



City of Alcoa Purchasing

725 Universal Street, Alcoa, Tennessee 37701

(865) 380-4800 FAX (865) 380-4803

REQUEST FOR PROPOSAL

The City of Alcoa will be accepting separate sealed Request for Proposals for the Vose School Redevelopment/Reuse RFP 21286 until 2:00 p.m., Tuesday, April 14, 2020 at the office of the Alcoa Purchasing Agent, 223 Associates Blvd., Alcoa, Tennessee, 37701.

Bids may be submitted via U.S. Mail / UPS / FedEx, etc., hand delivered, or e-mailed to coasealedbid@cityofalcoa-tn.gov. Regardless of the mode, the Bidder shall be responsible for the early delivery of their bid. Mailed or hand-delivered Bids should be in a sealed envelope and labeled "Vose School Redevelopment/Reuse RFP 21286, Proposal Enclosed, April 14, 2020. 2:00 p.m." The subject line of e-mailed proposals shall state the same. Proposals received after the deadline will be unopened and discarded.

Proposals shall be addressed to:

Alcoa Public Works & Engineering
Attn. Larry Harper, Purchasing Agent
223 Associates Blvd.
Alcoa, TN 37701

All purchases are F.O.B. City of Alcoa, TN.

The City reserves the right to accept or reject any Proposal, to accept a Proposal containing variations from these specifications if the Proposal so merits, to negotiate Proposal with the lowest bidder prior to acceptance, and to accept partial Proposals. Proposals must be submitted on the Proposal form issued by the City and must be completed (in ink) and signed accordingly.

The City of Alcoa reserves the right to waive any formality in any Proposal, to reject any or all proposals, and to accept the best proposal for the City as determined by City Officials. The City also reserves the right not to enter into any contract as a result of this proposal invitation.

Questions regarding this bid may be directed to Larry Harper, Purchasing Agent, via telephone (865) 380-4822 or e-mail lharper@cityofalcoa-tn.gov. Any questions regarding this proposal shall be submitted no later than 48 hours prior to the proposal deadline.

This solicitation has been developed in accordance with Title VI of the Civil Rights Act of 1964 which provides that no person shall, on the grounds of race, sex, age, national origin, or disabling condition, be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activity receiving federal financial assistance.

Thank you in advance for your interest in doing business with the City of Alcoa.

Sincerely,

Purchasing Agent

Complete and attach

REQUEST FOR PROPOSALS

VOSE SCHOOL REDEVELOPMENT/REUSE RFP 21286

The City of Alcoa will be accepting proposals for redevelopment/reuse of the former Vose School property located at 1304 Locust Street, Alcoa, TN 37701. Proposals will be received until 2:00 p.m., April 14, 2020 at the offices of the Alcoa Purchasing Agent, 223 Associates Blvd., Alcoa, TN 37701. Proposals received by said time must be submitted in a sealed envelope and will be opened and reviewed for consideration. Summaries received after said time will not be opened. Proposals mailed for this submittal must be mailed to Larry Harper, Purchasing Agent, City of Alcoa, 223 Associates Blvd., Alcoa, Tennessee 37701. Interested participants shall be responsible for their early delivery. Requirements for this Request for Proposal may be obtained from Larry Harper, Purchasing Agent, City of Alcoa, 223 Associates Blvd., Alcoa, TN, (865) 380-4822. Each Proposal shall be submitted with three hard copies and shall also include a thumb drive with PDF file(s) of the Proposal.

The City of Alcoa reserves the right to accept or decline any bid or proposal made on any proposed purchase or contract. This Request for Proposal has been developed in accordance with Title VI of the Civil Rights Act of 1964 which provides that no person shall, on the grounds of race, sex, age, national origin, or disabling condition, be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activity receiving federal financial assistance.

Iran Divestment Act

By submission of this bid, each bidder and each person signing on behalf of any bidder certifies, and in the case of a joint bid each party thereto certifies as to its own organization, under penalty of perjury, that to the best of its knowledge and belief that each bidder is not on the list created pursuant to TCA§ 12-12-106.

Request for Proposals

VOSE SCHOOL REDEVELOPMENT/REUSE RFP 21286
1304 Locust Street, Alcoa, TN 37701

PROJECT NO.: 19-081

February 2020



223 Associates Blvd.
Alcoa, TN 37701

Submitted by:

Name: _____

Address: _____

Phone: _____

E-Mail: _____

Complete and attach

Request for Proposals
VOSE SCHOOL REDEVELOPMENT/REUSE
CITY OF ALCOA, TENNESSEE
February 2020

I. INTRODUCTION AND PROPERTY OVERVIEW

The City of Alcoa is requesting proposals for the acquisition, renovation and redevelopment/reuse of the Vose School building and property. The Vose School sits on a 1.3-acre parcel (collectively referred to as “Property”) located at 1304 Locust Street, Alcoa, TN 37701. The Property is located within the Vose Neighborhood, considered to be part of the larger Springbrook community, and adjoins a small business district with restaurants, a convenience store and a car repair shop. The building and property offer unique opportunities for a quality redevelopment (residential, retail, office / studio or a mixture of uses) that can be integrated into the Springbrook community and become a neighborhood asset.

Vose School was the first school built in the City of Alcoa. It was constructed by the Babcock Lumber Company in 1916 and was the most modern school in Blount County at that time; the first to have electricity, indoor plumbing, water fountains and furnace heat. The four-room school was closed from 1921 to 1947 and then reopened to serve approximately 120 students in grades one through four as part of Alcoa City Schools. After 1964 Vose School was no longer used as a public school. In 1969 it became the Blount County Cerebral Palsy School and in the mid-1970’s the Blount Center for the Handicapped. From the late 70’s to mid-1990’s, it was used as a State of Tennessee drivers testing center and since that time has been unoccupied. In July 2017 Vose School was listed on the National Register of Historic Places.

II. PROJECT GOALS

The City of Alcoa has the following goals for the redevelopment/reuse of the Vose School building:

- A use that can integrate seamlessly into the Springbrook Community.
- A use that will preserve the historic appearance of the Vose School building.
- A use that will potentially stimulate desirable economic, social and cultural development in the City.
- A use that Alcoa residents will consider an asset to the Springbrook Community and the City as a whole.
- A use that will be in the scale and appearance of the immediate Vose Neighborhood and allowed zoned uses.

III. ZONING

The property is currently zoned Residence District “B”. Residence District “B” allows for medium density residential uses such as single-family, multi-family or as a boarding house, i.e. bed & breakfast. The former school and government office uses were permissible under the special exception provisions within this zone.

Complete and attach

The Neighborhood Commercial District “D” zone may be an option for future use of this property and would be considered by the City. Please be advised that consideration by the City would involve the process for rezoning, in conjunction with a future land use amendment. Uses within the Neighborhood Commercial District “D” provide space for community and public type use that provide services to the adjacent residential area.

See zoning regulations for more information at <https://www.cityofalcoa-tn.gov/316/Planning-Codes> or contact Jeremy Pearson, City Planner (865)-380-4730

IV. SUBMITTAL REQUIREMENTS

Submittals made in response to this Request for Proposal may be made by a single entity / firm or may be a joint venture between two or more separate entities / firms.

Redevelopment/reuse proposals will be received until 2:00 p.m., April 14, 2020 at the City of Alcoa Municipal Building, 223 Associates Blvd., Alcoa, TN 37701 and be submitted to the Alcoa Purchasing Agent. Proposals received by said time must be submitted in a sealed envelope and will be opened and reviewed for consideration. Summaries received after said time will not be opened. Sealed mailed proposals shall be addressed to Larry Harper, Purchasing Agent, City of Alcoa, 223 Associates Blvd., Alcoa, Tennessee 37701. Interested participants shall be responsible for their early delivery. Each Proposal shall be submitted with three hard copies and shall also include a thumb drive with PDF file(s) of the Proposal.

Parties interested in submitting a proposal are invited to visit the Property and inspect the building. An onsite visit is scheduled for 2:00 p.m., February 27, 2020, and 2:00 p.m., March 12, 2020 at the Property. Point of Contact is Larry Harper (865) 380-4822.

V PURCHASE PRICE

The Developer shall state the proposed price for purchase of the Property and estimated capital cost of the proposal in its entirety. The proposal shall state if the Developer desires to gain fee-simple title to the Property if awarded the redevelopment/reuse work of this Proposal.

The City is interested in selling the Property at the highest price. However, the City reserves the right to make an award to a proposal that offers less than the highest price and will consider the overall value of the offer based on criteria as specified in this document. Developers are informed that the property shall be conveyed with historic preservation restrictions protecting the character and design of the exterior of this historic building.

VI. QUALIFICATION OF DEVELOPERS / SUBMISSION OF PROPOSAL

Accompanying each proposal shall be supporting data regarding the experience and qualifications of the submitting party / parties. Such information will be used to determine whether each Developer is potentially a qualified and responsible Developer of the Property. As a minimum, each proposal shall include, but not be limited to, the following information:

- A. The Complete Proposal Cover Page and Purchase Price Form (see attachments).

Complete and attach

- B. Financial Capacity. The successful Developer must provide satisfactory evidence of the ability to meet the financial obligations of the proposed acquisition of the property, the rehabilitation of the building and the redevelopment/reuse of the Property prior to finalizing the sale of the Property.
- C. Evidence the Developer(s) is experienced in work comparable or larger in size to that proposed for the Property. Details shall include, but not be limited to, size of redeveloped / reused facilities/properties, name of municipality/owner, nature of the redevelopment/reuse, and the name of the contact person at each facility.
- D. Evidence that the Developer is in good standing in the State of Tennessee and, in the case of a corporation or company organized under the laws of any other state, evidence of good standing in that state. Each proposal shall include evidence that the Developer is licensed by the State of Tennessee, if applicable, to perform the work specified in their proposal and in the City of Alcoa, or a sworn statement that necessary action will be taken to become so licensed if awarded work under this Request for Proposal.
- E. The names and resumes of the principal officers, partners, and/or officials including the person(s) with authority to negotiate with the City's representatives for this work.
- F. A detailed resume(s), including local address(es) and telephone number(s), of the individual(s) who will be placed in responsible charge of this work and/or who are expected to be assigned to the work of this Request For Proposal, if so awarded.
- G. A description of the Developer's proposed reuse of the property and how the proposal meets the Project Goals. (See Section II)
- H. A general description and/or conceptual plan of how the developer may configure the interior space or additions within the building, use of the exterior with additions, if applicable, on-site parking needs, and site layout with landscaping. There are no restrictions on the removal/modification of existing impervious surfaces (e.g., parking lot, sidewalks, etc.) as long as applicable regulations are followed. An AutoCAD file of the interior and digital aerial photography will be made available upon request.
- I. Description of the conceptual exterior landscaping design treatment. Effort should be made to preserve any trees of six (6) caliper inches or greater (measured at a point six (6) inches above the ground) that exist on the property.
- J. Any other additional information deemed necessary to satisfy the City that the Developer is competent, and the proposal is sufficient to fully and successfully implement the work of their proposal.

VII. COMPLIANCE WITH LAWS

The Developer(s) awarded the work of this Request for Proposal shall conduct all operations under this proposal in compliance with all applicable laws. The Developer shall comply with all State and Federal regulations pertaining to minimum wage and fair labor standards. The

Complete and attach

Developer shall not discriminate in hiring or any other practice with respect to gender, race, age, creed, religion, or nationality. The City, their officers, officials, agents, and employees shall be indemnified and held harmless for any failure by the Developer to comply with any applicable laws, rules and/or regulations.

VIII. EVALUATION OF PROPOSAL/ SELECTION CRITERIA

The City will evaluate each Proposal based on its own merits. After review of initial submittals received from this Request for Proposal, the City may develop a "short list" of Developers for further evaluation. Each Developer from which a proposal was received will be informed of their success or failure in this evaluation and/or the development of the "short list." Initial factors to be considered during the Request for Proposal phase of evaluations will include, but not be limited to the following and scored up to a maximum as indicated:

- A. The extent to which the Proposal furthers the Project Goals set forth in Section II:
15 points
- B. The extent to which the Proposal satisfies a desired or unique niche in the community, helps strengthen the local economy and maximize local tax revenue in the City of Alcoa.
15 points
- C. The contribution the redevelopment/reuse will make towards enhancing the quality of life in the City, Vose Neighborhood and Springbrook Community as a whole.
10 points
- D. The level of financial investment, rehabilitation treatment, and design recognition of the historic and architectural significance of the Vose School building and site.
10 points
- E. The Developer's demonstrated experience with project of similar size/nature, capacity to finance, market, manage, and package this redevelopment/reuse project including the ability to secure tenants.
15 points
- F. The Developer's demonstrated readiness and ability to proceed on the project including time schedules reasonably described.
15 points
- G. The Developer's demonstrated awareness of project issues, opportunities, and constraints.
15 points
- H. Financial capacity of the Developer to meet the financial obligations of the proposed acquisition of the property, the rehabilitation of the building and the redevelopment of the property.
15 points

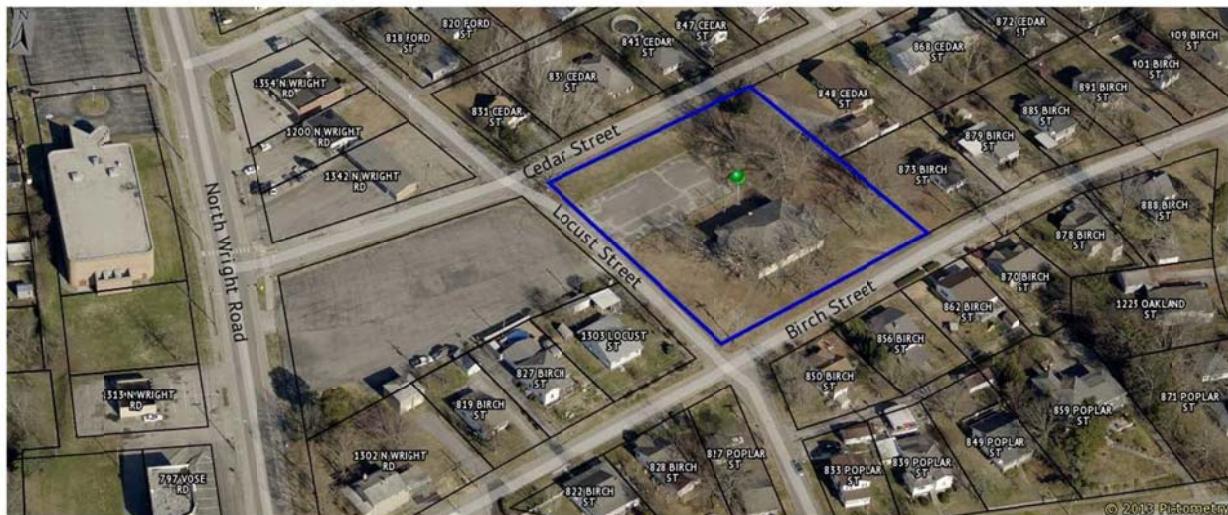
Complete and attach

IX. LAND DEVELOPMENT AGREEMENT

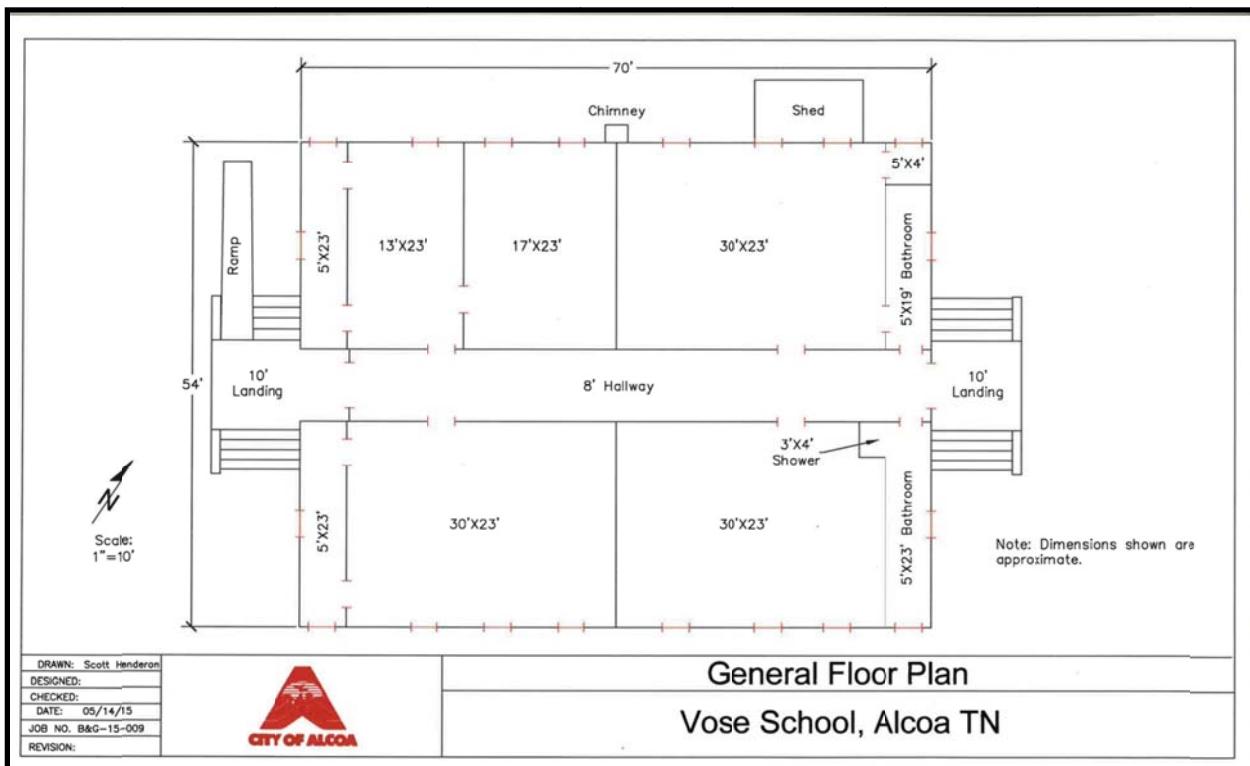
The City expects to enter into a mutually acceptable land development agreement (“LDA”) with the successful Developer that will govern the rehabilitation of the building, the redevelopment/reuse of the Property, and include terms relating to the construction of improvements, the City’s review of plans, construction schedule, insurance, and other terms, to ensure that said rehabilitation and redevelopment actually takes place and the property is not neglected. The LDA will be negotiated simultaneously with a Purchase and Sales Agreement. The LDA shall be recorded at closing, prior to the recording of any mortgage and/or liens or said mortgages and liens shall be subordinated to the agreement.

Complete and attach

Vose School Property



02/15/2013



Complete and attach

PURCHASE PRICE FORM

FOR THE PURCHASE OF THE VOSE SCHOOL PROPERTY
ALCOA, TENNESSEE

Seller: City of Alcoa
223 Associates Boulevard
Alcoa, TN 37701

Buyer: _____

Premises: Vose School
1304 Locust Street
Alcoa, TN 37701

Proposed Purchase Price: \$_____

Proposed Purchase Price (in words): _____

Signature _____ Title _____

Print name _____ Date _____