



P.O. Box 552 • Alexander City • Alabama 35011-0552 • (256) 329-6700

www.alexandercityal.gov

RFP 22-14
REDEVELOPMENT OF COURTHOUSE BUILDING

Redevelopment of Courthouse Building, 1 Court Square, Alexander City, Alabama 35010
Architects Minimum Estimate to Rehabilitate in current configuration: \$3,900,000
The 2020 cost estimate was \$3,000,000. A 30% increase has been added to the estimate due to recent construction cost increases.

PUBLISHED ADVERTISEMENT DATES: June 25, 2022, and June 29, 2022

SUBMITTALS DUE: July 31, 2022

ISSUED BY: City of Alexander City - Office of the Mayor

PROJECT SUMMARY

TYPE OF DEVELOPMENT: The City is seeking proposals for high-quality redevelopment of the subject structure. We encourage creative proposals to produce significant economic activity to the City and specifically its Downtown Area. This property is currently zoned B-3; however, requests for zoning changes for different types of development will be considered if necessary.

The building is available for inspection Monday through Friday, 8:00 a.m. to 5:00 p.m., through July 22, 2022.

CONTACT: Al Jones, Community Development Director, 256-329-6708

SUBMITTAL DUE DATE AND CONTENT OF SUBMITTAL

Submittals in response to this RFP should be from developers or development teams with experience with similar size and scale projects.

One (1) original proposal shall be submitted as indicated below and one electronic copy of the submittal shall be delivered to amanda.thomas@alexandercityal.gov by 5:00 p.m. July 31, 2022. Submittals shall be placed in a sealed package clearly marked "Courthouse Re-Development, RFP No. 22/14". Submittals shall be addressed and delivered to the City Clerk as indicated below:

City of Alexander City
Attention: Amanda Thomas
Post Office Box 552
Alexander City, Alabama 35011-0552

Hand-delivered proposals will be accepted for non-electronic copies. Submittals received later than time and date specified will not be considered.

CONTENTS OF SUBMITTAL

Submittals shall include a complete response to the requirements of this section in the order presented. Headings should match those outlined in this section. Submittals should be a straightforward delineation of the Respondent's capability to satisfy the intent and requirements of this RFP. An officer authorized to make the submittal should sign the letter of interest.

To be deemed responsive for evaluation, submittals must include the following:

- A. Letter of Interest - A letter transmitting the submittal and introducing the development team and proposal in general terms.
- B. Financial Documentation – Detailed financial data indicating the respondent’s ability to begin re-development of the subject property immediately upon award. This documentation shall provide, at a minimum, proof of immediate availability of \$3,900,000 plus any additional amounts necessary based on your estimate for design and rehabilitation.
- C. Project Description- A description of the proposed re-development plan including:
 - 1. A detailed narrative of the proposed uses, density, and character of the proposed re-development.
 - 2. A conceptual site plan showing proposed building layout.
 - 3. Schedule of development including due diligence, design and construction. If the development is to be completed in phases the number and term of those phases should be included.
 - 4. Experience and Background – Provide a summary of the related experience of the developer and any partners in managing large, complex projects that required interaction with a broad range of interested parties from both the public and private sectors.
 - 5. Describe Respondent’s experience on projects of this scale and complexity.
 - 6. Demonstrate experience in completing previous projects on time, within budget and within project goals.

EVALUATION AND SELECTION

Proposals will be evaluated based on the following criteria:

- A. Design and scope of the proposed project must be clearly documented and specific uses will be defined. Prospective uses (also known as “if you build it, they will come”), will not be considered.
- B. Economic impact of the project, especially relating to the Downtown District.
- C. Demonstrated capacity to complete the project and secure financing
- D. Development team experience with similar, completed projects
- E. Ability to undertake and complete the project in a timely manner.

The City reserves the right to accept, reject, and/or interview any or all qualified Respondents for further understanding of the program. The City is not bound by any circumstances to complete any agreement or transaction with regard to the property until it enters a fully executed contract with a chosen developer or development team. Respondents to this RFP do so at their own expense and the City will not reimburse any respondent for time or costs dedicated to preparing or presenting a response.

GENERAL PROVISIONS

The City reserves the right to reject any and all proposals, to waive any informalities or technical defects in any proposal or discontinue this process at any time. Non-selection of any proposal will mean that another

acceptable proposal was deemed to be more advantageous to the City of Alexander City or that no proposal was accepted.

The City will not be liable for any costs incurred in the preparation of the response for this Request for Proposal. All proposal submissions and materials become property of the City and will not be returned. Respondents to this RFP are hereby notified that all proposals submitted and information contained therein and attached thereto shall be subject to disclosure under the Alabama Public Records Act after evaluation and award decisions have been made.

Assignment by the successful respondent to a third party is prohibited.