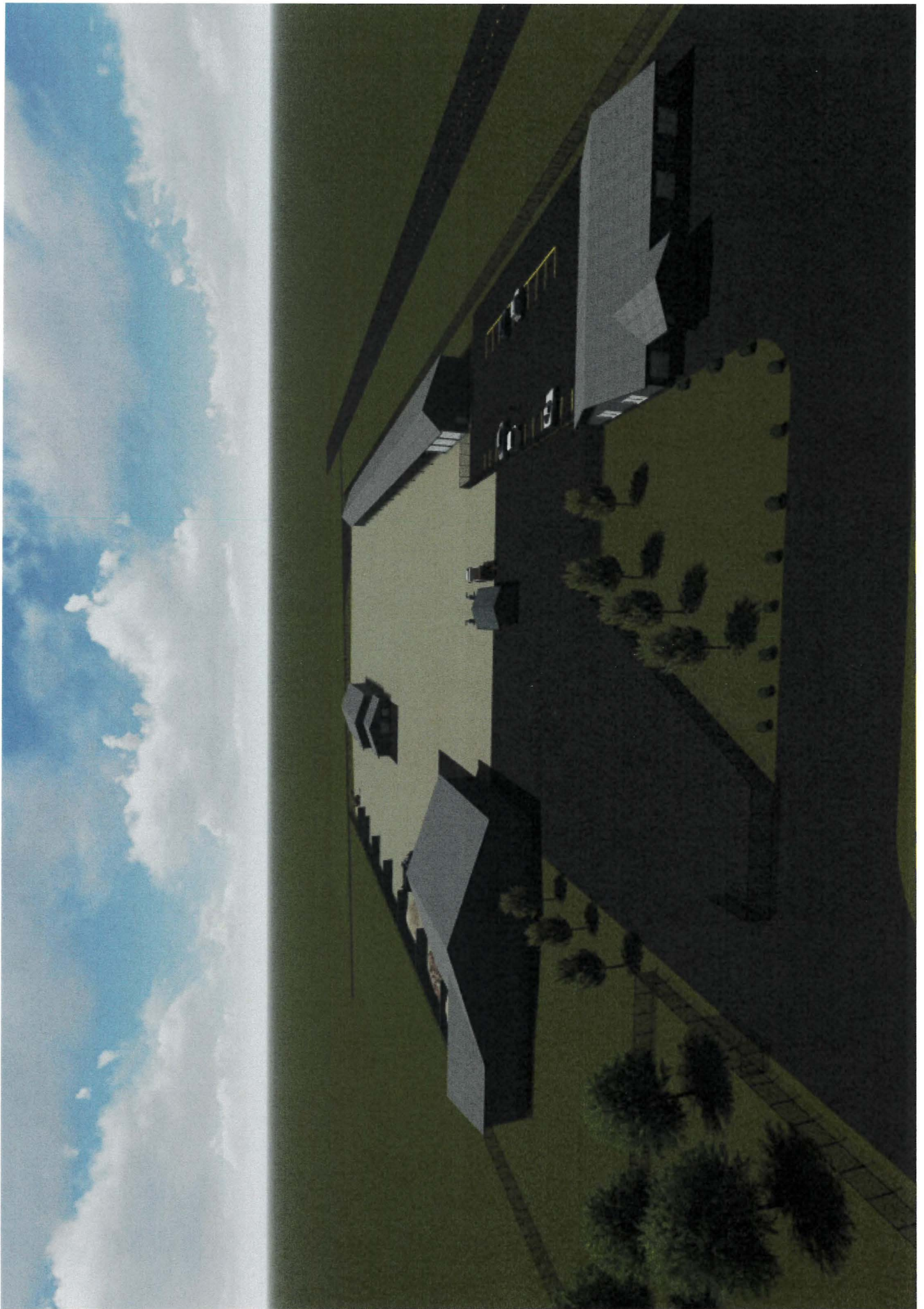
Paul

From: Paul Eckert
Sent: Friday, November 17, 2023 8:13 AM
To: Justin Ketterer <justin@bbd-plans.com>
Subject: BOT washington county

Justin:

Just work on this one. We like its view the best for round one work. If you can incorporate the changes into this I think we can use this on Monday.

Paul



April Geltmaker

From: Kyra Stephenson
Sent: Wednesday, November 8, 2023 10:13 AM
To: COMMISSIONER District 1; COMMISSIONER District 2; COMMISSIONER District 3; Isaacs, Brad; Rick Voyles; Paul Eckert
Subject: November 13, 2023 Commissioner-Scoping Committee Meeting
Attachments: November 13, 2023 Commissioner-Scoping Committee Meeting.docx

Follow Up Flag: Follow up
Flag Status: Flagged

Notice of meeting on Monday for the BOT.

Thank you

*Kyra Stephenson
Washington County Auditor
99 Public Square, Suite 103
Salem, IN 47167
(812) 883-4805 ext 1101
Auditor@washingtoncounty.in.gov*

NOTICE OF EXECUTIVE MEETING
WASHINGTON COUNTY COMMISSIONERS & SCOPING COMMITTEE

November 13, 2023
8:00 a.m.

Washington County Courthouse
99 Public Square
Salem, IN 47167

I.C. 5-14-1.5-6.1(D) For discussion of strategy with respect to the purchase or lease of real property by the governing body up to the time a contract or option to purchase or lease is executed by the parties.

April Geltmaker

From: Kyra Stephenson
Sent: Friday, November 3, 2023 10:29 AM
To: paule@templeandtemple.com
Subject: Fwd: November 6, 2023 Scoping Committee Meeting
Attachments: November 6, 2023 Scoping Committee Meeting.docx

Follow Up Flag: Follow up
Flag Status: Flagged

I'm sorry I didn't get you added to this. I thought sure I had included you. Apologize for the error!

Thank you

Kyra Stephenson

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From: Kyra Stephenson
Sent: Wednesday, November 1, 2023 1:03:15 PM
To: COMMISSIONER District 1 <d1comm@washingtoncounty.in.gov>; COMMISSIONER District 2 <d2comm@washingtoncounty.in.gov>; COMMISSIONER District 3 <d3comm@washingtoncounty.in.gov>; Rick Voyles <rvoyles@washingtoncounty.in.gov>; Isaacs, Brad <bisaacs@jsengr.com>
Subject: November 6, 2023 Scoping Committee Meeting

Notice of BOT meeting.

Thank you

*Kyra Stephenson
Washington County Auditor
99 Public Square, Suite 103
Salem, IN 47167
(812)883-4805 ext 1101
Auditor@washingtoncounty.in.gov*

NOTICE OF EXECUTIVE MEETING
WASHINGTON COUNTY SCOPING COMMITTEE

November 6, 2023
8:00 a.m.

Washington County Courthouse
99 Public Square
Salem, IN 47167

I.C. 5-14-1.5-6.1(D) For discussion of strategy with respect to the purchase or lease of real property by the governing body up to the time a contract or option to purchase or lease is executed by the parties.

April Geltmaker

From: Paul Eckert <paule@templeandtemple.com>
Sent: Tuesday, October 31, 2023 7:21 AM
To: COMMISSIONER District 1; COMMISSIONER District 2; COMMISSIONER District 3
Subject: Revised breakdown
Attachments: Washington County BOT breakdown.xlsx

Follow Up Flag: Follow up
Flag Status: Flagged

Commissioners:

I had included some cost on the land line item that should not have been there. See revised.

Paul

Sitework

Cost includes direct cost, overhead and profit

Erosion Control Plan	MC	\$	4,848.00	
Land	Pro	\$	345,000.00	
Erosion Control implementatation	Tnt	\$	18,279.00	
Construction Design Releases	MC	\$	60,929.00	
Commercial Sewer Design	MC	\$	6,093.00	
Strip Site	tnt	\$	44,600.00	
Blasting	tnt	\$	171,600.00	
Cut/Fill	tnt	\$	353,100.00	
sub total				\$ 1,004,449.00

Site Utilities

Sewer Pumps	tnt	\$	22,181.00	
Site Water	tnt	\$	19,992.00	
Site Septic System	tnt	\$	44,350.00	
Site Storm	tnt	\$	45,120.00	
Gas Extension	mid	\$	42,650.00	
Site Electric	adv tr	\$	97,924.00	
sub total				\$ 272,217.00

Stone and Blacktop

Install County Supplied Stone base	tnt	\$	24,935.00	
Main Entrance Pipe and entrance	tnt	\$	19,679.00	

Concrete Footings, Walls and Slab	GR	\$	646,557.00	
Framing package and Framing Compl	GR		"	
Doors Windows and Hardware	GR		"	
Gutters and downspouts	GR		"	
Metal siding walls and roof	GR		"	
Overhead doors (10) with operators	GR		"	
Spray insulation	GR		"	
Metal wall and ceiling liner	GR		"	
Electric	adv	\$	148,050.00	
HVAC	mllr	\$	57,107.00	
Plumbing	parks	\$	29,720.00	
Toilet Accessories	tnt	\$	1,500.00	
Exterior concrete at doors, OH Doors and end of building				
sub total		\$		882,934.00

Mixed Salt Building 80 x 100 x 20' eave

Concrete Footings, Walls and Slab	GR	\$	490,011.00	
Framing package and Framing Compl	GR		"	
Gutters and downspouts	GR		"	
Metal siding walls and roof	GR		"	
dura guard wall liner	GR		"	
Metal ceiling liner	GR		"	
Electric	adv	\$	16,302.00	
100 x 80 concrete mixing sla	tnt	\$	85,000.00	
sub total		\$		591,313.00

Metal wall and ceiling liner	GR	"	
Electric	adv	\$	145,734.00
HVAC on enclosed	mllr	\$	11,286.00
Plumbing on enclosed	parks	\$	8,151.00
Insulation on enclosed	GR		
slab along front 360 x 10 x 8"	tnt	\$	45,000.00
sub total		\$	980,411.00

Fuel Station 10 x16 x8' eave with 3' overhang

Concrete Footings, Walls and Slab	GR		
Framing package and Framing Compl	GR		
Doors Windows and Hardware on en	GR		
Gutters and downspouts	GR		
Metal siding walls and roof	GR		
Spray insulation	GR		
Metal wall and ceiling liner	GR	\$	32,478.00
Electric	adv	\$	19,751.00
HVAC on enclosed	mllr	\$	4,059.00
Fuel system complete furnished by W hind			
Excavation and installation of county Tnt	Tnt	\$	31,350.00
sub total		\$	87,638.00

grand total \$ 5,202,783.00

April Geltmaker

From: Paul Eckert <paule@templeandtemple.com>
Sent: Monday, October 30, 2023 3:36 PM
To: COMMISSIONER District 1; COMMISSIONER District 2; COMMISSIONER District 3
Subject: Breakdown of Work Items
Attachments: Washington County BOT breakdown.xlsx

Follow Up Flag: Follow up
Flag Status: Flagged

Commissioners

See attached spreadsheet for the work items on site and for the buildings. Next to some items you will see initials for the company doing the work. GR graber, MC Mccoy Engineering, Adv Advantage and so on. If you need clarifications don't hesitate to call.

Paul

Sitework

Cost includes direct cost, overhead and profit

Erosion Control Plan	MC	\$	4,848.00	
Land	Pro	\$	345,000.00	
Erosion Control implementatation	Tnt	\$	18,279.00	
Construction Design Releases	MC	\$	60,929.00	
Commercial Sewer Design	MC	\$	6,093.00	
Strip Site	tnt	\$	44,600.00	
Blasting	tnt	\$	171,600.00	
Cut/Fill	tnt	\$	353,100.00	
sub total				\$ 1,004,449.00

Site Utilities

Sewer Pumps	tnt	\$	22,181.00	
Site Water	tnt	\$	19,992.00	
Site Septic System	tnt	\$	44,350.00	
Site Storm	tnt	\$	45,120.00	
Gas Extension	mid	\$	42,650.00	
Site Electric	adv tr	\$	97,924.00	
sub total				\$ 272,217.00

Stone and Blacktop

Install County Supplied Stone base	tnt	\$	24,935.00	
Main Entrance Pipe and entrance	tnt	\$	19,679.00	

Concrete Footings, Walls and Slab	GR	\$	646,557.00	
Framing package and Framing Compl	GR		"	
Doors Windows and Hardware	GR		"	
Gutters and downspouts	GR		"	
Metal siding walls and roof	GR		"	
Overhead doors (10) with operators	GR		"	
Spray insulation	GR		"	
Metal wall and ceiling liner	GR		"	
Electric	adv	\$	148,050.00	
HVAC	mllr	\$	57,107.00	
Plumbing	parks	\$	29,720.00	
Toilet Accessories	tnt	\$	1,500.00	
Exterior concrete at doors, OH Doors and end of building				
sub total		\$		882,934.00

Mixed Salt Building 80 x 100 x 20' eave

Concrete Footings, Walls and Slab	GR	\$	490,011.00	
Framing package and Framing Compl	GR		"	
Gutters and downspouts	GR		"	
Metal siding walls and roof	GR		"	
dura guard wall liner	GR		"	
Metal ceiling liner	GR		"	
Electric	adv	\$	16,302.00	
100 x 80 concrete mixing sla	tnt	\$	85,000.00	
sub total		\$		591,313.00

Metal wall and ceiling liner	GR	"	
Electric	adv	\$	145,734.00
HVAC on enclosed	mllr	\$	11,286.00
Plumbing on enclosed	parks	\$	8,151.00
Insulation on enclosed	GR		
slab along front 360 x 10 x 8"	tnt	\$	45,000.00
sub total		\$	980,411.00

Fuel Station 10 x16 x8' eave with 3' overhang

Concrete Footings, Walls and Slab	GR		
Framing package and Framing Compl.	GR		
Doors Windows and Hardware on en	GR		
Gutters and downspouts	GR		
Metal siding walls and roof	GR		
Spray insulation	GR		
Metal wall and ceiling liner	GR	\$	32,478.00
Electric	adv	\$	19,751.00
HVAC on enclosed	mllr	\$	4,059.00
Fuel system complete furnished by W hind			
Excavation and installation of county Tnt	Tnt	\$	31,350.00
sub total		\$	87,638.00

grand total \$ 5,202,783.00

April Geltmaker

From: Kyra Stephenson
Sent: Tuesday, October 24, 2023 2:27 PM
To: COMMISSIONER District 1; COMMISSIONER District 2; COMMISSIONER District 3; Rick Voyles; paule@templeandtemple.com
Subject: October 30, 2023 Scoping Committee Meeting
Attachments: October 30, 2023 Scoping Committee Meeting.docx

Follow Up Flag: Follow up
Flag Status: Flagged

Notice of BOT meeting.

Thank you

Kyra Stephenson
Washington County Auditor
99 Public Square, Suite 103
Salem, IN 47167
(812)883-4805 ext 1101
Auditor@washingtoncounty.in.gov

NOTICE OF EXECUTIVE MEETING
WASHINGTON COUNTY SCOPING COMMITTEE

October 30, 2023
8:00 a.m.

Washington County Courthouse
99 Public Square
Salem, IN 47167

I.C. 5-14-1.5-6.1(D) For discussion of strategy with respect to the purchase or lease of real property by the governing body up to the time a contract or option to purchase or lease is executed by the parties.

April Geltmaker

From: Kyra Stephenson
Sent: Wednesday, September 20, 2023 10:27 AM
To: COMMISSIONER District 1; COMMISSIONER District 2; COMMISSIONER District 3; Rick Voyles; Isaacs, Brad; Paul Eckert
Subject: September 25, 2023 Scoping Committee Meeting
Attachments: September 25, 2023 Scoping Committee Meeting.docx

Follow Up Flag: Follow up
Flag Status: Flagged

Notice of BOT meeting on Monday.

Thank you

*Kyra Stephenson
Washington County Auditor
99 Public Square, Suite 103
Salem, IN 47167
(812)883-4805 ext 1101
Auditor@washingtoncounty.in.gov*

NOTICE OF EXECUTIVE MEETING
WASHINGTON COUNTY SCOPING COMMITTEE

September 25, 2023
8:00 a.m.

Washington County Courthouse
99 Public Square
Salem, IN 47167

I.C. 5-14-1.5-6.1(D) For discussion of strategy with respect to the purchase or lease of real property by the governing body up to the time a contract or option to purchase or lease is executed by the parties.

April Geltmaker

From: Paul Eckert <paule@templeandtemple.com>
Sent: Thursday, August 31, 2023 9:24 AM
To: Kyra Stephenson
Subject: Fwd: Washington County BOT
Attachments: Scan.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

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From: Paul Eckert
Sent: Tuesday, June 20, 2023 12:35:42 PM
To: JStingel@ilpeaindustries.com <JStingel@ilpeaindustries.com>
Subject: FW: Washington County BOT

From: Rick Voyles <rvoyles@washingtoncounty.in.gov>
Sent: Wednesday, June 14, 2023 8:02 AM
To: Paul Eckert <paule@templeandtemple.com>
Subject: Washington County BOT

Paul,

Please see attached.

If you need further details let me know, We have several layers of info.

Thanks,

RICK VOYLES
Superintendent
Washington County Highway Department
600 Anson St
Salem, IN 47167
Office: 812-883-3538
Email: rvoyles@washingtoncounty.in.gov



Graber Post Buildings, Inc

7716 N 900 E Montgomery, IN 47558 · Phone: (812) 636-7355
<https://www.graberpost.com>

PO Number:	54058
Preparer:	Darrell Wittmer
Quote #	54058
Date:	05/10/2023
Page:	7 of 7

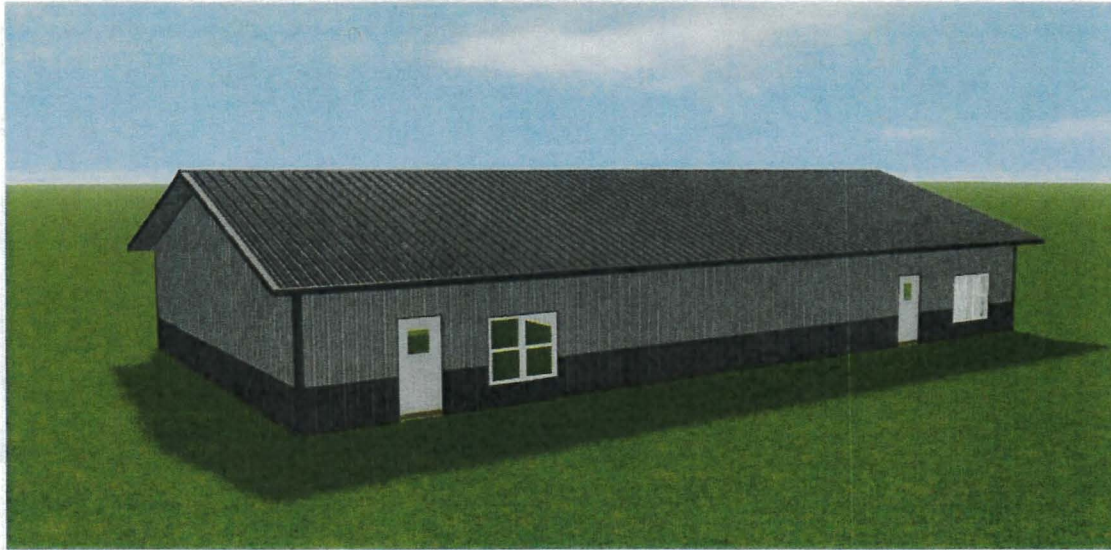
Building Quote



3d View for JSE-Brad E Isaacs-#1 office copy 1



3d View for JSE-Brad E Isaacs-#1 office copy 1





Graber Post Buildings, Inc
7716 N 900 E Montgomery, IN 47558 · Phone: (812) 636-7355
<https://www.graberpost.com>

PONumber:	54058
Preparer:	Darrell Wittmer
Quote #	54058
Date:	05/10/2023
Page:	6 of 7

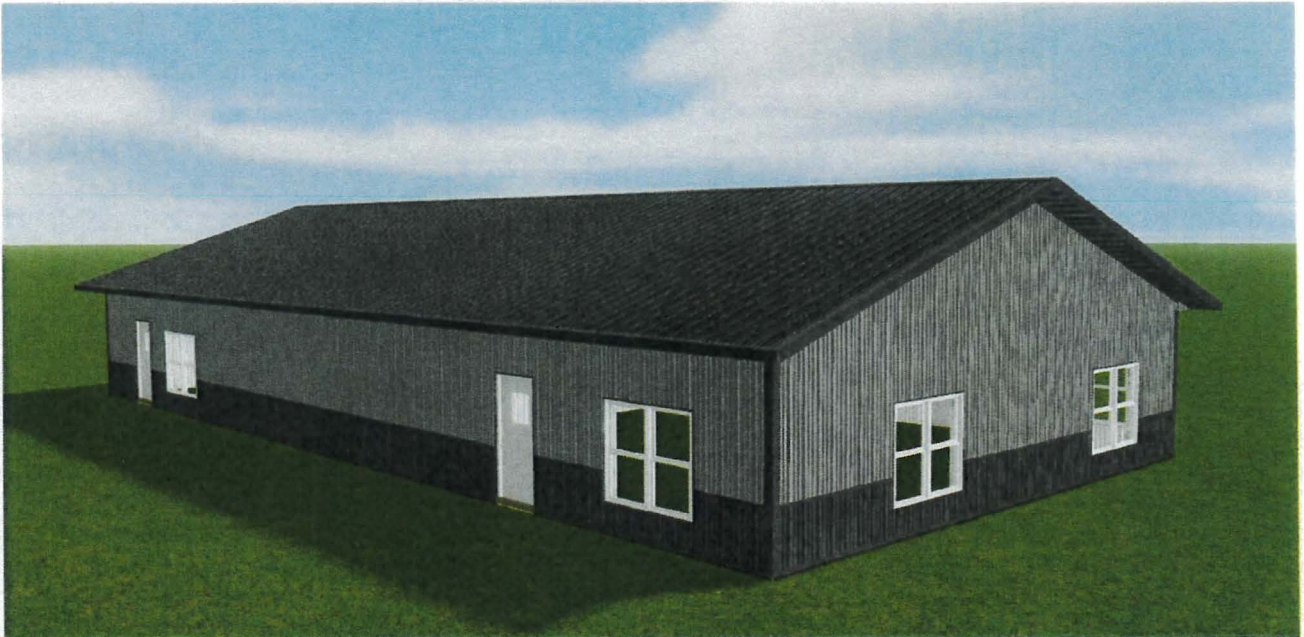
Building Quote

Images/Drawings

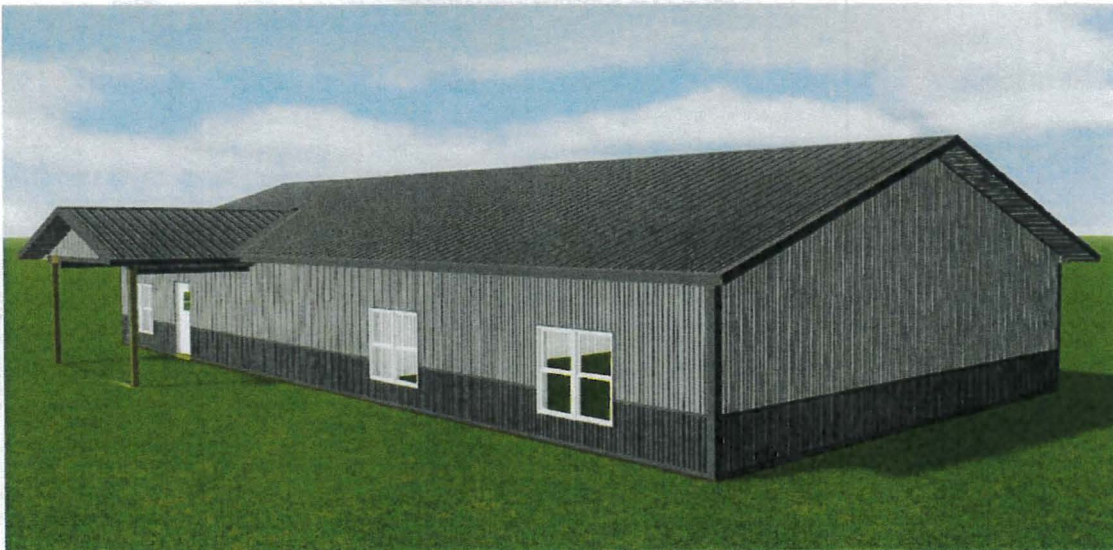
[Interactive Preview Link](#)



3d View for JSE-Brad E Isaacs-#1 office copy 1



3d View for JSE-Brad E Isaacs-#1 office copy 1





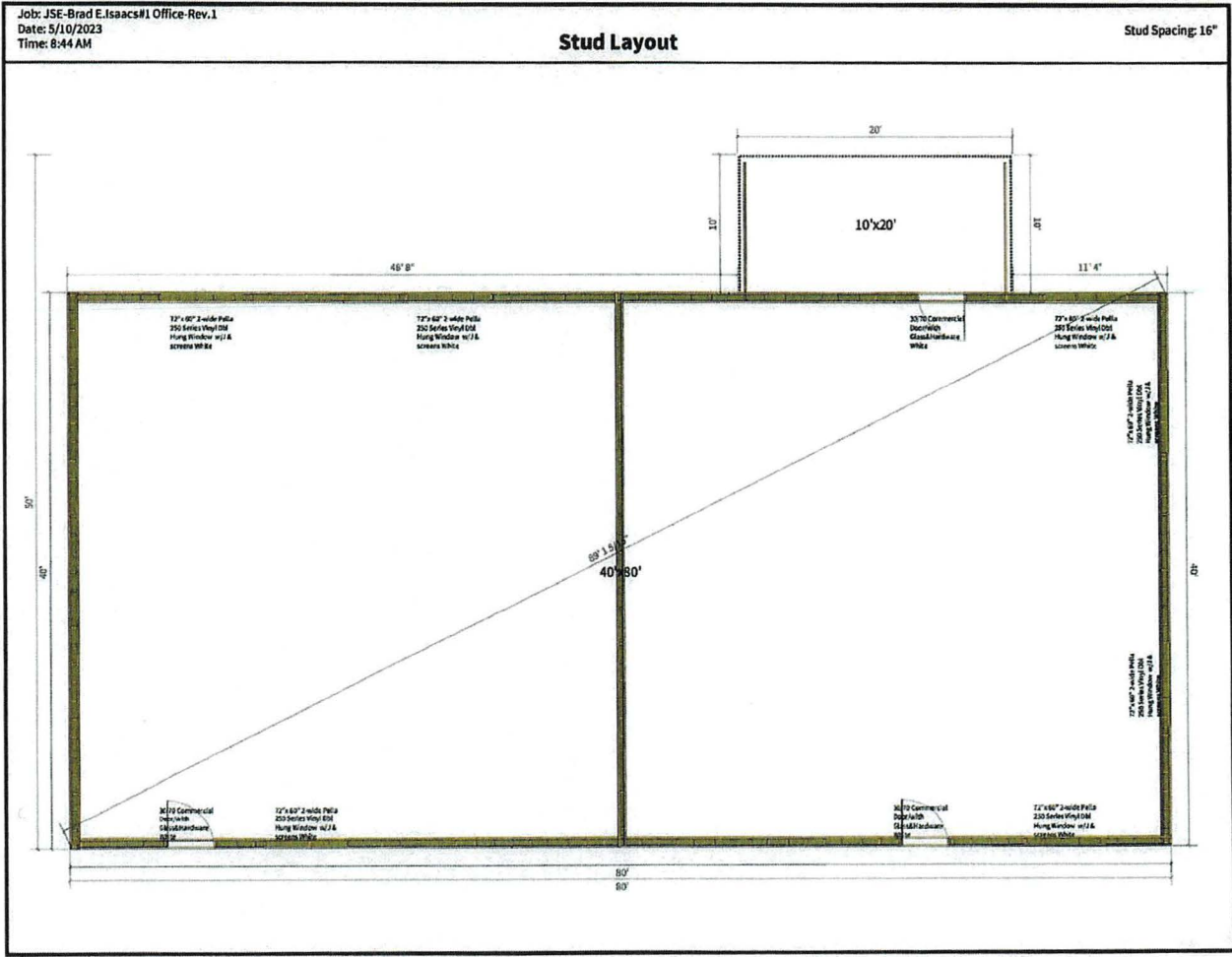
Graber Post Buildings, Inc

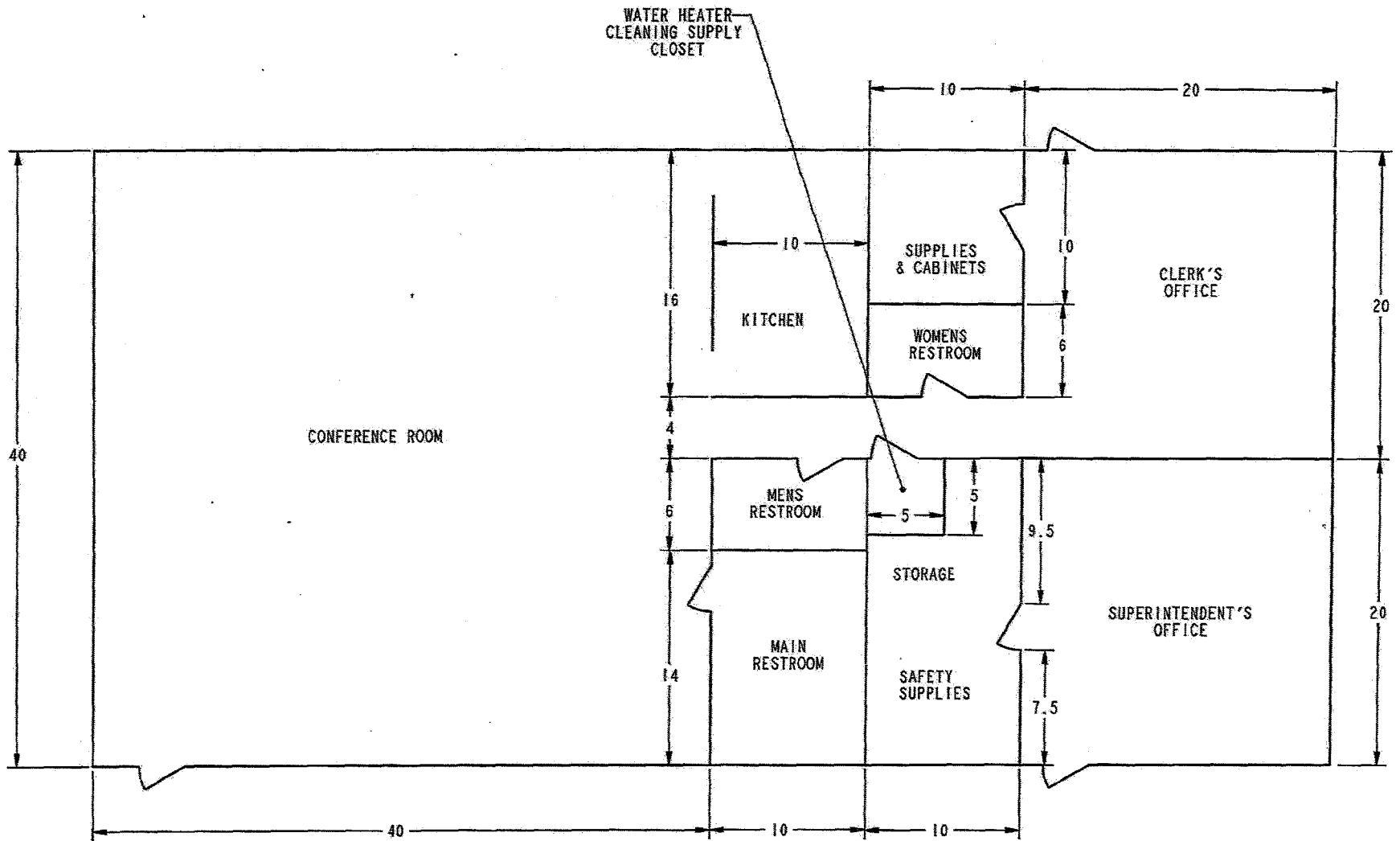
7716 N 900 E Montgomery, IN 47558 · Phone: (812) 636-7355
https://www.graberpost.com

PO Number: 54058
Preparer: Darrell Wittmer
Quote #: 54058
Date: 05/10/2023
Page: 5 of 7

Building Quote

Post Layout





April Geltmaker

From: Kyra Stephenson
Sent: Wednesday, August 16, 2023 7:33 AM
To: COMMISSIONER District 1; COMMISSIONER District 2; COMMISSIONER District 3; Isaacs, Brad; Rick Voyles; paule@templeandtemple.com
Subject: August 21, 2023 Commissioner-Scoping Committee Meeting
Attachments: August 21, 2023 Commissioner-Scoping Committee Meeting.docx

Follow Up Flag: Follow up
Flag Status: Flagged

Notice of Highway Department Project BOT meeting. Any questions please let me know.

Thank you

*Kyra Stephenson
Washington County Auditor
99 Public Square, Suite 103
Salem, IN 47167
(812)883-4805 ext 1101
Auditor@washingtoncounty.in.gov*

April Geltmaker

From: Paul Eckert <paule@templeandtemple.com>
Sent: Tuesday, July 11, 2023 4:58 PM
To: COMMISSIONER District 1
Subject: FW: BOT Washington County
Attachments: BOT Washington County.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

From: Paul Eckert
Sent: Monday, June 5, 2023 11:42 AM
To: Tom Vandenberg <tvandenberg@shrewsusa.com>
Subject: FW: BOT Washington County

Tom:
Bot From Washington County
Paul

III. PROPOSAL EVALUATION

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

- Proposed Garage development timeline and strategy (15 pts)
- Ability to furnish and perform necessary engineering services for site and building construction, including engineering and permitting for Indiana Department of Natural Resources, Indiana Department of Environmental Management, Indiana Department of Homeland Security, and any other Federal, State, and/or local agency (15 pts)
- Your experience developing and constructing similar projects (15 pts)
- Your demonstrated ability and capacity to develop the Garage, including financing of Garage project, full site development, installation of underground fuel tanks and related components, and ability to self-perform more than 50% of the site work and building construction (20 pts)
- Demonstrated ownership or site control of proposed Garage site (20 pts)
- Suitability of proposed Garage site – minimum of seven (7) acres, proximity to City of Salem, proximity to major road within Washington County, available utilities to support Garage (electrical, water, sewer, internet) (15 pts)

IV. PROPOSALS

Please respond to the following requests:

- Identify proposed site for Garage and demonstrated ownership or site control thereof.
- 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, including approximate dates to start and complete scoping and design, 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 Garage operator entity, if known at the time of submittal, or proposed method for search and selection thereof.
- The scoping process may have a duration of several months. 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

Highway Garage Project | Request for Proposals & Qualifications

REQUEST FOR PROPOSALS & QUALIFICATIONS

Highway Garage Project

I. PROJECT INTRODUCTION

In accordance with Indiana Code 5-23-5, the Washington County Board of Commissioners (BOC) invites any and all qualified parties to submit Proposals and Statements of Qualifications to provide design, construction, operations, management, maintenance, and financing for development of a highway garage facility (the "Garage") in Washington County ("County").

II. PROJECT SCOPE

Description:

- **Site:**
Proposers should identify a proposed Garage site in the County and detail whether Proposer owns or otherwise controls such site.
- **The Project:**
The selected operator's scope of work shall include design, construction, and operation of the Garage project. Selected operator will convey the Garage improvements to the County following the operation period. The ultimate scope of operations will be further defined through the scoping period after selection.
- **Schedule:**
Delivery is anticipated between Q1 and Q2 of 2024.

General:

- Selected Proposer will provide all services necessary to scope, design, contract, finance, construct, and operate the Garage via public-private partnership with the BOC. In addition, the selected Proposer may be required to include the purchase of furniture, fixtures, and equipment.
- 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 BOC 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 BOC 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 Garage.

It should be understood:

- The BOC reserves the right to reject any and all Proposals/Statements of Qualifications at its sole discretion.
- The BOC does not require you to submit a certified check or other 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 BOC may enter into discussions with Proposers to clarify and assure a full understanding of proposals.
- The BOC may refuse to disclose the contents of Proposals/Statement of Qualifications during discussions with eligible Proposers.
- Proposing firms shall not contact BOC Board Members or any other voting body. All correspondence and questions for this RFPQ should be handled through the BOC as follows:

Contact: Kyra Stephenson, Washington County Auditor, kstephenson@washingtoncounty.in.gov

- The BOC 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 BOC 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 BOC is anticipating that the Project may be financed by the selected Proposer, but the BOC reserves the right to determine a financing structure in its sole discretion. All financing documents are subject to approval by the BOC 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: Kyra Stephenson, Washington County Auditor, kstephenson@washingtoncounty.in.gov

VI. TIMELINE

RFPQ Release	May 18, 2023
First Advertisement	May 23, 2023
Second Advertisement	May 30, 2023
Delivery responses due	12:00 pm EST June 6, 2023

April Geltmaker

From: Isaacs, Brad <BIsaacs@jsengr.com>
Sent: Tuesday, June 13, 2023 9:51 AM
To: paule@templeandtemple.com
Subject: Re: BOT

Follow Up Flag: Follow up
Flag Status: Flagged

Paul,
Good morning to you, Sir. Yes, we need to schedule a meeting asap. If we can meet this week it would be beneficial to the effort so we can keep the process moving forward.

I am attending my Great Uncle's funeral today but I can be available as early as tomorrow or Thursday. I will reach out by phone later today or first thing in the morning at the latest. Please check with Ken concerning his availability.

Thanks, and I look forward to meeting with you gentlemen.

BRAD E. ISAACS
Project Engineer/Supervisor
5921 Stratton Circle
Columbus, IN 47203
o. [812-372-6573](tel:812-372-6573) x 613
c: 317-437-1607
e. bisaacs@jsengr.com

From: Paul Eckert <paule@templeandtemple.com>
Sent: Tuesday, June 13, 2023 8:29:51 AM
To: Isaacs, Brad <BIsaacs@jsengr.com>
Subject: BOT

Brad:
Was wanting to get together next week and discuss BOT stuff. Is there a normal day you come down to Washington County?
Paul

April Geltmaker

From: Paul Eckert <paule@templeandtemple.com>
Sent: Tuesday, June 6, 2023 11:48 AM
To: Kyra Stephenson
Cc: Paul Eckert
Subject: BOT Proposal

Follow Up Flag: Follow up
Flag Status: Flagged

Please see attached RFPQ

Please let me know you received.
Paul

From: Jess Tandy Staten <jessicaanntandy@gmail.com>
Sent: Tuesday, June 6, 2023 11:36 AM
To: Paul Eckert <paule@templeandtemple.com>
Subject: Proposal

Paul - please see the document and let me know if you have any remaining edits.

 [Temple & Temple Highway Garage Project Proposal...](#) 

April Geltmaker

From: Kyra Stephenson
Sent: Thursday, June 1, 2023 7:42 AM
To: Paul Eckert
Subject: RE: test email

Follow Up Flag: Follow up
Flag Status: Flagged

Paul,

Yes, this is the correct email.

Thank you

*Kyra Stephenson
Washington County Auditor
99 Public Square, Suite 103
Salem, IN 47167
(812) 883-4805 ext 1101
Auditor@washingtoncounty.in.gov*

From: Paul Eckert <paule@templeandtemple.com>
Sent: Wednesday, May 31, 2023 3:40 PM
To: Kyra Stephenson <kstephenson@washingtoncounty.in.gov>
Subject: test email

Kira:

I am just sending an email to test that I have the correct email address for the BOT proposal. Can you email me back?
Paul

April Geltmaker

From: Paul Eckert <paule@templeandtemple.com>
Sent: Wednesday, May 31, 2023 3:40 PM
To: Kyra Stephenson
Subject: test email

Follow Up Flag: Follow up
Flag Status: Flagged

Kira:
I am just sending an email to test that I have the correct email address for the BOT proposal. Can you email me back?
Paul

April Geltmaker

From: Paul Eckert <paule@templeandtemple.com>
Sent: Tuesday, May 16, 2023 7:45 AM
To: COMMISSIONER District 1
Subject: Bot

Follow Up Flag: Follow up
Flag Status: Flagged

Provide experience as follows:

Ability to perform full site development.

Ability to furnish and perform engineering services necessary for site and building construction. This would include engineering and permitting for Indiana Department of Natural Resources, Indiana Department of Environmental Management, Indiana Department of Homeland Security and any other Federal, State and local agency.

Ability to perform +50% of the work in house for site and building construction.

Building experience necessary to complete construction of new Washington County Highway facility.

Experience in the installation of Underground fuel tanks and components.

Ability to provide financing of the complete project.

Listing of similar projects performed based on the scope above.

Property Specifications:

Must have a minimum of (7) acre site or greater or ability to acquire said property.

Proximity to the City of Salem and major roads in the county to avoid traffic congestion.

All utilities available for complete Highway garage including (3) phase electrical, single phase electrical, water, sewer, internet at a minimum.

April Geltmaker

From: Paul Eckert <paule@templeandtemple.com>
Sent: Wednesday, February 8, 2023 1:16 PM
To: COMMISSIONER District 1; COMMISSIONER District 2; COMMISSIONER District 3
Subject: FW: Washington county
Attachments: BOT overview.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Attached is a BOT overview/guidelines. Might be helpful to know before the meeting. Maybe even the county attorney should review.

From: Justin Endres <jendres@ylek.com>
Sent: Wednesday, February 8, 2023 1:02 PM
To: Paul Eckert <paule@templeandtemple.com>
Subject: RE: Washington county

Paul,

Here is a brief overview of a BOT process. Let me know how I should attend Monday. Nice speaking with you a few minutes ago.

Justin E. Endres
YOUNG, LIND, ENDRES & KRAFT
126 W. Spring Street
New Albany, IN 47150
Office (812) 945-2555
Fax (812) 948-6956
JEndres@ylek.com

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Email hacking and fraud are on the rise to fraudulently misdirect funds. Please call your escrow officer immediately using contact information found from an independent source, such as the sales contract or internet, to verify any funding instructions received. We are not responsible for any wires sent by you to an incorrect bank account.

From: Paul Eckert <paule@templeandtemple.com>
Sent: Wednesday, February 8, 2023 10:28 AM
To: Justin Endres <jendres@ylek.com>
Subject: Washington county

Justin, this is Paul at Temple And Temple in Salem. You have spoke to Ken Temple in the past about some BOT work. Did he speak to you about some BOT work in Washington county recently? He is out of the country and I was trying to get some information.

5-23 Overview (Build Operate Transfer/BOT)

What is IC 5-23?

Indiana Code (IC) 5-23 is a statute that permits a political subdivision to enter into an agreement with an operator for the acquisition, planning, design, development, reconstruction, repair, maintenance, or financing of any public facility on behalf of the governmental body.

The statute is commonly known as **Build Operate Transfer**, or **BOT**. Under the statute, the governmental body enters into a public-private agreement with a development partner (operator) to provide an identified service to the governmental body.

This service can come in a variety of forms, typically a public facility or improvement. Most municipalities that adopt IC 5-23 utilize the statute as an alternative to traditional processes for public capital improvements (Design, Bond, Bid, Build). In a BOT project, the area where the improvements occur is "leased" to, or otherwise under control of, the operator during the construction period, and then transferred back to the governmental body upon project conclusion (hence Build, Operate, Transfer).

BOT Alternative

BOT represents an alternative design/construction/financing process with many advantages to the governmental body. With BOT, the proposed project scope is provided at the front end with an RFP/Q seeking firms interested in a public-private partnership to deliver a project (or series of projects) to the body. The RFP/Q must meet certain statutory criteria, and notice of the RFP/Q must be published in accordance with IC-5-3-1.

Following the selection of a preferred proposer, the governmental body works directly with that firm (after a statutorily required notice and public hearing) in a design-build capacity pursuant to a BOT Agreement. The firm and the governmental body work hand-in-hand to arrive at a design that meets the needs of the governmental body at a guaranteed project budget. This scoping period is usually performed free of charge, and the private firm delivers a project team with capacity and experience in similar projects.

If properly structured, and there is evidence of sufficient public funds as repayment sources, BOT Agreements can accommodate certain financing options. The project is only constructed when the design, price, and financing terms are all approved by the governmental body.

BOT Advantages

BOT Agreements, when structured appropriately, can offer an efficient design/development process with competitive financing terms, built in cost savings and risk mitigation. This unique approach to design and financing has several advantages when compared to a traditional project procurement process. Those include:

- **Selection of the Project Team – from Design to Construction – Under One Contract**
- **Control of Design Timeline**
- **Oversight and Authority of Design Elements and Approvals**
- **No Cost/Low Cost Scoping Period**
- **No Obligation to Move Forward with the Project**
- **Replicated Public Process/Ease of Developing Approval Documents**
- **Expedient Closing on Financing**
- **Very Low Issuance Costs/No DSR Required**
- **Guaranteed Budget or Maximum Price – No Change Orders**
- **Project Team Assumes 100% of Construction Risk**