



STATE OF INDIANA

Request for Information 17-112

INDIANA DEPARTMENT OF ADMINISTRATION

**On Behalf Of
Indiana School for the Deaf**

**For
Simpson Hall Rehabilitation**

Response Due Date: February 22, 2018 by 3:00pm EST

Eric Klinefelter, Director of Strategic Sourcing
Indiana Department of Administration
Procurement Division
402 W. Washington St., Room W468
Indianapolis, Indiana 46204

In accordance with Indiana Code 5-22-6, this Request for Information (RFI) is issued by the Indiana Department of Administration (IDOA) on behalf of the Indiana School for the Deaf (ISD) to obtain information about rehabilitation options for Simpson Hall. Responses to the RFI will not be returned. The State of Indiana and the Indiana School for the Deaf are not liable for any cost incurred by vendors in response to this RFI.

PURPOSE OF THE REQUEST FOR INFORMATION

The purpose of this RFI is to initially gain knowledge for potentially financing and providing the construction, development, and management of Simpson Hall.

The information gained from this RFI may be used in the development of a competitive solicitation process, leading to the selection of a respondent that is best suited to provide the services that meets the ISD requirements. The ISD is interested in learning about all types of solutions available in the marketplace for developing and managing Simpson Hall.

The ISD may request oral presentations from respondents of this RFI for the purpose of collecting additional information and/or receiving clarification on response details. Invitations may be extended to respondents of this RFI subsequent to the receipt of responses.

The information provided in the responses to this RFI may also be used to assist in the development of a Request for Proposal (RFP) at a later date. However, the State reserves the right to award a contract directly from this RFI.

BACKGROUND

Simpson Hall, the original dormitory for girls on the campus of the Indiana School for the Deaf is on the west end of the original quadrangle, and is the last of the original dormitory buildings. The building has a partially submerged basement with two stories above. It is constructed of brick and stone walls with wood floor and roof structures.

It was functionally replaced around 1979 with the construction of the current dormitory facility/residence hall at the Indiana School for the Deaf. Simpson Hall temporarily served as administrative offices during the renovation of Alumni Hall. It has remained vacant since the early 1980's.

The Indiana School for the Deaf has experienced a decline in students over the decades. While student population has been consistent over the past several years, the school currently has no identifiable needs or uses for Simpson Hall; nor do they have the funding to renovate the structure. The Indiana School for the Deaf ceased fund requests for capital repairs on the building in the 1980s, and furthermore, the State Legislature has not provided funding for repairs, restoration, or renovation at Simpson Hall since the 1980s.

With the lack of maintenance funding, the building has severely deteriorated over the past several decades. In the south half of the central block, the second and first floors have collapsed into the basement. In the north block, the roof has failed, causing massive failure in the masonry walls. Temporary exterior steel supports were installed in recent years to prevent the west facing exterior wall

from collapsing onto an internal campus road used by school buses. The building also contains asbestos and possibly other environmental hazards.

Simpson Hall is currently listed on Indiana Landmarks' 10 Most Endangered Structures list.

RESPONSE REQUIREMENTS

ISD asks that all respondents provide adequate details to respond to this RFI. The list of criteria below must be met in the respondent's response.

1. Student safety must not be compromised.
2. Simpson Hall/surrounding property must be a part of a lease agreement, not a sale
3. Simpson Hall must remain the name
4. Maintain the historical honor of the building as best as possible— interior and exterior
5. Prohibit the sale of alcohol if retail/restaurant is implemented
6. Any additional buildings added outside of the existing footprint of Simpson Hall must be approved by the established core committee and ISD
7. Transparency in their business model for what will be implemented and how they plan to gain their investment back
8. No abatement work to occur when school is in session
9. Relocation of utilities, water, roadway and completion of perimeter fence must be completed prior to construction starting.
10. The State will not allocate any State funds towards this project.
11. ***Exhibit A*** has 7 items that are non-negotiable construction items that must be met.

ISD would prefer the following items be met. Please provide information on how your company would provide these items. However, your response does not have to be limited to these items. You are encouraged to provide any alternative ideas in your response.

1. Senior Assisted Living –
 - a. We have a large community of Deaf that are already a guaranteed client base
2. Conference Center
 - a. ISD is one of the top Deaf Schools in the nation, let's give others the opportunity to come learn from us
 - b. Opportunity for events for ISD, State Fair, etc.
3. An Opportunity for Deaf Students to come gain work experience
 - a. through working and being a part of staff at whatever happens at Simpson Hall
4. Re-use of the materials that were salvaged from the old boys' dorm
5. Re-establish the bowling alley that was previously in the basement
6. Space to display the history of ISD and Simpson Hall

KEY RFI DATES

Below is a chart that contains all of the deadlines associated with RFI 17-112:

ACTIVITY:	DATE:
Issue of RFI	January 18, 2018
Access to site *	January 25, 2018 12-3pm ET
Deadline to Submit Written Questions	February 1, 2018 by 3:00pm ET
Response to Written Questions	February 8, 2018
Submission of Proposals	February 22, 2018 by 3:00pm ET

* Due to safety and liability concerns, the site visit will be strictly an external viewing of the building and surrounding grounds, no internal access will be granted.

QUESTION AND INQUIRY PROCESS

All questions/inquiries regarding this RFI must be submitted in writing by the deadline of **3:00 p.m. Eastern Time on February 1, 2018**. Questions/Inquiries should be submitted Q&A Template, via email to EKlinefelter@idoa.in.gov and must be received by the time and date indicated above.

Following the question/inquiry due date, Procurement Division personnel will compile a list of the questions/inquiries submitted by all parties. The responses will be posted to the solicitation webpage on the IDOA website (<http://www.in.gov/cgi-bin/idoa/cgi-bin/bidad.pl>) according to the timetable above. Only answers posted on the IDOA website will be considered official and valid by the State.

Inquiries are not to be directed to any staff member of the ISD or any other participating agency.

If it becomes necessary to revise any part of this RFI, or if additional information is necessary for a clearer interpretation of provisions of this RFI prior to the due date for proposals, an addendum will be posted on the IDOA website.

PROPOSAL DOCUMENTS SUBMISSION

All RFI responses must be submitted as a Word or PDF file via email to Eric Klinefelter at EKlinefelter@idoa.in.gov no later than **3:00pm ET on February 22, 2018**. The email subject line should contain the following phrase "RFI 17-112, Simpson Hall Rehabilitation."

It is important to note that all information submitted in Respondents' responses to RFI 17-112 is subject to the Access to Public Records Act (APRA), IC 5-14-3 *et seq.*, and, after the contract award, the entire RFI file may be viewed and copied by any member of the public, including news agencies and competitors. Respondents claiming a statutory exception to the APRA must indicate so in the response submitted. Confidential Information must also be clearly marked in a separate (electronic) folder from the rest of the response. The Respondent must also specify which statutory exception of APRA that applies. The State reserves the right to make determinations of confidentiality. If the Respondent does not identify the statutory exception, the Procurement Division will not consider the submission confidential. If the State does not agree that the information designated is confidential under one of the disclosure exceptions to APRA, it may seek the opinion of the Public Access Counselor. **Please be advised that prices are not confidential information.**

PROPOSAL EVALUATION PROCEDURE

The Commissioner of IDOA or their designee will, in the exercise of their sole discretion, determine which proposal(s) offer the best means of servicing the interests of the State. The exercise of this discretion will be final.