

The City of Omaha, Nebraska



Request for Proposals (RFP)

INVITES DEVELOPMENT PROPOSALS FOR THE

THE CARVER SAVINGS AND LOAN BUILDING

2414-2416 Lake Street & 2410 Lake Street

Omaha, Nebraska 68111

Issued By:

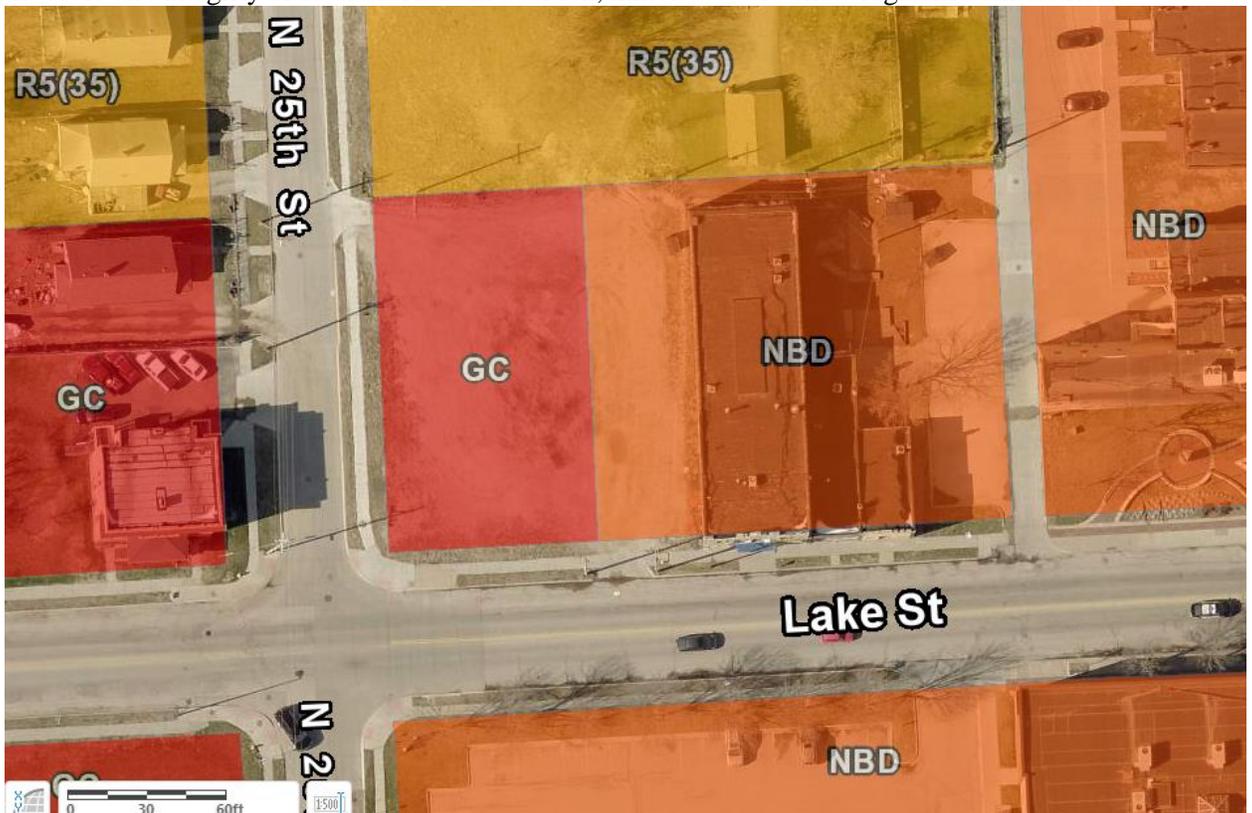
City of Omaha Planning Department
1819 Farnam Street
Omaha, Nebraska 68183

Table of Contents

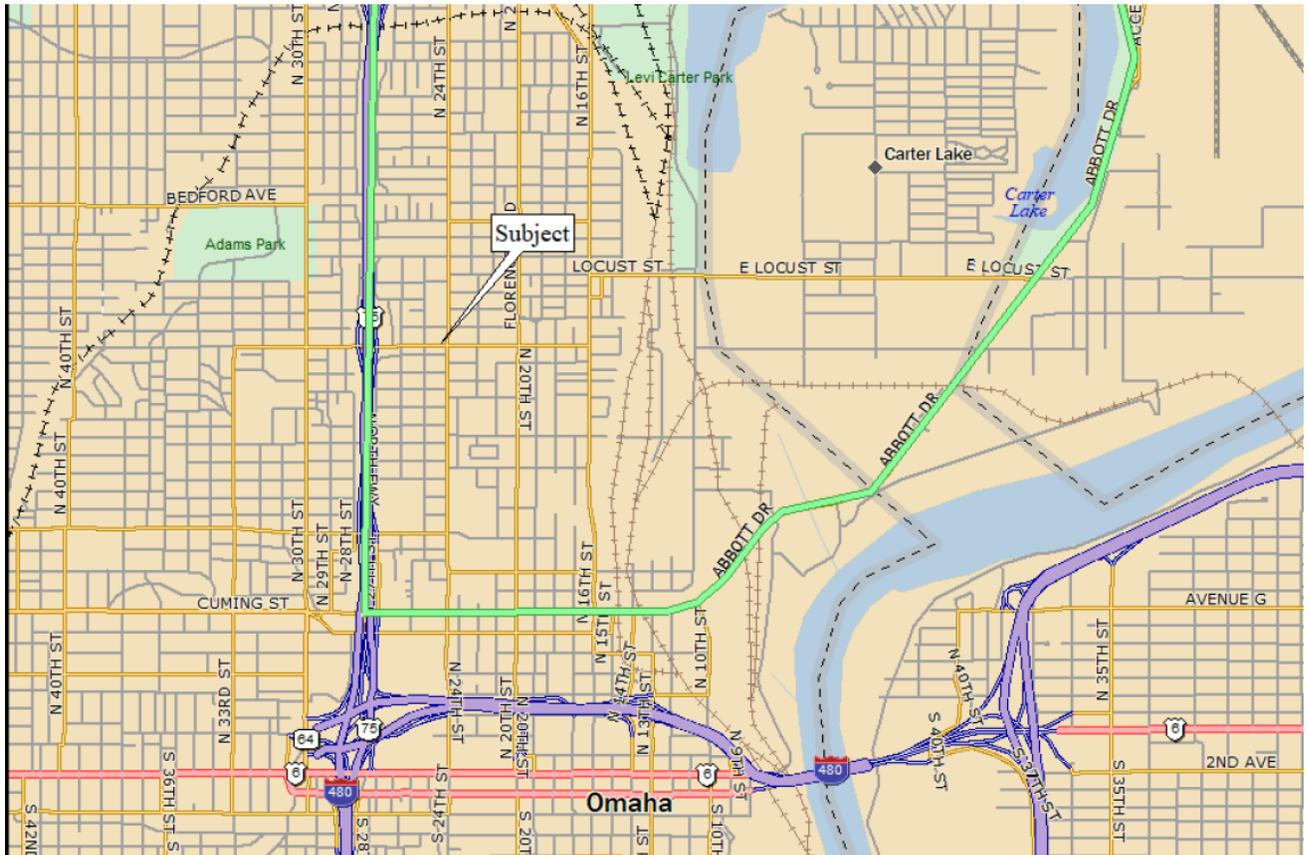
1. Introduction.....	Page 1
2. City Aims and Objective.....	Page 5
3. Proposed Uses and Design Considerations.....	Page 5
4. Roles of the City and the Developer.....	Page 5
5. Content of Proposal.....	Page 6
6. Procedure for Submission.....	Page 7
7. Evaluating Proposals.....	Page 8
8. Open House.....	Page 9
9. Contact information.....	Page 9
10. Award.....	Page 9
11. Authority.....	Page 10

1. INTRODUCTION

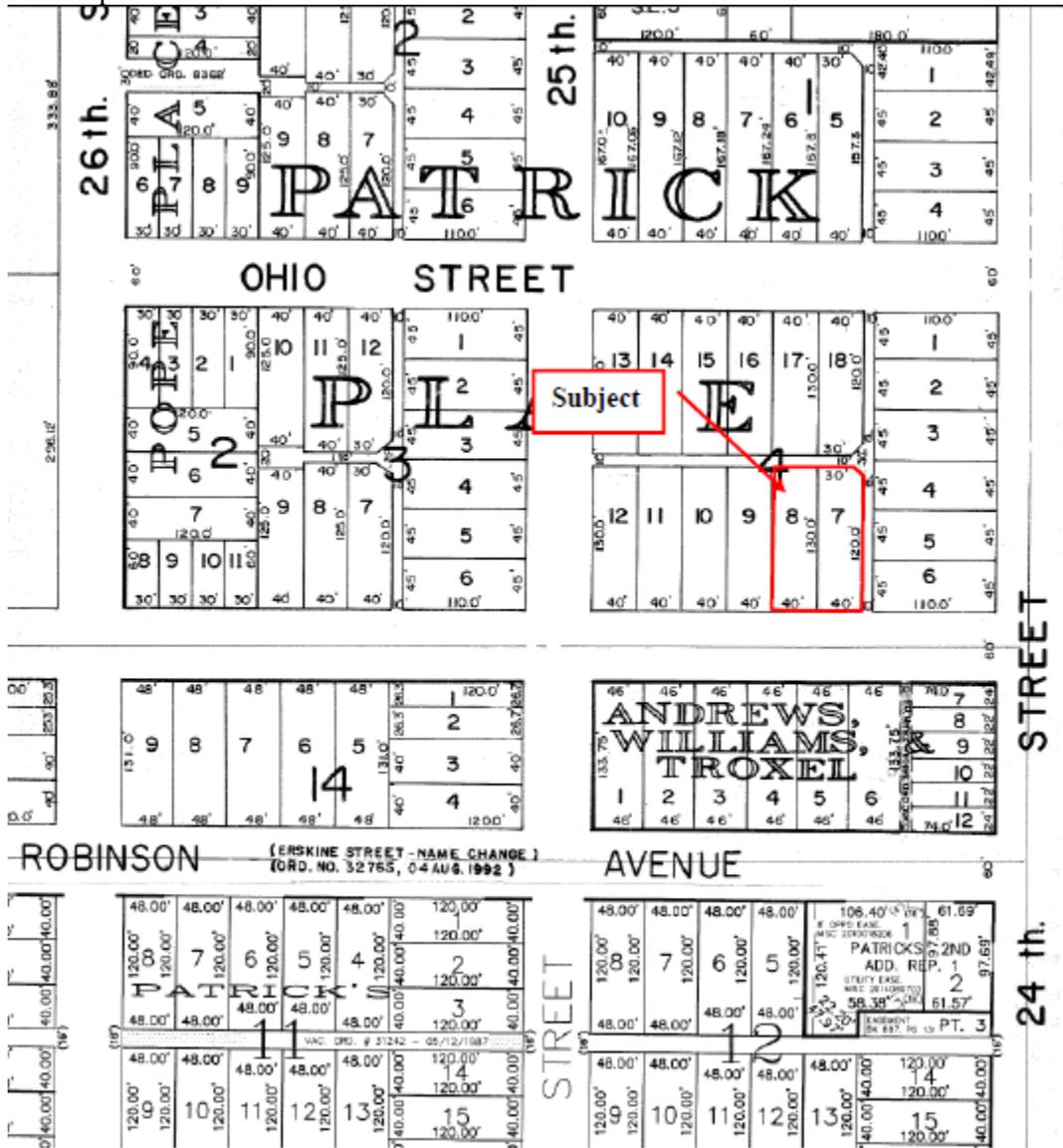
- 1.1 The City of Omaha (hereinafter, also referred to as the “City”) is soliciting responses to this Request for Proposals “RFP” for the Development of the Carver Building and the parking lot (hereinafter, also referred to as the “Building”) located at 2414-2416 Lake Street and 2410 Lake Street, Omaha Nebraska 68111. The building is legally identified as Lot 8, Patrick Place Addition, an Addition as surveyed, platted and recorded in Douglas County, Nebraska. The parking lot is legally identified as Lot 7, Patrick Place Addition, an Addition as surveyed, platted and recorded in Douglas County, Nebraska. The building consists of a 2,240 square foot commercial building situated on a 10,400 square foot site along with site improvements including a parking lot.
- 1.2 This RFP is made pursuant to Nebraska Community Development Law, the North Omaha Community Development Plan and the North Omaha Village Revitalization Plan, providing for the acquisition and redevelopment of the project site.
- 1.3 The building is zoned as a Neighborhood Business District (hereinafter, also referred to as the “NBD”). The NBD neighborhood business district is designed for established local business districts in the city. These districts were the commercial cores of towns that the city eventually annexed or developed along or at the intersections of public transportation routes. The NBD district accommodates the physical features of these commercial areas which are different from newly developing commercial districts. Uses are permitted in the NBD district which preserves the scale and integrity of such districts. In addition, mixed uses are encouraged in such districts.



- 1.4 Approximately 10% of existing developments in the neighborhood are commercial in nature. The majority of this development is located along 24th Street. Commercial properties in the subject neighborhood include several retail stores, restaurants, neighborhood shopping centers, and office buildings. Properties near the intersection of 24th Street and Lake Street tend to be well maintained. Furthermore, the 24th Street corridor between Lake Street South to Cuming Street has experienced a considerable degree of redevelopment activity.
- 1.5 The City of Omaha plans to dispose of this building in a manner that will assist community development efforts and reuse the building in a manner that is compatible with the historic significance and architecture of the structure. The reuse of the structure should be compatible with the facility and with the limited amount of on-site parking. The purchase price will be dependent upon the proposed use of the property and the degree to which the proposal furthers the City’s community development objectives. The minimum purchase price is the appraised value at One hundred fifteen thousand and 00/100 dollars (\$115,000). The appraisal report shall be shared upon request. The City does not plan to participate financially in the project.
- 1.6 Neighborhood Map



1.8 Plat Map



2. CITY AIMS AND OBJECTIVES

- 2.1 The primary objectives of the City of Omaha’s Master Plan and Community Development Program are to encourage additional investment and development within inner-city neighborhoods; and to eliminate conditions that are detrimental to public health, safety and welfare, by developing underutilized property within these neighborhoods. In seeking proposals for the redevelopment of the property, the City of Omaha wishes to:
- a. Encourage development that reinforces existing commercial investment in the neighborhood that may enhance opportunities for future development.
 - b. Provide a self-sustaining private commercial investment in North Omaha.
 - c. Reuse the property in a manner that is compatible with the historic significance architecture of the structure.

3. PROPOSED USES AND DESIGN CONSIDERATIONS

- 3.1 Proposals submitted must be in conformance with the following:
- a. The development of the site shall be compatible with the surrounding Neighborhood Business District.
 - b. The reuse of the property must comply with City land use regulations, building codes and other appropriate local regulations. The Planning Department will not support zoning changes.
 - c. The historic character of the building must be maintained.
 - d. The reuse should be primarily commercial in nature.

4. ROLES OF THE CITY AND THE DEVELOPER

- 4.1 The City intends to encourage commercial development in North Omaha. The City will be responsible for the following:
- a. Transfer property by special warranty deed subject to the following restrictions:
 - The City has first right of refusal if the property is subsequently sold.
 - Commercial use only.
 - The building contributes to a national register of historic places historic district.
 - Voluntary demolition of the building is prohibited.
 - The City must approve alterations of the façade. Any work requiring a building permit drives City review.
 - b. Review and approve all project plans.
- 4.2 The Developer will be responsible for the following:
- a. Accept title to the property that will be transferred in an “as is” condition.

- b. Grant the City of Omaha final approval of any changes to the site plan or architecture of the building.
- c. Begin development on the site within six months of execution of a redevelopment agreement.

5. CONTENT OF PROPOSAL

5.1 To facilitate review by the Selection Committee, proposals must be submitted in accordance with the following format:

5.2 COVER LETTER

Please include a Cover Letter of no more than one page, indicating the name of the purchaser and a brief description of the project.

5.3 In the proposal, please provide the following information about the purchaser:

- a. Name (full legal name), address and telephone number of the purchaser.
- b. Name, title and telephone number of the authorized representative of the purchaser, if applicable.
- c. Year development entity formed, if applicable.
- d. Brief description of any projects carried out by the purchaser that are relevant to the project proposed, if applicable.
- e. Brief description of your ownership and organizational structure.
 - 1. Attach Corporate Articles and By-laws or Partnership Agreements, if applicable.
 - 2. Attach a list of your current Board of Directors, if applicable.
 - 3. Attach IRS determination letter granting organization exemption under Section 501(c)(3) and public charity status under Section 509(a) of the Internal Revenue Code, if applicable.
- f. Attach copies of resumes or provide brief descriptions of your experience or of the backgrounds of staff members, architects, contractors or others who would be most involved in this project.
- g. Attach a personal financial statement or an audited financial statement for corporations, partnerships, or limited liability companies for the most recent full calendar year. The financial statement will be kept confidential.

5.4 PROJECT DESCRIPTION

In this section, please provide detailed information for the proposed project.

- a. Describe the development/business in detail. Describe how the development you propose will be compatible with the historic and significance and architecture of the structure.

- b. Provide preliminary building plans indicating space allocations within the building.
- c. Provide a list of proposed building and site improvements with cost estimates.
- d. Provide a schedule of the construction timing and expected date of completion of the building renovation.
- e. Identify the members of the project development team and what specific tasks each member will carry out. Who will be responsible for coordinating the work of the team?
- f. Who will own the property? If you propose a rental project, who will manage or operate this project once it is completed? Who will occupy the property?
- g. Briefly describe the experience of the developer in implementing similar projects. If the project is a new venture for the applicant, please provide evidence that it can be effectively implemented.

5.5 **PROJECT FINANCING**

In this section, provide information on the project budget, adequacy of funding, and other sources of support

- a. Provide a development budget for this project, which includes all major cost items required for its implementation and identifies all sources of funds.
- b. If your proposal is for a rental project, provide operating pro-formas for the development for the first three (3) years of project operations, showing sources and uses of funds. Also include a description of your assumptions and the sources of information used in developing the pro-forma.
- c. Indicate what funds (loans, equity investments, or personal funds) have been committed to date. Describe the source (including name of organization, bank, etc.), and list any applicable terms and conditions with respect to the use of funds. Attach letters or contracts that evidence the commitments, if applicable.
- d. Indicate what additional funds need to be raised for this project, identify the anticipated sources of those funds, and describe your plans for obtaining them. What is the status of outstanding requests for funds? When will decisions be made?
- e. State the amount you offer for the purchase of the property and describe the terms and conditions of your offer, if any. The minimum purchase price is \$115,000.

6. PROCEDURES FOR SUBMISSION

- a. The proposal must be signed by the purchaser, if individual, or by an official of the corporation, partnership, or entity authorized to bind the proposer.
- b. The proposal shall contain the full legal name of the person, firm, or corporation submitting the proposal and the address of the person, firm or president of the corporation if not the owner or developer.

- c. The proposal must contain a statement to the effect that the proposal is firm for a period of not less than 90 days after the closing date of this request.
- d. The proposal must contain a statement to the effect that the developer agrees to accept immediate responsibility for the security and maintenance of the site upon transfer of ownership.
- e. The proposal must be submitted as follows:
 - 1 - Hard Copy
 - 1 - Electronic Copy (CD or a USB Drive)
- f. Each proposer which is a foreign corporation, that is, a corporation not incorporated in Nebraska but licensed to do business in Nebraska, is required to submit with his proposal an affidavit duly executed by the President, Vice-President or General Manager of the Corporation, stating in said affidavit, that said foreign corporation has, in accordance with the provision of the statutes of the State of Nebraska, obtained a certificate authorizing it to do business in the State of Nebraska.
- g. No officer, member, employee, or other person holding any position with the City of Omaha, Nebraska, either appointed or elected, shall be or become interested directly or indirectly with the person, firm or corporation submitting a proposal or in any portion of the profits derived by the selected proposer from this project. This exclusion does not pertain to persons who are appointed to State-created authorities. These authorities include the Omaha Airport Authority, the Omaha Housing Authority, and the Metropolitan Area Transit Authority.
- h. Sealed written proposals in an approximate format of 8-1/2" x 11" will be received by the Planning Department of the City of Omaha, Omaha/Douglas Civic Center, 1819 Farnam Street, Omaha, Nebraska 68183 on or before 4:30 p.m., November 21, 2018. Please identify as "The Carver Savings and Loan Building Proposal" on the exterior of the sealed envelope.

7.0 EVALUATING PROPOSALS

7.1 After the opening of the proposals, a selection committee consisting of the Directors or designee of the City of Omaha's Planning Department, Parks Department, Law Department, City Council, and the Mayor's Office, will review all proposals within a four-week period in a fair, equitable, and objective manner. If necessary, after this review, individual interviews may be scheduled. The committee will select the best proposal.

7.2 Evaluation and recommendations of the committee will be based primarily on:

- a. The extent to which the proposal appears to implement the City's aims and objectives;
- b. The qualifications and financial responsibility of the purchaser;
- c. The degree of financial commitment for the proposer(s) and associated lenders of the project;
- d. The proposed purchase price;
- e. The quality of the proposed renovation of the structure;

- f. The amount of investment in the renovation of the structure;
 - g. The conditions, if any, attached to the proposal.
- 7.3 The recommendations of the committee shall be transmitted in writing to the Mayor and City Council.

8. OPEN HOUSE

- 8.1 The building will be open for viewing, Friday October 26, 2018 from 2:00 p.m. to 4:00 p.m.

9. CONTACT INFORMATION

- 9.1 Questions regarding this request for proposals should be addressed to Autumn Evans, Property Acquisition/Disposition Planner, Planning Department, 1819 Farnam Street, Room 1111, Omaha/Douglas Civic Center, Omaha, Nebraska, 68183. (402) 444-5150 Ext. 2023

10. AWARD

- 10.1 The Mayor, with the concurrence of the City Council, shall make the final selection of a developer from those recommended by the Committee. The selection will be made on the basis of the following:
- a. The best proposal as defined above.
 - b. That a satisfactory agreement between the developer and the City can be prepared.
 - c. Completed certification of the qualification and financial responsibility of the proposed developer.
- 10.2 The City reserves the right to reject any and all proposals and to advertise for new proposals. Title to the properties shall be conveyed by a special warranty deed with appropriate restrictions, as established by the ultimate Development Agreement. No representation or warranty is made by the City of Omaha concerning the state or condition of the property. The property shall be accepted by the purchaser in its condition at time of title conveyance.

11. AUTHORITY

Authority for the sale of the property is found in the Nebraska Revised Statutes §14-101(3) which states that the City shall have power “*to sell, exchange, lease, and convey any real or personal estate owned by the city, in such manner and upon such terms as may be the best interests to the city.*”, “Nebraska Community Development Law 18-2101 to 18-2144”, specifically Section 18-2118, and City of Omaha Charter Section 5.20 – Disposal of Real Property, Chapter 27, Article III., Sec. 27-53.-Appraised value to be a minimum price.