



Request for Proposals

Project: River Ridge Middle School – Surplus Property Subdivision

Issued: April 30, 2025

Responses Due: July 9, 2025



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- C – Boundary Survey
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Introduction

The Greater Clark County School Corporation (hereafter GCCSC or School Corporation), pursuant to IC 36-1-11, is seeking proposals from qualified and interested parties for the acquisition and development of surplus property adjacent to the site of the future River Ridge Middle School. The project being considered under this Request for Proposals will be on approximately 17.665 acres acquired by the School Corporation in 2022 and 2024. The site is within the City of Jeffersonville, generally located along SR 62 near its intersection with Utica-Sellersburg Road. A map exhibit delineating the general boundaries of the site can be seen as Exhibit A.

Project Overview

GCCSC acquired the entirety of the site through several transactions with the final tract acquired in early 2024. In total the site is approximately 47 acres. The primary purpose for the purchase of the site is for the future home of the River Ridge Middle School. Of the 47 acres, approximately 30 are needed for the development of the middle school, leaving 17.665 acres of surplus real estate not necessary for the construction of the school, less a portion of the site encumbered by the Utica Sellersburg Road and New Chapel Road rights-of-way. The conceptual site plan and rendering for the Middle School can be seen as Exhibit B.

The School Corporation has determined the highest and best use of the surplus real estate is as a complementary single-family subdivision and is seeking a partner to acquire the surplus real estate, develop the single-family subdivision, then market and sell the single-family homes to interested buyers.

Offering Price

Pursuant to IC 36-1-11 GCCSC is seeking to sell the property for no less than the average of two appraisals.

Appraisals have been completed with the first indicating a fair-market value of \$780,000 and the second indicating a fair-market value of \$795,000. The average of the two comes to the minimum offer price of \$787,500. Responses will not be considered if the offering price is not at least the minimum or higher that is listed in this RFP. Offers may exceed the average of the appraised values, and higher offering prices will be considered when evaluating the proposal.

Minimum Offering Price: \$787,500.00

Site Details

The surplus real estate available for development is approximately 17.665 acres of the larger 47 acres acquired by GCCSC, less area encumbered by the Utica Sellersburg Road and New Chapel Road rights-of-way. The site is bounded on the southwest by Utica-Sellersburg Road, on the southeast by New chapel Road, on the east by the Stonybrooke subdivision, and along the west by the River Ridge Middle School site. The site is relatively flat and free of structures. A single parcel has not yet been created for this development site, which is currently comprised of multiple parcels. Prior to selling the real estate to a chosen development partner, GCCSC will have the site re-platted so that one single parcel may be conveyed for the future development. It will be the responsibility of the selected developer to further subdivide the subject site to create individual home lots.

Currently the site is generally made up of the following parcels:

1. 10-42-03-600-131.000-039 – 3618 Utica Sellersburg Road, Jeffersonville, IN 47130
2. 10-42-03-600-197.000-039 – 3616 Utica Sellersburg Road, Jeffersonville, IN 47130

A portion of parcel 1 above will ultimately be utilized for the River Ridge Middle School site such that between the 2 parcels listed above approximately 17.665 acres will be available to be sold for a future development, less area encumbered by the Utica Sellersburg Road and New Chapel Road rights-of-way. As indicated above, prior to the sale of the real estate, GCCSC will establish an updated legal description combining part of parcel 1 and all of parcel 2 into a new parcel that can be conveyed for the development. Exhibit C is a boundary survey delineating the anticipated parcel configuration.

Development Standards and Zoning

The subject site is under the jurisdiction of the City of Jeffersonville and is currently zoned R-2: Single Family Residential – Medium Lot. GCCSC believes this zoning designation to be the most appropriate for the desired future land use and development pattern. All proposals are anticipated to adhere to this zoning district and the associated site development standards outlined in the City of Jeffersonville's Unified Development Ordinance (hereafter UDO). Respondents should identify and detail if a different zoning district is needed or if conflicts are expected between the current zoning standards and the proposal. Ultimately, any necessary change in zoning district assignment or standards will be the responsibility of the selected party to be completed during their due diligence period.

Vision, Neighborhood, and Home Elements

GCCSC envisions a quality built, single-family neighborhood with the potential to support families as a highly compatible and supportive land use to be located adjacent to the new River Ridge Middle School. Respondents are highly encouraged to consider a home product that may be marketed to and attract families with children, and as such the following minimum home standards must be adhered to in order for any proposal to be considered for selection:

- Minimum Home Size – 1,800 square feet
 - This may be split across one or multiple floors
- Minimum Number of Bedrooms – Three (3)
- Minimum Number of Bathrooms – Two (2)
- Off-Street Parking – Attached or Detached Garage

In addition to the listed minimum development standards above, and those outlined in the Jeffersonville UDO, the following list of design standards will also be considered when evaluating any proposal.

- Design Inspiration – GCCSC is seeking a development with interesting and identifiable design traits that honor or reflect a known and established architectural style (e.g. Tudor, Bungalow, Craftsman). The proposal should consider a variation of home styles, or small variations within a single home style in order to create a dynamic layout avoiding monotony and promoting placemaking.
- Material Palette: the dominant exterior cladding material should be high quality, durable, and aesthetically appropriate for the chosen architectural style with the potential for other materials to be used as accents. The homes should be designed with one primary material that dominates

the façade (somewhere between 60-80% of the total home façade), although various colors of this primary material may be utilized.

- GCCSC anticipates significant masonry and stone in this development and will give preference to that material over other materials such as vinyl or fiber cement.
- Primary Home Entrance: homes should be oriented towards the street with architectural details promoting and drawing attention to the home's pedestrian entrance (front door); garage entrances should not be the predominant feature of the home's front/primary façade.
- Listing Price for Homes: GCCSC is not setting a minimum or maximum sale price for the constructed homes, however, development quality and overall investment will be seriously considered when selecting a proposal.

The design and layout of the neighborhood should also be carefully considered in order to support placemaking efforts, enhanced connectivity, incorporating green/open space, and the creation of a desirable and aesthetically pleasing residential community. The following items should be considered when developing a conceptual site plan, and should be detailed in any official response to this RFP:

- Spacing and layout of homes including expected setbacks, orientation of homes, vehicle and guest parking, lot coverage, etc.
- Placement and circulation of roadways
- Sidewalks and pedestrian/bicycle paths
 - Intentional connections from the neighborhood to the adjacent River Ridge Middle School are anticipated
- Streetscaping including design and size of the right-of-way, lighting, sidewalks, trees and other landscaping, etc.
- Signature neighborhood entrances and features
- Common area layout and design, and common area amenities if applicable
- Landscaping throughout the development, around the perimeter, along the street, and at signature entrances

Covenants, Conditions, Restrictions

As part of any proposal the respondent should identify how they intend to utilize CCRS to maintain certain standards and operations within the new neighborhood. CCRs should set standards for home maintenance and additions, fencing, as well as deal with parking, storage, and loading/unloading within the neighborhood rights-of-ways. Following the design inspiration and vision set by the GCCSC for this site the proposal should carefully consider the long-term aesthetic impact that may result from individual privacy fences being constructed by future homebuyers, and incorporate protections into any CCRs for the neighborhood. Respondent should provide details regarding this component in their official response.

RFP Important Dates

- | | |
|--|-----------------|
| • Issuance of RFP | April 30, 2025 |
| • Deadline for Questions from Respondent | May 30, 2025 |
| • Anticipated Response to Eligible Questions | June 6, 2025 |
| • Deadline to Submit Proposal | July 9, 2025 |
| • Public Opening of Submissions | July 9, 2025 |
| • Target Date for Respondent Selection | August 15, 2025 |
| • Estimated Construction Start | Quarter 2, 2026 |

Evaluation Process

Once publicly opened by GCCSC the proposals will be taken under advisement to be evaluated for completion, content, and conformance with this document and the prescribed vision by a pre-determined selection committee. The proposals will be ranked and a recommendation made by the selection committee to the GCCSC Board for selection during a future, duly-noticed Board meeting.

Selection Committee

- Mark Laughner – Superintendent
- Dr. Kimberly Hartlage – Deputy Superintendent
- Laura Hubinger – Chief Financial Officer
- John Buckwalter – School Board Member District 3
- Nate Koets – Director of Facilities

Criteria for Consideration

- Offering Price – offering price will be considered alongside the proposed development vision and must meet or exceed the minimum offering price listed in this RFP
- Project Description and Vision – proposal's compliance with the stated goals, development and design considerations for the homes and the neighborhood layout, investment, and overall GCCSC vision
- Firm Experience – previous experience with projects of a similar style and scale
- Firm Capacity – capacity of the respondent to complete the proposal as outlined and capacity to do so in accordance with a prescribed timeline
- Financial Capacity – financial backing to fund and complete proposal
- Firm Location – preference will be given to firms located within the southern Indiana market
- References – references from past home buyers, subcontractors, or government agencies that can speak to respondent's ability to perform

RFP Response Requirements

All responses should incorporate narratives, maps, drawings, renderings, and other associated documents, including the items specifically requested below, in order to communicate the development proposal to the GCCSC. **The full response should be no more than 10 letter sized pages; with exhibits and attachments excluded from this page count.**

Introduction/Cover Page

This page should detail the proposer's name and mailing address, proposer's current legal status and entity type (corporation, partnership, etc.) as well as contact information and a signature. In this section the respondent may introduce the project and vision with details coming later in the proposal.

The introduction cover page should clearly indicate the development style being proposed (land use), the number of units being proposed, and the offering price for the real estate acquisition.

Project Description and Vision

This section should describe in detail the proposed development of the property. This may include detailing and identifying the real estate affected by the proposal, the number and type of homes to be constructed, metrics describing the homes (floor area, footprint, bed/bath count, parking, material, listing price, etc.), details about the common and public areas of the neighborhood, zoning compliance, entitlement procedures, design concepts and parameters, as well as risks or barriers to the proposal. This section should incorporate drawings, exhibits, and/or renderings to provide additional context and details for the proposal. Additionally, this section should detail how Covenants, Conditions, and Restrictions may be utilized to establish long-term protections of the proposed neighborhood character.

Project Finances

This section must detail the finances of the project including sources and uses, proposed offering price for the real estate, and overall investment amount. Respondent must detail any non-conventional means of financial assistance (federal, state, or local funding), which may impact the feasibility or timeline of the project. In this section the respondent should detail or provide evidence of financial capacity sufficient for successfully completing the proposed development.

Development Schedule

Respondent should provide details about the project timeline including any phasing of construction. This section should align with the RFP Important Dates section of this document, and if conflicts with these dates are anticipated, that should be detailed in the response.

Developer Experience and References

This section should highlight past and on-going experience and communicate capacity to complete the proposed project on-time. Examples of similar developments led by the respondent, in various stages of completion if applicable, should be detailed in this section and at least two references should be provided that can vouch for the respondent's capacity and quality.

Non-Collusion Affidavit

Respondent shall accompany their proposal submittal with a completed, signed, and notarized non-collusion affidavit, which can be found as Exhibit D of this RFP document. The non-collusion affidavit shall not count towards the overall page limit as outlined earlier in this section.

Submittal Instructions & Inquiries

Respondents must submit six (6) printed copies of their proposals and one (1) electronic copy, which should include the RFP response and all associated exhibits and attachments. No printed document may be on paper exceeding 11"x17" in size. The complete proposal shall be submitted in a sealed enveloped labeled "River Ridge Middle School – Surplus Property Subdivision". Submissions will not be returned.

Sealed proposals must be clearly marked and delivered to the GCCSC on or before 1:00pm on July 9, 2025, and addressed to:

Greater Clark County School Corporation Administration Building
River Ridge Middle School – Surplus Property Subdivision
ATTN: Laura Hubinger, CFO
2112 Utica Sellersburg Rd
Jeffersonville, IN 47111

All inquiries regarding this RFP shall be directed to Nate Koets, Project Manager. Inquiries must be received by the date indicated in the RFP Important Dates section above. Responses to all eligible inquiries will be posted to the GCCSC website no later than June 6, 2025. Inquiry contact information is below:

Nate Koets
Project Manager
2112 Utica Sellersburg Rd, Jeffersonville, IN 47111
(502) 977-9928
nkoets@gccschools.com

Terms and Conditions

1. The School Corporation reserves the right to reject any or all proposals at its sole discretion. The School Corporation may negotiate a sale of the land with an applicant or any other party. The School Corporation's decision will be final.
2. Any proposal must be signed by a duly authorized representative of the applicant. By submitting a proposal, the applicant and the signatory to the proposal certifies and verifies that the signatory has been duly authorized to commit the applicant to the terms of the proposal. Proof of such authority will be provided to the School Corporation upon the request of the School Corporation.
3. Applicants are required to pay for any costs of preparing a proposal and in no event will the School Corporation reimburse or be liable to any applicant for costs incurred in preparing or presenting a proposal, including any legal costs. The School Corporation is not liable for any work or service provided by an applicant prior to the awarding of a contract.
4. The applicant acknowledges that the minimum bid to the School Corporation may not be less than the price determined by appraisals obtained by the School Corporation, as required by law.
5. Any and all contracts concerning a proposal shall be governed by the laws of the State of Indiana.

Exhibit A – Map Exhibit

Exhibit on Following Page

Map Exhibit



 Surplus Property



0 250 500 1,000 Feet


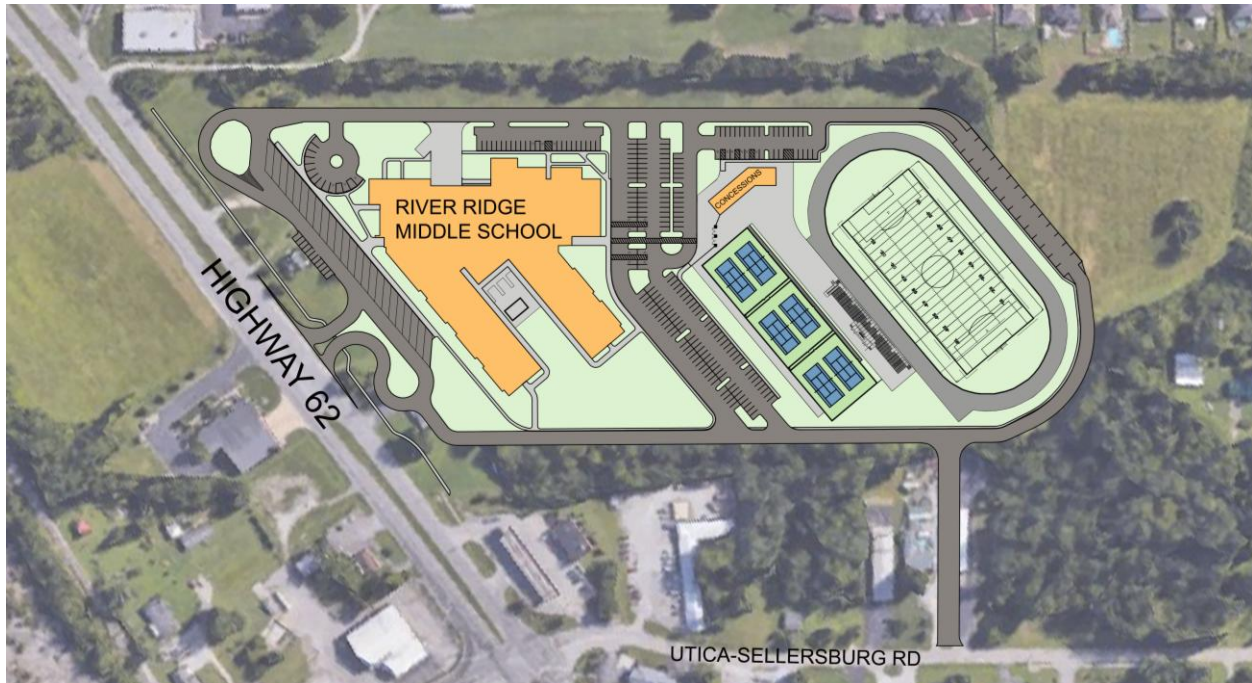


Exhibit B – Middle School Conceptual Site Plan & Rendering

Exhibit on Following Page

River Ridge Middle School – Site Plan



River Ridge Middle School – Aerial View



Exhibit C – Boundary Survey

Exhibit on Following Page

Exhibit D – Non-Collusion Affidavit

Exhibit on Following Page



NON-COLLUSION AFFIDAVIT

State Form 4391 (R4 / 1-00)

STATE OF: _____

COUNTY OF _____

} SS:

The undersigned, being duly sworn on oath says, that he is the contracting party, or that he is the representative, agent, member, or officer of the contracting party, that he has not, nor has any other member, employee, representative, agent or officer of the firm, company, corporation or partnership represented by him, directly or indirectly, entered into or offered to enter into any combination, collusion or agreement to receive or pay, and that he has not received or paid, any sum of money or other consideration for the execution of the annexed contract other than that which appears upon the face of the contract.

Signature
Printed name
Title
Company

Before me, a Notary Public in and for said County and State personally appeared, _____,

who acknowledged the truth of the statements in the foregoing affidavit on this _____ day of _____, 20 ____.

		Signature of Notary Public
County of residence	Commission expiration date	Printed or typed name of Notary Public