



STATE OF INDIANA

Request for Information

INDIANA FINANCE AUTHORITY

For redevelopment of the
former Larue D. Carter Memorial Hospital
2601 Cold Spring Road
Indianapolis, Indiana

Response Due Date: April 5, 2021

Indiana Finance Authority
One N. Capitol Ave., Suite 900
Indianapolis, Indiana 46204

In accordance with Indiana Code 5-22-6, this Request for Information (“RFI”) is issued by the Indiana Finance Authority (“IFA”) to obtain information about development/rehabilitation options for the former Larue D. Carter Memorial Hospital, located at 2601 Cold Spring Road, Indianapolis, IN (“Larue Carter”). Responses to the RFI will not be returned. The IFA is not liable for any cost incurred by respondents in response to this RFI. The IFA creates no obligation, expressed or implied, by issuing this RFI or by receipt of any submissions pursuant hereto. The award of any contract(s) as a result of this RFI shall be at the sole discretion of the IFA. Neither this RFI nor any proposal submitted in response hereto is to be construed as a legal offer.

PURPOSE OF THE REQUEST FOR INFORMATION

The purpose of this RFI is to initially gain knowledge for potentially the redevelopment and management of Larue Carter.

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 meet the IFA’s requirements. IFA is interested in learning about all types of solutions available in the marketplace for developing Larue Carter.

IFA 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 Proposals (“RFP”) at a later date. However, the IFA reserves the right to award a contract directly from this RFI.

BACKGROUND

The Larue Carter real estate encompasses a represented 22.32 +/- acres of gross land area, improved with a collection of approximately 20 buildings forming this recently vacated medical campus. Originally developed in 1931 as the Indianapolis Veterans Administration (VA) Hospital, this facility historically provided health care for United States veterans. Upon the relocation of the VA Hospital to the IUPUI campus in 1996, Larue D. Carter Memorial Hospital (State of Indiana) leased this property, which was only recently phased out of operation due to the newly opened NeuroDiagnostic Institute and Advanced Treatment Center located on the eastside of Indianapolis. A majority of the campus buildings were listed on the National Register in 2012.

RESPONSE REQUIREMENTS

IFA 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. Transmittal letter – Letter that identifies the lead entity, contact person, and contact information for the respondent and any equity partners.
2. Project understanding and approach to the project.

- a. Statement of interest demonstrating a commitment and a vision for the redevelopment of Larue Carter.
 - b. Statement describing an overall concept for Larue Carter that integrates design, program, and operations, including public benefits.
 - c. Renderings, drawings, or other visuals that depict and demonstrate the proposed redevelopment concept.
 - d. Organizational structure and engagement approach proposed for this project.
3. Project leadership and team.
 - a. Identification of lead entity, partners, and team firms or organizations, including description and location for each firm/organization, and any MBE/WBE/Veteran designations.
 - b. Resumes of the team's principle individual and description of their roles and responsibilities in the proposed redevelopment project.
4. Statement of experience and qualifications.
 - a. Entity – Qualifications and experience: Provide examples of similar size/type of projects in similar settings, including project description, project cost, financing strategy, size, location, year, lead individual, public/private partnerships, and development contact information.
 - b. Operator – Qualifications and experience: Provide examples of similar size/type of projects in similar settings, including project description, size location, tenant mix, year, lead individual role, public/private partnership, and development contact information.
 - c. References
5. Financial Approach
 - a. A comprehensive discussion of an approach to financing the redevelopment and the ongoing operations.
6. Maintain the historical integrity of the building interior and exterior.

KEY RFI DATES

Below is a chart that contains all of the deadlines associated with this RFI:

ACTIVITY:	DATE:
Issue of RFI	March 5,2021
Access to site †	March 19, 2021 -- 10:00am
Deadline to Submit Written Questions	March 24, 2021
Response to Written Questions	March 29, 2021
Submission of Proposals	April 5, 2021

† The site visit is mandatory for any developer submitting a proposal. Failure to visit the site, either on the provided day or a past visit, will disqualify any proposal.

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 March 24, 2021. Questions/Inquiries should be submitted Q&A Template, via email to Silvia Perez at sperez@ifa.IN.gov and must be received by the time and date indicated above.

Following the question/inquiry due date, the IFA will compile a list of the questions/inquiries submitted by all respondents. The responses will be posted to the solicitation webpage on the IFA's website (<http://www.in.gov/ifa/>) according to the timetable above. Only answers posted on the IFA website will be considered official and valid.

Inquiries are not to be directed to any staff member of the IFA or any State 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 IFA website.

PROPOSAL DOCUMENTS SUBMISSION

All RFI responses must be submitted in PDF format-via email to at sperez@ifa.in.gov no later than **3:00pm ET April 5, 2021**. The email subject line should contain the following phrase "RFI, Larue Carter Redevelopment."

It is important to note that all information submitted in Respondents' responses to RFI 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 IFA reserves the right to make determinations of confidentiality. If the Respondent does not identify the statutory exception, the IFA will not consider the submission confidential. If the IFA 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 Public Finance Director or his designee will, in the exercise of his sole discretion, determine which proposal(s) offer the best means of meeting the interests of the IFA. The exercise of this discretion will be final.