

**EDWARDSVILLE TOWNSHIP
REQUEST FOR PROPOSALS
216 CRANE STREET AND 300 W PARK STREET**

**Edwardsville Township
Request for Proposals
216 Crane Street and 300 W Park Street**

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Section I Overview

Edwardsville Township is seeking proposals from qualified entities for purposes of redeveloping a .75-acre site. The properties are owned by Edwardsville Township and are located at 216 Crane Street and 300 W Park Street. Edwardsville Township is interested in the sale and redevelopment of this key development site that is located near downtown Edwardsville.

The intent of this Request for Proposals (RFP) is to retain an experienced and qualified development team to purchase and redevelop 216 Crane Street and 300 W Park Street in a manner consistent with the City of Edwardsville's vision for this strategic location. While prospective development teams are requested to submit proposals that are innovative, viable and sustainable, the Township is looking to achieve the highest and best use for the site.

Section II PROPERTY DESCRIPTION

Section II-A Identification of Property (Legal Description)

216 Crane Street and 300 W Park Street

The total site is approximately 36,632 sq feet or .75 acres, comprised of four full lots (50 x 140) and one partial lot (35 x 140).

The selected developer for this RFP will have the opportunity through its due diligence process, to establish direct costs related to the project (environmental conditions and remediation, lot preparation, etc.). The selected developer can then make a case for direct and indirect benefits that the project will provide (removal of blight, neighborhood business development, amount of equity investment, temporary and permanent local employment and other positive economic impacts) and request that the initial bid be reduced in order for the project to be economically feasible. This process will take place only after a development entity has been selected. Any reduction of price will be at the discretion of the Township.

Section II-B Zoning/Master Plan

The site is zoned R-1 (Single-family Residential District) which is designated primarily for a range of detached single-family dwellings and related facilities.

Section II-C Design Guidelines

The development would be subject to all use and guidelines set forth by the City of Edwardsville.

Section III EVALUATION CRITERIA

Responses will be evaluated and scored through consideration of the factors below:

- a. **Economic Development Benefits:** The degree to which the development proposal leverages investment, spurs additional economic activity and creates jobs for residents.
- b. **Project Feasibility and Marketability:** The financial and technical feasibility of the proposed project and its prospects of long-term viability. Also includes the extent to which the development can be realized in a reasonable period of time.
- c. **Capability and Experience:** Demonstrated ability to undertake development projects in complex urban environments from concept to completion. Includes the experience of the development team and capacity to complete projects on time and within the established budget.
- d. **Appropriateness of Proposed Use:** Responsiveness to community vision and needs, incorporating the appropriate design and use elements. Also includes demonstration of long-term benefits to the community.
- e. **Edwardsville Based/Edwardsville Headquartered Business:** The extent to which the development entity is headquartered or located in Edwardsville and employs Edwardsville residents.

Section IV SUBMISSION REQUIREMENTS

Responses should be mailed or delivered to:

**Edwardsville Township
300 W Park Street
Edwardsville, Illinois 62025**

All submissions should include three hard copies and one CD, which **must be received by the Township no later than 4:00 PM on August 31, 2015. Faxed submissions will not be accepted.**

Any submission, which is not properly marked, addressed or delivered to the submission place, in the required form, by the required submission date and time will be ineligible for consideration.

Once received by Edwardsville Township, submissions will not be returned. Formal communication, such as requests for clarification and/or information concerning this solicitation shall be submitted in writing to the mailing address listed above or emailed to jwojcieszak@edwardsvilletownship.com.

No information concerning this solicitation or request for clarification will be provided in response to telephone calls.

All submissions should include all of the following:

A. Development Team Qualifications

1. Name, address and contact information of firm or individual responding to the RFP.
2. Firm Overview – Provide a brief description of the organization, history, leadership team and number of employees.
3. Experience – Provide a list of projects (past and current) detailing relevant development experience, particularly in urban environments.
4. References – Provide names and contact information for people who can speak to the credibility and experience of the development team.
5. Financial Viability – Provide a statement and other relevant information to demonstrate the organization’s capability to accomplish the proposed project. An audited financial statement should be included.

B. Project Proposal

1. **Project Description** – Provide a detailed description of the proposed project, including a conceptual site plan/design for the site and preliminary building elevations.
2. **Project Rationale & Strategy** – Provide information supporting the feasibility and marketability of the proposed project.
3. **Development Team** – Provide the qualifications of all team members anticipated to participate in the project.
4. **Preliminary Financial Analysis** – Provide estimated redevelopment costs and secured or anticipated financing.
5. **Project Timeline**- Provide an estimate of the project timeline from pre-development through construction.

Section V SELECTION PROCESS

Any qualified individual, team, or firm is encouraged to submit proposals. However, Edwardsville Township reserves the right to select those individuals deemed qualified to develop the site.

The major criteria for selecting an entity will be the submission of a proposal that best meets the criteria stated previously in the Submission Requirements Section. A qualified entity is an individual or development team that possesses the experience and financial resources necessary to successfully undertake and complete the development of the site within the requirements of federal and local laws and regulations.

Once the selection process is complete, the Developer will be expected to enter into a development agreement with Edwardsville Township. As such, Edwardsville Township conveys that approval regarding sale of the subject site will be contingent upon final approval by Edwardsville Township.

Section VI RESERVATION OF RIGHTS

Edwardsville Township reserves and may exercise the right to request one or more of the developers to provide additional material, clarification, confirmation or modification of any information in the submission, and can supplement, amend, substitute, cancel, or otherwise modify this Request for Proposal anytime prior to the selection of one or more developers.

Edwardsville Township reserves the right to determine the appropriateness and merit of all submissions. Issuance of this Request for Proposals does not obligate the Township to enter into negotiations of agreements with any responding party. Edwardsville Township further reserves the right not to sell or develop the property.

Please Note: All Property will be sold “AS IS”

Edwardsville Township makes absolutely no warranty or representation regarding the environmental condition of the site offered within this RFP. Edwardsville Township will make available upon request copies of the following reports regarding the site – Commercial Building Inspections, City Code Inspections, Asbestos Inspections, and Estimates of Repair.

Section VII SUBMISSION DEADLINE

To be considered, all RFPs must be delivered to the following address by 4:00 PM on Monday, August 31, 2015:

**Edwardsville Township
300 W Park Street
Edwardsville, Illinois 62025**

The responsibility of submitting a timely response rests solely with the person or persons submitting the request. Copies of the RFP will be available on the Edwardsville Township website and in the office of Edwardsville Township.

Section VIII REQUEST OF PROPOSALS TIMETABLE

	ACTIVITY DATE
RFP Available for Distribution	June 1, 2015
Deadline for Receipt of Proposals	August 31, 2015

Selection of Preferred Developer or Short List
Oral Interviews (if necessary)
Final Selection/Recommendation

September 30, 2015
October 31, 2015
November 31, 2015

For additional information regarding the submission of proposals, please contact:

Jeanne Wojcieszak
Edwardsville Township
300 W Park
Edwardsville, Illinois 62025
618-656-0292
jwojcieszak@edwardsvilletownship.com

**NOTICE - REQUEST FOR PROPOSALS
REDEVELOPMENT OF 216 CRANE STREET AND 300 W PARK STREET,
EDWARDSVILLE**

Edwardsville Township will receive sealed proposals from qualified entities for purposes of redeveloping a .75-acre site. The properties are owned by Edwardsville Township and are located at 216 Crane Street and 300 W Park Street.

Proposals will be accepted until 4:00 p.m., Central Standard Time, on Monday, August 31, 2015. All proposals must be received prior to the date and time shown above. Proposals transmitted by facsimile or email will not be accepted.

Proposal documents are on file in the office of Edwardsville Township from whom a copy may be obtained.

The Township reserves the right to reject any and all proposals and to waive technicalities in the proposals.

The Township requires all contractors and vendors doing business with the Township not to discriminate against anyone on the basis of race, age, ethnicity, religion, gender, sexual orientation, ancestry, national origin, and non-job-related disabilities.

Proposals must be submitted in a sealed envelope marked in the lower left hand corner:

REQUST FOR PROPOSALS - REDEVELOPMENT

Address the proposal to:

Jeanne Wojcieszak
Administrator
Edwardsville Township
300 West Park
Edwardsville, Illinois 62025

Frank Miles, Township Supervisor
Publication Date: June 1, 2015