

**TOWN OF CHANDLER
REQUEST FOR PROPOSALS AND QUALIFICATIONS
FOR A BUILD-OPERATE-TRANSFER AGREEMENT
CHANDLER WATER TREATMENT FACILITY UPGRADES PROJECT**

In accordance with Indiana Code 5-23, the Town of Chandler (the "Town") is issuing this Request for Proposals and Qualifications (the "RFPQ") seeking proposals and statements of qualifications from responsible offerors for a public-private Build-Operate-Transfer Agreement (the "BOT Agreement") concerning upgrades at the Town's water treatment facility (the "Project").

The Project generally includes construction of a new well and well house with associated site piping, installation of a new service pump in an existing pump room, electrical and SCADA improvements, and related site work. Egis BLN USA will serve as the Town's engineer of record. The Town's current anticipated construction budget is approximately \$2,500,000. This amount is provided for planning purposes only and remains subject to final scope development, available funding, value engineering, negotiation of a Guaranteed Maximum Price ("GMP"), and Town Council approval.

The successful offeror will be expected to provide development and design-assist services, labor, equipment, materials, construction, commissioning, limited operation and maintenance during a transition period, and transfer of possession and operational responsibility for the completed Project to the Town. The final scope, GMP, schedule, BOT term, operation and maintenance duties, cost and risk allocation, and transfer terms will be refined through discussions, a Scoping Period, and best-and-final-offer negotiations. The Project is expected to be funded in whole or in part with proceeds of Drinking Water Loan DW23228703 and will be subject to all applicable Indiana Finance Authority, State Revolving Fund, federal, state, and local requirements, including applicable Build America, Buy America requirements.

Initial proposals will be evaluated on experience (40%), financial capacity (20%), project approach (20%), and familiarity with the Project (20%). Price will have no weight during the initial qualifications review. The Town may conduct discussions and a Scoping Period with one or more responsible offerors whose proposals are reasonably susceptible of selection and will negotiate best and final offers with each remaining responsible offeror. In the final evaluation, nonprice factors will have a collective weight of 60%, and price will have a weight of 40%. Any recommendation for award will be subject to the disclosure, notice, public-hearing, and Town Council determination requirements of IC 5-23.

Copies of the RFPQ Guidelines and available Project materials may be obtained through the Egis BLN USA Plan Room (blnplanroom.com) upon registration and payment of the applicable nonrefundable fee, plus shipping and handling. Addenda will be issued to holders of record. Documents may also be purchased and picked up at Eastern Engineering Supply, 9901 Allisonville Road, Fishers, Indiana 46038.

Proposals must be clearly marked "RESPONSE ENCLOSED FOR CHANDLER WATER TREATMENT FACILITY UPGRADES BOT PROJECT" on the outside of the envelope and addressed to:

Tyler Kinder, Director of Public Services/Chandler Utilities
Chandler Town Hall
401 E. Lincoln Avenue
Chandler, Indiana 47610

Responses must be received no later than 4:00 p.m. (local time) on September 14, 2026, at Chandler Town Hall. Late responses will not be accepted. Six (6) copies of the response must be submitted.

Responses must follow the format stated in the RFPQ Guidelines. No bid bond or certified check is required with the initial proposal. The Town reserves the right to reject any or all responses, waive immaterial irregularities, request clarification, terminate the process, and exercise its discretion in accordance with IC 5-23 and other applicable law.