

# Vernon Township Fire Protection Territory

## RFP Questions

November 18, 2020

### 1. Site.

*Questions: Has the project site been identified? Is the property currently under contract with any party? Do you have a site selected or is it open for selection? How much acreage would be preferred?*

Answer: Vernon Township doesn't presently own land for the new fire station. A potential site has been identified within the Leo's Market development on 600 in McCordsville. Use for a fire station has been approved by Planning and Town Council. However, additional sites located "north of the tracks" may be considered in conjunction with other developments or independent properties. Acreage minimum is 1.5 acres.

### 2. Pricing document.

*Questions: Can/should the pricing document be delivered electronically with the RFP or should this be delivered as a hard copy in a sealed envelope?*

Answer: Please send the pricing document electronically. If you also wish to deliver a hard copy in a sealed envelope, this is also fine.

### 3. Building Specs.

*Question: Should the scope include dorm room style sleeping quarters for 10 fire fighters, similar to your current station?*

Answer: Yes.

### 4. Preferences.

*Questions: Would you entertain a lease or purchase proposal? Is the objective long-term ownership?*

Answer: We are considering all options and weighing the mid-term and long-term financial implications of each. We assume Vernon Township will need a 3<sup>rd</sup> station within 10 years so debt capacity and tax impact are important factors.

# **Vernon Township Fire Protection Territory RFP Questions**

*November 18, 2020*

## **5. Operations**

*Question: Who is the operator?*

Answer: The operator has not been selected yet.

## **6. Tenant.**

*Question: If the desire is a long-term lease, who is the tenant?*

Answer: The desire is to determine best financial option. The tenant will be the Vernon Township Fire Department.

## **7. Owners Technical Representative**

*Question: Will you need Owners Technical Representation with the project procurement and construction management?*

Answer: We are considering this option.

## **8. Single Party**

*Question: It looks like the RFP is requesting the respondent to Design, Develop, Construct and Finance/Operator the Fire Station all as one party. Is that accurate? I did see a note that there may be the option of going the CMc route as well. Can you clarify these two items?*

Answer: We are considering all options. It is not a requirement to submit as a single party.