



CITY OF LAWRENCE
REQUEST FOR PROPOSALS (RFP)

RFP #R1402

RFP Description: The City of Lawrence is seeking proposals from firms and individuals interested in purchasing the historic 1106 Rhode Island property in Lawrence, Kansas and rehabilitating an existing house, large barn and garage located on the property.

Purpose of RFP: The City recently purchased the property and historic structures at 1106 Rhode Island through the process of eminent domain. The purchase was a result of a long-standing code violation case against the property that resulted in the declaration by the City Commission that the main structure (single-family house) was unsafe and dangerous. As a result of this property acquisition, the City of Lawrence is accepting proposals to purchase the property and rehabilitate the house, large barn and garage.

Department: City Manager's Office

Contacts: Britt Crum-Cano, Economic Development Coordinator

email: bcano@lawrenceks.org

Phone: 785-832-3472

Copy Requirements: 3 print copies, one electronic copy

Due Date & Time: March 28, 5:00 p.m.

Submit to Address: City of Lawrence, Kansas
Britt Crum-Cano
Economic Development Coordinator
6 E. 6th Street
Lawrence, Kansas 66044

Request for Proposals

Purchase of 1106 Rhode Island Street Property

and Rehabilitation of Property's Two Story House, Barn and Garage

The City of Lawrence, Kansas

RFP# R1402

I. Proposal Information:

Project Overview

On January 22, 2014, through the process of eminent domain, the City of Lawrence, Kansas in accordance with K.S.A. 2012 Supp. 26-507 paid into the District Court of Douglas County, Kansas the amount of \$114,500.00 for the purchase of the property. This action was the result of a long standing code violation case against the property that resulted in the declaration by the City Commission that the main structure (single-family house) was an unsafe and dangerous structure.

The property is located at the southeast corner of 11th St. and Rhode Island St. and is two blocks east of Lawrence's historic downtown district. In addition to the single-family detached house, there is a large white barn and garage located at the rear of the property adjacent to the alley. The property is 0.268 acres in size and has great potential for redevelopment. The property is zoned (RM12) Residential Multi-Family, which permits a maximum number of 12 dwelling units per acre. The property is permitted to have three residential dwelling units located on the property with proper zoning approvals. Furthermore, there are many other permitted non-residential uses within the RM12 zoning classification. For further information, you may contact the Planning Office at 785-832-3150.

As a result of this property acquisition, the City of Lawrence is accepting request for proposals (RFP) to purchase the property and rehabilitate the house, large barn, and garage. These three structures are identified as contributing structures to the North Rhode Island Street Historic Residential District, National Register of Historic Places. The Historic Resources Commission (HRC) determined these three structures maintain sufficient integrity and shall be rehabilitated. All other structures located on the property may be demolished, including the enclosed rear porch of the house.

Submitted proposals should describe rehabilitation efforts that would allow the house to meet permitted use requirements as described within the City's RM12 zoning district. Additionally, the barn and garage should be repaired to a structurally sound condition as

determined by the Building Safety Division and all proposed uses for the barn and garage shall be identified as complying with the RM12 zoning classification.

The proposal should include a detailed plan of the rehabilitation of these three structures and any other improvements to be completed on the property. All construction documents and site plan submittals will need to be reviewed and approved by the Historic Resources Commission prior to the issuance of building permits.

Potential Incentives

The City has several support programs in place to further community economic development goals. Potential incentives may be available through these programs, depending upon project eligibility and policy criteria. Requests for incentives are subject to further due diligence and approval by the governing bodies.

Additional information on the City's development support programs can be found online at: http://www.lawrenceks.org/economic_development

Property Inspections

The City can make special arrangements to open the property for inspections, as needed.

II. Submittal Requirements:

Scope of Work

Project proposals should include a narrative of the proposed rehabilitation, architecture drawings, and other relevant documents to give the City Commission a solid idea of the applicant's scope of work and the feasibility to fully rehabilitate the property. Proposals should include, at a minimum, the following:

1. Statement of project scope and all funding resources available to complete the purchase of the property and rehabilitation of the structures on the property.
2. Timeline for completing the project in its entirety.
3. Statement of how the project furthers historic preservation in the community and meets the purpose of the "Conservation of Historic Resources Code," Chapter 22 of the City Code.
4. A list of projects similar in scope to the proposed project that have been completed, if applicable. Describe experience with projects involving historic structures.
5. Concept site plan and elevations.
6. A list of requested changes needed to the public space around the project (e.g. public sidewalks, lighting, landscaping) and estimated costs.

7. Monetary proposal for the purchase of the property, justification of amount proposed, and proposed payment arrangements to the City.

Proposal Submissions

All proposals must be received in the City Manager's Office no later than **5:00 p.m. on March 28, 2014 DCT**. **Proposals received after that time shall not be considered.**

Submissions must include three (3) printed and bound copies, as well as a digital copy on a CD or emailed. (Applicant is responsible for confirming emailed submission has been received by the City). Submission materials must be enclosed within a sealed envelope bearing the Company Name and address and labeled "**RFP-1106 Rhode Island Project**".

Proposals or questions should be addressed to the Economic Development Coordinator at bcano@lawrenceks.org or the following address:

Britt Crum-Cano
Economic Development Coordinator
Lawrence City Hall
P.O. Box 708, 6 E. 6th Street
Lawrence, Kansas 66044-0708

III. Evaluation Criteria

The following criteria will be used in the evaluation of proposals.

1. Complete application and overall presentation.
2. Qualifications and ability of the applicant to complete the project.
3. Understanding of the community and its relationship to the proposed project.
4. Ability of the project to meet the purpose of the "Conservation of Historic Resources Code," Chapter 22 of the City Code.
5. Status or ability of the project to be listed in the Lawrence Register of Historic Places.
6. Quality of previous projects of a similar nature, if applicable.
7. Expectation of City staff aid in the completion of the project.
8. Cost proposal for purchase of the property.
9. Timeframe for completion of the project.

IV. Selection Process

A review/selection committee composed of representatives of the Historic Resources Commission (HRC) and City Staff will review all proposals received and determine those proposals that will be recommended for further consideration. Qualified applicants may be contacted for additional information, if needed. The committee will then forward any recommended proposals to the City Commission for determination as to which proposal will be awarded the contract to purchase the property and commence with the rehabilitation.

The City reserves the right to reject any proposal not complying with the requirements outlined in this Request for Proposals (RFP) and may, at its discretion, opt not to select any proposal. The selected applicant may be required to enter into a performance agreement with the City to ensure the project's financing is secured to enable the project to be completed after the purchase of the property is finalized.

V. Proposal Schedule (subject to change):

Invitation to Submit February 26, 2014

Invitations will be distributed electronically by the City of Lawrence via DemandStar and the RFP will be published in the Lawrence Journal World. Others may request a copy of the RFP at any time prior to the submission date. Copies of the complete Request for Proposals (RFP) for this project are available by contacting Britt Crum-Cano at 785-832-3472 or bcano@lawrenceks.org .

Submission Deadline March 28, 2014

Submit 3 print copies and one electronic version of your Proposal to Britt Crum-Cano at the Lawrence City Hall by 5:00 p.m.

City of Lawrence, Kansas
Britt Crum-Cano
6 E. 6th Street
Lawrence, Kansas 66044
bcano@lawrenceks.org

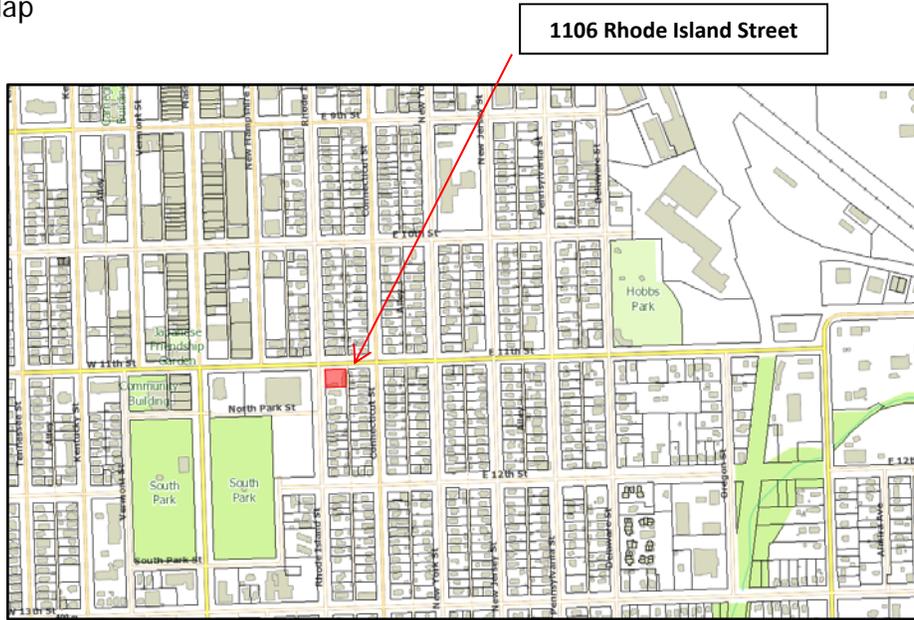
Consideration by City Commission Late April or May 2014

VI. Equal Opportunity Agreement

Upon selection of an applicant, the City of Lawrence will begin contract negotiations based on the project requirements, applicant's qualifications, the proposed timeline, and any additional constraints. Any applicant selected for this project shall agree to the following language:

The applicant and any contractor thereof agrees that it will observe the provisions of the Kansas Act Against Discrimination and shall not discriminate against any person in the performance of work under the contract because of race, religion, color, sex, disability, national origin, or ancestry. The applicant or its contractor shall, in all solicitations or advertisements for employees, include the phrase, "equal opportunity employer." The applicant or its contractor agrees that if it fails to comply with the manner in which it reports to the Kansas Human Rights Commission in accordance with the provisions of K.S.A. 44-1031 and amendments thereto, the applicant or contractor shall be deemed to have breached the contract and it may be canceled, terminated, or suspended, in whole or in part, by the City. If the applicant or its contractor is found guilty of a violation of the Kansas Act Against Discrimination under a decision or order of the Commission, which decision has become final, the applicant or its contractor shall be deemed to have breached the contract and it may be canceled, terminated, or suspended, in whole or in part, by the City.

Location Map



Parcel Map

