

**CITY OF CONWAY ARKANSAS
REQUEST FOR PROPOSALS (RFP)
TO MOVE OR SALVAGE OF HOME AT 1305 SOUTH GERMAN LANE, CONWAY AR**

PROPOSAL:

Proposals are being accepted for this house to be moved off site and restored on your own lot. The house will be offered for sale by sealed bid, with preference given to proposals to move and restore the house; however, in the event that no such proposals are received, proposals for salvage will be considered. The house must be moved or salvaged by November 18, 2016. All permits, relocation costs, insurance requirements, and restoration costs for the house are the responsibility of the successful bidder. The successful bidder, whether moving or salvaging, will be required to clean up the site including all debris and remnants of the house from the site. The successful bidder will be responsible for leaving the site in a stable, safe condition, including repairing/restoring any areas damaged during removal/salvaging operations, and bringing in necessary dirt to fill in and level the hole left from removing the foundation.

HOUSE BACKGROUND AND CURRENT CONDITIONS:

The house, located at 1305 S. German Lane, was built in 1995 after a tornado and is a 20 year old frame home built on crawl space. Courthouse records show the house as 1800 sf with a two car carport and 3 bedrooms with 1.5 baths. The house is being offered "as is" and without warranty of any kind.

HOUSE TOURS:

Parties who are interested in viewing the house are encouraged to set up a time with the Conway Parks and Recreation Department. Please contact Jim Elliott at (501) 450-6186 or jim.elliott@cityofconway.org to set up an appointment.

BIDDER'S RESPONSIBILITIES:

Interested parties must accept the following key obligations:

The interested party must respond to this RFP by 10 a.m. on Tuesday, September 13, 2016, at the Office of the Mayor, Conway City Hall, 1201 Oak St., Conway AR. Proposals should be clearly marked "Request for Proposals: House Relocation 1305 S. German". Proposals received after the closing time and date will remain unopened. Faxed or emailed proposals will not be accepted.

All interested parties will be responsible for demonstrating that they have the financial capacity to perform the project, as described. Proof of financial capacity may include a certified financial statement, provision of approval for project financing from a financial institution licensed by the State of Arkansas, a designation of cash reserves for the project in an amount satisfactory for completion, or other means which will be determined to be sufficient and is the sole discretion of the City. Plans which indicate a more substantial investment in rehabilitation of the structure will receive a more favorable review.

The interested party must procure any and all permits and approvals from any and all regulatory agencies, utilities, etc., for relocation or salvage.

The interested party must enter into a purchase agreement in a form approved by the City Attorney's Office incorporating all provisions determined reasonably necessary to allow the project to proceed, including but not limited to insurance, site cleanup requirements, acceptance of building "as is" and without warranty and an acknowledgement of the City's right to demolish the building if it not relocated by the scheduled deadline.

The interested party must cover all moving costs associated with relocating or removing the house. The relocation of the house must be undertaken by a qualified, licensed house moving contractor.

The demolition of the house must be undertaken by a qualified contractor both licensed and bonded.

Qualifications of the house moving and/or demolition contractor will be subject to City approval.

Any contractors will be required to provide evidence of at least \$1,000,000.00 liability insurance and bonding. A house-moving permit is required if the house is moved to a property within city limits.

The interested party must be in a position to complete the relocation on or before November 18, 2016 (the final relocation date). In no event may the structure remain at the site after this date.

DEADLINE AND SUBMISSION REQUIREMENTS:

Please provide a concise and specific proposal that addresses each of the following areas:

1. Proposed Use:

A statement of the interested party's intention to relocate or salvage the home. The proposed relocation site is also to be submitted.

2. Proposed Strategy for Timely Completion:

A statement of the date for removal of the structure from the property, as well as a description of the interested party's strategy to accomplish the relocation of the house in a timely and professional manner.

3. Financial Capability:

Proof that the interested party has the financial capability to perform the responsibilities of the project, such as: current bank records indicating sufficient funds on hand, a preapproved letter for a loan in sufficient size from a bank or similar lending institution or lender reference, or other similar types of documentation.

4. Other Factors:

A description of any other factors that the City should take into consideration.

SELECTION CRITERIA/PROCESS:

City staff will review the proposals, as well as any additional information that may be requested from the applicants, and make a recommendation to the City Council based on the following criteria:

1. The City of Conway will consider the financial terms of the proposals, although preference will be given to relocation proposals rather than salvage proposals.
2. The City of Conway will consider the proposed date for removal of the structure in a timely and professional manner.

The City may require additional information regarding the financial aspects of the project, details on individuals or corporations involved in the project, or other information deemed necessary for review and final selection.

AWARD:

The City Council, at its sole discretion, may select the successful interested party under this RFP. The City reserves the right to reject any and all proposals.

The City reserves the right, at its sole discretion, to rescind its selection of any interested party under this RFP, and any subsequent agreement implementing its selection, in the event that the City determines, in its sole judgment, that:

1. The City cannot reach an agreement with the selected interested party under the proposed terms and conditions for conveyance of the building to the interested party.
2. There is any other procedural or substantive issue relating to the development of the project.

It is anticipated that the City Council will select the preferred proposal at the September 27, 2016 City Council meeting.

ADDITIONAL INFORMATION:

Specific questions regarding this RFP should be addressed to Steve Ibbotson, Director, Conway Parks and Recreation, steve.ibbotson@cityofconway.org.