

To: Bristol Town Council
From: RFP Committee
Date: February 24, 2026
Re: Recommendation for BOT Award

Dear Councilmembers:

As directed by the Bristol Town Council (the “Council”), we have acted in our role as members of the RFP Committee (the “Committee”) established by Resolution 11-6-2025-18 to solicit responses to a Request for Proposals and Qualifications for a potential Bristol Street Department garage project (the “Project”) through a Build-Operate-Transfer (“BOT”) process. The Committee followed all notification and RFPQ requirements per IC 5-23.

The Committee completed a Request for Proposals/Qualifications process and received a proposal from JBK Development LLC (the “Developer”). After completing the design, budget and financing deliverables during the scoping period, the Committee is pleased to recommend JBK Development LLC as the developer for the Project. The Committee makes this recommendation because of their extensive experience with the BOT process and past projects procured under this state law, the good and workmanlike manner in which they have completed previous similar projects, and their team’s completion of satisfactory design, budgeting, and financing deliverables during the scoping period.

The Committee voted unanimously to recommend to the Council that JBK Development LLC be selected as the developer for this Project through the Build-Operate- Transfer process. A copy of the Developer’s proposal is enclosed herewith.

Respectfully Submitted,

Members of the RFP Committee



Town of Bristol - Street Garage

October 21, 2025

JBK
DEVELOPMENT



R. YODER
CONSTRUCTION

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Scan QR Code Below



Download Proposal PDF

or visit:
qrco.de/bgNcCh

TOWN OF BRISTOL - STREET GARAGE

Dear Mr. Yoder and Members of the Town Council,

JBK Development, together with R. Yoder Construction, is pleased to submit our proposal to partner with the Town of Bristol on delivery of the new Street Department Garage.

We understand this project as the foundation of a multi-phase vision for the Town's 4.3-acre site. Phase One — the Street Garage building — will be designed to meet immediate operational needs while allowing flexibility for future additions, such as recycling drop-off and brush/compost areas.

Our team brings experience in municipal procurement/delivery, cost-conscious project structuring, and disciplined execution. With an initial budget of \$1,000,000, we are prepared to deliver a durable, right-sized building while positioning the Town for growth through a Master BOT Agreement — an agreement that establishes the garage as Phase One and allows the Town to add future phases or scope through addendums as directed by the Town.

Respectfully,

Keith Plummer
JBK Development
kplummer@jbkdevelopment.com | 574.360.2630



TEAM QUALIFICATIONS



Developer | JBK Development

- Indiana-based developer with local design and construction partners.
- Municipal-first approach: early alignment, transparent budgeting, and phased delivery.

General Contractor | R. Yoder Construction (RYC)

- 47 years of construction management experience.
- Expertise in municipal garages, estimating, and schedule control.
- Surety bonding: \$60M single / \$120M aggregate.

PROJECT APPROACH



Delivery Method

- Public-Private-partnership (BOT) under IC 5-23.
- Flexible project scope that maintains Town control over budget and delivery, with the added efficiency and quality assurance of private-market participation.
- Addendums may be executed by the Town to include additional phases or scope, such as recycling drop-off or brush/compost areas.



Scoping & Design Fee

- Fixed fee of \$10,000 + reimbursable civil fees, payable upon presentation of GMP, regardless of acceptance.
- If the project proceeds, 50% of this fee will be applied as a credit toward total project costs, reducing overall expense to the Town.



Initial Program (per site visit):

- ~8,000 S.F. steel structure building.
- Drive-through bays with wash bay option.
- Small office + restroom (expandable from current undersized space).
- Future radiant floor heating (boiler/utility cost consideration).
- Expansion-ready design (lean-to or modular additions).
- Preserve existing storage building.



Cost Control

- GMP established at Construction Document stage.
 - Lump Sum and Contingencies set at 3–5% of project value.
 - Unused contingency funds shared 70% Town / 15% JBK / 15% RYC, maximizing public benefit while rewarding efficient project delivery.
- Development fee set at 3%, covering JBK's role in project management, municipal coordination, and delivery oversight.
- Transparent allowances for utilities and specialty equipment.



Schedule

- Scoping/design phase: December - March.
- Groundbreaking: Spring of 2026 with completion based upon the Town's target schedule.



Local Engagement

- Prioritize Elkhart County subcontractors and suppliers.
- Competitive bid process through RYC's 2,000+ vendor network.

EXPERIENCE & REFERENCES



SOUTH BEND FIRE STATION

SOUTH BEND, INDIANA

The South Bend Fire Station #8 was a full demolish and rebuild project with very limited site space to do so. The completed facility allows for a new 2-bay state of the art station with a full kitchen, living quarters, fitness room, and various other amenities that are important for the valued first responders to complete their jobs to the best of their ability.

Owner: City of South Bend Fire Department

General Contractor: R. Yoder Construction

Design Lead: Shive - Hattery



CLIENT

Todd Skwarcan, Asst Fire Chief
574.532.6548
tskwarcan@southbendin.gov

PROJECT COST

\$4M

DELIVERY METHOD

Competively Bid

SIZE

10,000 S.F.



ALUMINUM TRAILER COMPANY “ATC”

NAPPANEE, INDIANA

The ATC Corporate Headquarters transformed former farmland into a modern facility with a rain bay, EV charging station, and a multi-use showroom and cafe. Originally planned as a manufacturing plant, it evolved into a corporate headquarters during design and was completed on schedule with phased occupancy approved by the City of Nappanee.

Owner: Aluminum Trailer Company
 General Contractor: R. Yoder Construction

CLIENT

Duane Yoder
 574.773.2440
duane.yoder@atctrailers.com

PROJECT COST

\$14,666,560

DELIVERY METHOD

Design-Build

SIZE

220,000 S.F.



TRANSFORMATION MINISTRIES

SOUTH BEND, INDIANA

R. Yoder Construction transformed an abandoned factory into an after-school facility with offices, gym, multipurpose spaces, kitchen, meeting rooms, and classrooms. Despite 20 owner-directed change orders, it was delivered on time and within budget.

Owner: Transformation Ministries
 General Contractor: R. Yoder Construction

CLIENT

Kory Lantz
 574.737.4020
korylantz@transformation58.com

PROJECT COST

\$5,117,450

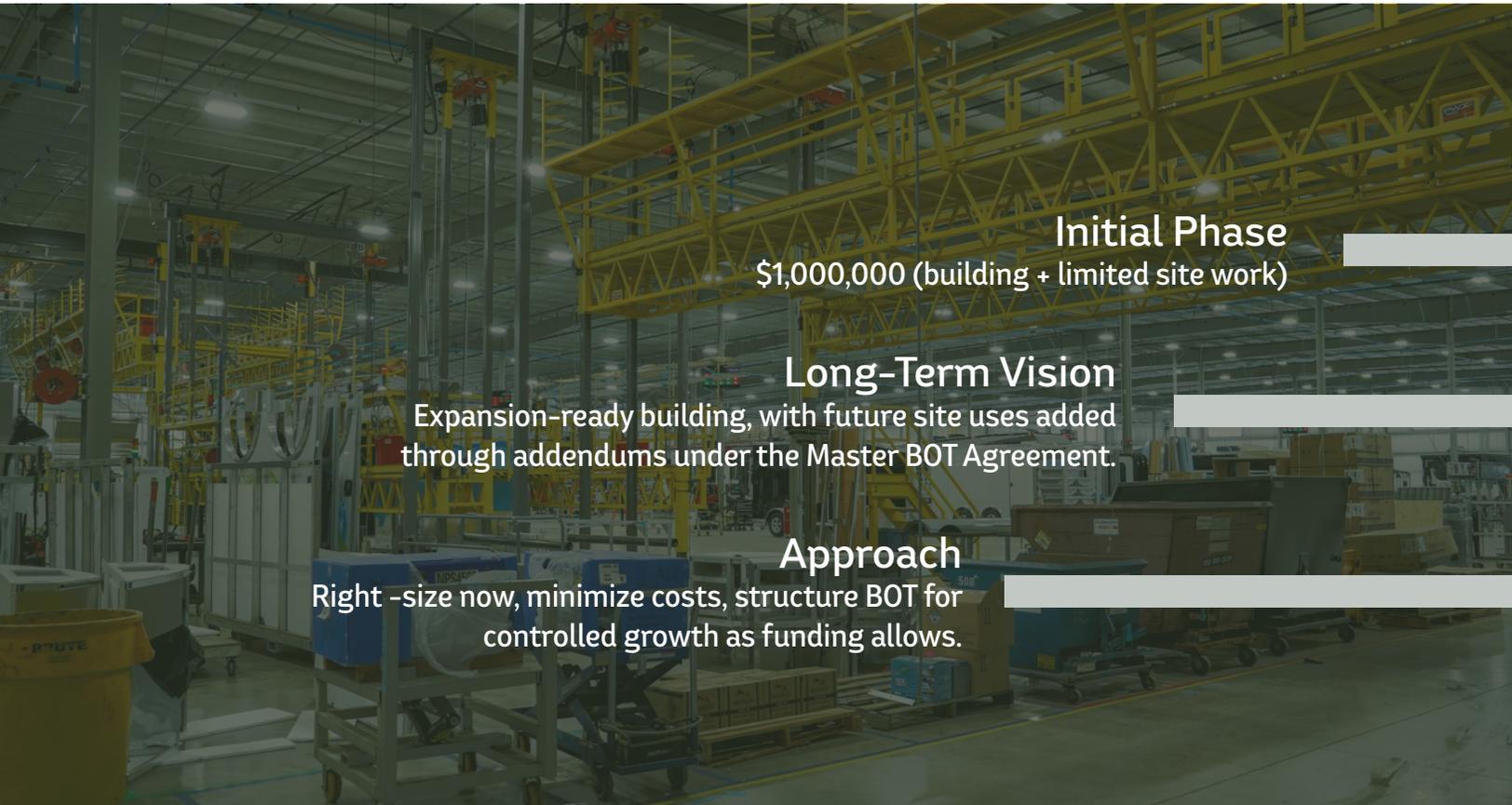
DELIVERY METHOD

Design-Build

SIZE

34,446 S.F.

PRELIMINARY COST AWARENESS



Initial Phase

\$1,000,000 (building + limited site work)

Long-Term Vision

Expansion-ready building, with future site uses added through addendums under the Master BOT Agreement.

Approach

Right -size now, minimize costs, structure BOT for controlled growth as funding allows.

LOCAL ENGAGEMENT PLAN



Elkhart County subcontractors prioritized in all trades.



Local suppliers engaged early.



Commitment to Town preference for local economic benefit.

JBK

DEVELOPMENT

27453 County Road 150, Nappanee, Indiana 46550
jbkdevelopment.com

APPENDIX

Exhibits 1 - 3

EXHIBIT 1 CERTIFICATE OF INSURANCE

Client#: 180877

RYODCON

ACORD™

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
10/28/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer any rights to the certificate holder in lieu of such endorsement(s).

PRODUCER EPIC Insurance Midwest 609 W. Lincoln Avenue Goshen, IN 46526	CONTACT NAME: Susan Becker-Whitis	
	PHONE (A/C, No, Ext): - FAX (A/C, No): E-MAIL ADDRESS: susan.becker@epicbrokers.com	
INSURED R. Yoder Construction, Inc. PO Box 69 Nappanee, IN 46550	INSURER(S) AFFORDING COVERAGE	NAIC #
	INSURER A : Selective Insurance Company of America	12572
	INSURER B : Sirius Point Specialty Insurance Corp	16820
	INSURER C :	
	INSURER D :	
	INSURER E :	
	INSURER F :	

COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> PD Ded:1,000 GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:	X	X	S2548969	10/19/2024	10/19/2025	EACH OCCURRENCE \$1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$1,000,000 MED EXP (Any one person) \$15,000 PERSONAL & ADV INJURY \$1,000,000 GENERAL AGGREGATE \$3,000,000 PRODUCTS - COMP/OP AGG \$3,000,000 \$
A	AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> Drive Oth Car <input type="checkbox"/> SCHEDULED AUTOS NON-OWNED AUTOS ONLY	X	X	S2548969	10/19/2024	10/19/2025	COMBINED SINGLE LIMIT (Ea accident) \$1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
A	<input type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> EXCESS LIAB <input type="checkbox"/> OCCUR <input checked="" type="checkbox"/> CLAIMS-MADE DED RETENTION \$			S2548969	10/19/2024	10/19/2025	EACH OCCURRENCE \$5,000,000 AGGREGATE \$5,000,000 \$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below		X	S2548969	10/19/2024	10/19/2025	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$1,000,000 E.L. DISEASE - EA EMPLOYEE \$1,000,000 E.L. DISEASE - POLICY LIMIT \$1,000,000
B	Prof. Liability Pollution			CPPL D000189900	09/03/2024	09/03/2025	\$1,000,000/\$2,000,000 Deductible \$10,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Applicable Forms for policy term:

ISO Commercial General Liability Coverage Form CG 00 01 04 13

Selective Form CG 73 00 06 22 - ElitePac General Liability Extension Endorsement
(See Attached Descriptions)

CERTIFICATE HOLDER R Yoder Construction Inc PO Box 69 Nappanee, IN 46550	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE 

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May 9, 2025

**RE: R. Yoder Construction, Inc.
Surety Prequalification Letter**

To Whom It May Concern:

We hereby confirm that R. Yoder Construction, Inc. is a highly valued client of Euler Hermes North America Insurance Company (operating under the Allianz Trade name), and that we have confidence in the financial and operational strength of the firm. We are currently willing to support single bonds up to \$60,000,000 with total aggregate capacity of \$120,000,000.

As is customary within the surety industry, the issuance of any bid or final bonds is always contingent upon a satisfactory underwriting review at the time a request for bonds is made. This review may include, but not be limited to, acceptable terms, conditions, documents, bond forms, and confirmation of an acceptable financing source and payment provisions. It should be understood that any arrangement for surety bonds is a matter strictly between R. Yoder Construction, Inc. and Euler Hermes. We assume no liability to third parties or to you by issuance of this letter.

Euler Hermes North America Insurance Company is Rated "A+" by A.M. Best with a Financial Classification of "XV" (\$2 billion or greater) and appears on the U.S. Treasury Department List of approved sureties.

EULER HERMES NORTH AMERICA INSURANCE COMPANY



Pamela M. Anderson, Attorney-in-Fact

Euler Hermes North America Insurance Company and its affiliated debt collection company are part of the Allianz group and market their products and services using the 'Allianz Trade' trademark.

EXHIBIT 3 IDOA CERTIFICATION

CERTIFICATE OF QUALIFICATION
to provide
CONSTRUCTION SERVICES
for
PUBLIC WORKS PROJECTS
to the
STATE OF INDIANA

This Certification Board, having duly considered application for qualification in terms of apparent experience and financial resources; and under the applicable Indiana Code 4-13.6-4 and adopted rules of this Board, hereby issues a Certificate of Qualification to provide construction services to the State of Indiana for Public Works Projects to:

R. Yoder Construction, Inc.

27453 CR 150
P.O. Box 69
Nappanee, IN 46550
Phone (574) 773-3502
Fax (574) 773-4941
Company Official Jason Yoder, President

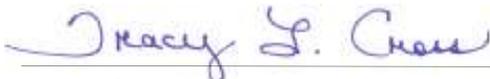
for the twenty-seven month period stated herein, unless revoked by this Board for cause, and in the classifications of services stated below. This certificate supercedes any previous certificate.

- 1521.01 Single and Multi-Family Homes - No Restrictions
- 1521.02 Additions, Alterations, Remodeling, and Repair - No Restrictions
- 1541.01 Industrial Plants and Warehouses - No Restrictions
- 1541.03 Additions, Alterations, Remodeling, and Repair - No Restrictions
- 1542.00A Inst. Bldgs.(Hospitals, Schools, Prisons)>\$10,000,000 - No Restrictions
- 1542.00B Inst. Bldgs.(Hosp., Schl., Prsn.)>\$1,000,000, <\$10,000,000 - No Restrictions
- 1542.01 Institutional Bldgs (Hospitals, Schools, Prisons) - No Restrictions
- 1542.02 Commercial Buildings (Offices, Stores, Restaurants) - No Restrictions
- 1542.04 Additions, Alterations, Remodeling, and Repair - No Restrictions
- 1629.05 Sewage & Water Treatment Plant Construction - No Restrictions
- 1742.02 Acoustical Work - No Restrictions
- 1751.01 Rough Carpentry - No Restrictions
- 1751.02 Finish Carpentry - No Restrictions
- 1771.01 Concrete Construction - No Restrictions
- 1791.01 Erection of Building Structural Steel - No Restrictions
- 1799.07 Shell Structures - No Restrictions
- 1799.08 Interior and/or Architectural Exterior Restoration - No Restrictions

CERTIFICATION DATE 12-04-2024

EXPIRATION DATE 2027-03-04 12:00:00 AM

THIS CERTIFICATE ISSUED BY THE STATE OF INDIANA, PUBLIC WORKS DIVISION CERTIFICATION BOARD,
402 WEST WASHINGTON STREET, ROOM W467, INDIANAPOLIS, INDIANA 46204,
ALSO ACTS AS THE OFFICIAL NOTICE OF EXPIRATION.



Tracy L. Cross, Executive Secretary
Certification Board

DAPW PQ2 State Form 3983R Rev. 07/06



JBK

DEVELOPMENT
