

Notice of Request for Proposals - 2018

Single Family Residential

The Land Clearance for Redevelopment Authority of Excelsior Springs, Missouri (“the Authority”) is soliciting redevelopment proposals which will carry out the objectives of the City’s redevelopment strategy. The City acquired various parcels of land, some vacant, some with blighted structures and several located within one of the Local or National Register Districts and/or 353 Redevelopment District.

The City’s redevelopment strategy calls for the renovation of existing structures and construction of new structures consistent with Historic District Guidelines for the neighborhood. Appropriate redevelopment should maintain the compact development pattern of the established neighborhoods, encourage single family home development, but avoid creating incentives for the demolition of the existing housing stock for higher densities. We strive to provide the greatest chance for the redevelopment to increase home values in the neighborhood. Infill development should promote the character of established neighborhoods by requiring quality residential design. New homes that utilize small lot infill should be subject to site plan review and design review. In the absence of design standards, it is the intention to see construction that is of compatible size, scale, orientation to the street, construction materials, and architectural details found in the neighborhood and encourage quality design.

The Authority is requesting proposals in order that interested parties may have the opportunity to submit development proposals for the Authority’s consideration. The Authority will weigh all proposals carefully to determine their feasibility, the appropriateness of the design, and the benefits they will bring to the City as a whole and the neighborhood in particular. The Authority reserves the right to accept, reject, or negotiate any and all proposals.

SUBMISSION CONSIDERATIONS

WHO SHOULD SUBMIT PROPOSALS – Any person, firm or corporation may submit proposals for one or all of the parcels shown on the map.

The Land Clearance for Redevelopment Authority will negotiate directly with the person submitting the proposal (the “Redeveloper”) that is selected under the procedures in this RFP. These negotiations are designed to assure that due consideration will be given to those who intend to provide the highest quality development consistent with the redevelopment strategy.

Each interested redeveloper should visit the parcels and become fully acquainted with all existing conditions. This RFP is not all-inclusive, and redevelopers are responsible for investigating matters which are taken into consideration in preparing proposals, and for all matters which they include in their proposals.

The Authority reserves the right to require any redeveloper to meet any additional qualifications or provide financial information, which may include but not be limited to a detailed financial statement determined relevant to the redeveloper’s ability to complete development in accordance with the redevelopment strategy.

No proposal will be accepted from, nor eventual contract awarded to, any person, firm or corporation that is in arrears or in default upon any debt to the city.

PROJECT DESCRIPTION – This request for proposals (“RFP”) and the subsequent selection of a redeveloper is in compliance with the development strategy.

Selection of redevelopment proposals is contingent upon: approval by the City of Excelsior Springs, Missouri; any necessary rezoning; building permits and other necessary public approvals.

It is recognized that redevelopment proposals received pursuant to the RFP may include contingencies for financing. Proposals containing such contingencies should clearly present a statement of those conditions which must be met to secure financing.

Finally, redevelopment proposals in response to the RFP must provide a Performance Schedule which is a detailed description of the work to be performed. This description should identify time lines of performance, including estimated commencement and completion dates of the various aspects of the project, uses and sources of funds and construction phases. The Performance Schedule will be carefully reviewed and will be the basis of contractual performance under any approved redevelopment contract.

MUNICIPAL ASSISTANCE – The Authority will consider providing financing aid and incentives to assist redevelopment projects. Financial aid and includes may include:

1. Land acquisition, demolition and relocation services.
2. Property tax abatement (Chapter 353) see map of eligible area on city website
3. Designation of the Boarding House District as a National Register District is pending
4. Availability of PACE financing
5. Other proposed assistance

OTHER CONSIDERATIONS – Redevelopment proposals should state in detail if additional acquisition of real estate, other than that anticipated under the redevelopment strategy, will be required. Should additional acquisition of real estate be required, the Authority may elect to amend the Redevelopment Plan to reflect the acquisition and is authorized to pursue the necessary steps to do so.

The Authority recognizes the historic character of some of the neighborhoods that may be involved in the redevelopment strategy and encourages redevelopers to propose sensitive rehabilitation and redevelopment of contributing buildings. Redevelopers are required to follow the Secretary of the Interior’s Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings in historic neighborhoods. Proposals which do not propose sensitive rehabilitation will not be considered.

If you need assistance, or access to reference materials, please contact the Community Development Department at 816-630-0756.

PROPOSAL SELECTION PROCESS AND EVALUATION CRITERIA

Redevelopment Proposal Requirements

Interested redevelopers should submit redevelopment proposals to the Director of Economic Development's Office. Submissions should be in accordance with the requirements of the Request for Proposals. Redevelopment Plans must be received by **2:00 PM on Friday, March 2, 2018**, at which time the Authority's staff will collect all proposals. Three copies of each redevelopment proposal shall be submitted including the following information:

1. A statement containing the redeveloper's name, address, telephone number, email address and name of person or person authorized to represent the "Redeveloper"
2. A statement describing the redeveloper's experience, background and accomplishments relevant to the proposal.
3. A narrative description of the proposed project, including the property address, a general description of activities, the appropriate dollar amount of the construction budget, the timing and schedule of redevelopment, and any other information necessary to describe the proposed redevelopment. The description should address, at a minimum, items included in the work write-ups prepared by the Authority for each house (when available).
4. A site plan at an appropriate scale (1"=20', 1" = 40' and 1" = 50' are preferred) showing the limits of the property, approximate property dimensions; emphasizing the general relationships of existing and any proposed buildings, walls and open space, including that mutually defined by buildings on adjacent parcels and across streets. The general location of walkways, driveways, parking, roads, walls, fences and major landscape features, in addition to the buildings, should be shown.
5. A sketch of the building and a statement describing proposed exterior finished including proposed colors.
6. A landscaping plan indicating at a minimum, major landscape features such as trees and large shrubs and plantings by name.
7. A commitment from a lender that, if selected, the lender will provide financing with reasonable contingencies for the debt portion of the project.
8. The types of municipal assistance requested to compete the redevelopment proposals.
9. A statement describing how the proposal is responsive to the evaluative criteria contained below.

The Authority will consider any and all proposals. The Authority reserves the right to:

Accept or reject any and all proposals submitted; to negotiate regarding the content of redevelopment proposals to bring any proposal into conformity with overall redevelopment

plan objectives; and/or to make such proposals the basis of a revised Redevelopment Plan. All proposals shall be subject to review and approval by the LCRA Board of Commissioners.

PROCESS OF REDEVELOPER SELECTION

Upon the receipt of the proposals, the Economic Development Director, serving as the Authority's staff, will review all proposals for completeness. Redevelopers will be contacted to discuss their proposals and to submit any necessary additional information. This review will be completed before **March 2, 2018**. On or before that time, all complete proposals will be submitted to the Authority. A public review of the proposals is scheduled to occur before **March 2, 2018**. At that time, redevelopers may choose to make a 10 minute presentation on their proposals. The Authority will select a proposal for preliminary approval for each parcel within the redevelopment areas. Redevelopers should be aware that the Authority intends to select the best proposal for each parcel and will rely upon the evaluative criteria in making preliminary selections.

The authority reserves the right to negotiate with any interested redeveloper on any matters required under the redevelopment strategy, including site plans, building designs, land price or lease arrangements, financial structures and guarantees. The Authority also reserves the right to reject or accept any proposals.

The Authority intends for the selection process to be an iterative one. After the initial tentative selection of a redeveloper, subsequent refinement and submissions of a site plan, site sections, elevations, building plans, and working drawings will be the subject of further review. The Authority will continue to rely upon the Evaluative Criteria during this stage of review.

Final selection of a redeveloper and execution of a Redevelopment Contract will occur after the submission and agreement upon the following:

1. A complete site plan, at an appropriate scale, for the parcel to working drawings level of detail. These drawings, upon approval, will serve as basic coordination drawings indicating scope of work and responsibilities to be performed by others.
2. Complete working drawings and specifications ready for contracting out. If a redeveloper elects not to propose additional improvements over the minimally required improvements, he/she may submit the working drawings prepared by the Authority. However, it is strongly encouraged that the redeveloper propose additional improvements to the building and site. (In the absence of an address specific prepared description of minimally required improvements or Authority prepared working drawings, the building code shall be used as the minimal requirement).
3. Statement of proposal, indicating differences, if any, from the initial submission.

Execution of the Redevelopment Contract will be based upon these items. Once the final working drawings and specifications have been approved and the Redevelopment Contract executed, the only items subject to an additional review will be required for change orders in the construction. The Redeveloper is strictly required to construct the project in accordance with all details of the approved drawings. Permission to make changes from the approved drawing must be directed by the Redeveloper in writing to the Authority, which in turn will reply in writing, giving its approval or

disapproval of the changes. No changes in the work are to be undertaken until such approval has been obtained.

Redevelopment Plan Evaluative Criteria:

The Authority shall consider all relevant factors in determining which proposals serve the purposes of the project including, but not limited to, the following:

1. Does the Redeveloper have the financial ability to carry out the proposal?
 - a. Does the redeveloper have a letter of commitment from a lender?
 - b. Has the buyer pre-qualified for financing?
2. The legal ability of the redeveloper to carry out the proposal?
3. The amount of experience and expertise of the redeveloper to carry out the proposal?
4. The amount of investment represented. **(Has the redeveloper proposed improvements beyond the minimum required rehabilitation? (The Authority will rely heavily upon this item).**
5. The quality of design and building materials.
 - a. *Does the building respond to the landscaped pedestrian environment of the project and the neighborhood in general?*
 - b. *Has the developer proposed the use of appropriate ornamental and architectural features which will add interest and reinforce the scale of the building?*
 - c. *Are the building materials common to the neighborhood?*
 - d. *If an addition to the existing building is proposed, does the design compliment the original building?*
 - e. *(If applicable) Has the redeveloper proposed a fenestration pattern similar to existing patterns in the neighborhood?*
6. The quality of site treatment and landscape design.
 - a. The provision of sufficient screened (i.e. to the rear of the building) off street parking.
 - b. The amount of on street parking that will be necessary.
 - c. Do the size, type and texture of plantings selected add seasonal color and scale to the surrounding areas?
 - d. Are the proposed walks, driveways and paved areas constructed of high quality paving material such as granite or brick?
 - e. If a fence is proposed, does the proposed material and design compliment the historic character of the neighborhood?
 - f. If a retaining wall is proposed, does the proposed facing material compliment the historic character of the neighborhood?
 - g. Is landscaping proposed for all open spaces?
 - h. Does the proposed landscaping following existing vegetation patterns and associated features?
 - i. Is exterior lighting such as yard and entrance lighting proposed? Is the proposed lighting consistent in design, location and materials with the existing character of the neighborhood?
7. The suitability of proposed improvements with respect to topography.

8. Is the project compatible with the dominant character of the surrounding area?
 - a. Is the proposed use compatible with the existing neighborhood?
 - b. Will the completed project relate to the typical setback, scale and lot size characterizing the host block face?
 - c. Does the redeveloper propose the use of exterior colors from a palette popular during the early 1900s?
 - d. Will the visible exteriors of the completed project complement the existing character of the neighborhood?

9. Does the proposal encourage continuity of the community?
 - a. Is the proposal for an owner occupied residence?
 - b. Is the proposal made by a local resident?
 - c. Is the proposal made by the current resident of the subject property?

10. Does the redevelopment schedule reflect an ability to commence and complete construction expeditiously?

11. The types of municipal assistance requested to complete the redevelopment proposal includes:

12. What is the economic impact of the proposed project to the City and the Project Area?