Questions and Answers

1. We are looking for an interior design role. Should I submit qualifications on my own?

As indicated in the RFPQ document, the selected Offeror will enter into all contracts and subcontracts for design and construction services. BSU will not enter into a separate interior design contract beyond the public/private agreement with the selected Offeror. Thus, design services need to be included within the overall development team.

2. Is there any way BSU would ask the selected team to increase their XBE participation?

MBE/WBE/DBE participation will be considered when negotiating an agreement with the selected Offeror, and we expect our partner to meet our expectations for this project.

3. The RFPQ notes, “It’s important to note the University’s goal of incorporating the PAC into a larger mixed-use development project on the site.” Has this scope been identified?

Ball State University entered into an MOU with another company who is proposing a hotel and restaurant on part of this site.

4. Could the development team propose other building types for the site such as housing, retail, and other services to support funding the BSU PAC?

We believe all other support uses are part of another project moving forward. This RFPQ and proposed partnership is focused solely on completion of the performing arts center; however, having the ability to physically integrate the PAC into other uses on site owned by others will be important.

5. Has the zoning and concept of mixed-use been approved by the City or will this require a variance?

All proposed uses on this site will require compliance with the city’s village overlay ordinance and will require approval from the city’s village review committee. The ordinance encourages and promotes mixed use development.

A copy of the overlay ordinance is here: https://www.co.delaware.in.us/egov/documents/1363276231_842926.pdf
6. Are there height restrictions on the site?

The overlay ordinance identifies a height restriction of four stories or a maximum height of 50 feet; however the ordinance allows relief for larger mixed-use projects if the top floor is stepped back from the street.

7. Is financing in place for the PAC portion or is that part of the P3 financing?

We are not asking the Offeror to provide a financing plan for the PAC, as we will determine the best strategy for utilizing University funds as part of the public/private partnership agreement. The University’s Board of Trustees has approved moving forward with financing the performing arts center, but we have not yet determined the ultimate financial structure.

8. Is there a proposed design and construction schedule?

We are currently projecting design and approvals to extend throughout 2022 and 2023, with construction start up for the PAC in Fall/Winter 2023.

9. Will a fly loft be required as part of the PAC?

Yes.

10. We are aware of BSU’s commitment to sustainability – is there a goal or requirement for this project?

Our goal for all Ball State construction projects is to achieve LEED Silver designation.