Sealed Bid Notice
RFP Former Adrian National Guard Armory
Bid Year 2016-17

Purchasing Office
City of Adrian
September 21, 2016

Sealed bids will be received until 2:00 p.m. E.D.T. on Wednesday, September 28, 2016 at the Purchasing Office, City Hall, 135 E. Maumee Street, Adrian, Michigan 49221, for a Request for Proposal for the Redevelopment/Reuse/Renovation of the former Adrian National Guard Armory.

Copies of the Request for Proposal may be picked up at the Purchasing Office, City Hall, 135 E. Maumee Street, Adrian, Michigan 49221 or from the City of Adrian's webpage – www.adriancity.com.

All bids must be firm for not less than 45 days after official opening of bids.

Please contact Mr. Shane Horn at (517) 264-4831 or shorn@adrianmi.gov with any questions.

The City of Adrian reserves the right to accept or reject any or all bids and to waive any irregularities.

The City of Adrian has a local preference policy.

No contract shall be made with any person, firm or corporation in default of the city.

All bids must be submitted in a sealed envelope clearly marked on the outside, "Sealed Bid – Former Adrian National Guard Armory Proposal."

NAME OF COMPANY_____

ADDRESS_____

CITY_____STATE_____ZIP_____

BY_____TITLE_____

TELEPHONE_____FAX_____

DATE_____

Request for Proposal

City of Adrian

Former Adrian National Guard Armory

The City of Adrian is accepting proposals for the renovation/re-use/redevelopment of the former Adrian National Guard Armory located at 230 W. Maumee Street, Adrian, Michigan. Copies of the Request for Proposal may be picked up at the Adrian City Hall, 135 E. Maumee Street, Adrian, Michigan 49221 or from the City of Adrian's webpage – www.adrianmi.gov.

The City of Adrian has entered into a purchase option agreement with the State of Michigan to purchase the property. As this facility resides in our Downtown District, the City has a desire to facilitate the sale to a party with a solid reinvestment plan that is consistent with current zoning and that will enhance further economic opportunities within this district. The City of Adrian reserves the sole right to evaluate every aspect of any proposal for the renovation/re-use/redevelopment of the facility and determine their merits/value to the city as a whole. The City of Adrian reserves the right to reject any and all proposals.

Sealed proposals are due by 2:00pm on Wednesday September 28, 2016 to the Purchasing Office, Adrian City Hall, 135 E. Maumee Street, Adrian, Michigan 49221.

Background Information

The City of Adrian is accepting proposals for the potential renovation, re-use and/or redevelopment of the former Adrian National Guard Armory located at 230 W. Maumee Street in the City of Adrian. The facility dates back to 1924 and had been owned by the State of Michigan and utilized as an Armory.

The property is currently in the B-3, Central Business District and occupies 1.17 acres or 50,962 square feet. The property is improved with a Class C, masonry frame building. The building consists of 13,242 square feet. The property also contains a 1,500 square foot storage building. The parcel number is XA0-850-0159-00. Phase I and II Environmental Site Assessments have been completed for this location and would be available at City Hall.

The Proposal

The property is currently zoned B-3, Central Business District. Any proposed use must complement the existing and future uses in and around this property. The City of Adrian reserves the right to evaluate every aspect of any proposal for the renovation/re-use/redevelopment of the property and determine the merits/value to the City of Adrian as a whole. The property will be sold as is and will be transferred by quit claim deed subject to the City closing on the sale with the State of Michigan. The City reserves the right to reject any and all proposals.

Persons or organizations interested in renovating/re-using/redevelopment of the listed property are invited to submit a proposal detailing their proposed plan. Proposals should clearly detail the following:

1. Proposed monetary offer to purchase property and associated buildings as is
2. Proposed anticipated use(s) for the property and or building(s)
3. Proposed exterior plans for the main building
4. Proposed plan for the storage building on site
5. Proposed interior plans
6. Proposed/anticipated parking needs/demands
7. Proposed financing plan/sources to undertake renovation, including anticipated timeframe necessary to acquire necessary funding
8. Proposed renovation/construction timeframe

Copies of the final proposal shall be submitted to the Purchasing Office, City of Adrian City Hall, 135 E. Maumee Street Adrian, Michigan 49221. Proposals shall be sealed and clearly marked as "Former Adrian Armory Proposal".

The City of Adrian reserves the right to negotiate any and all terms and conditions with the proposer(s) in the best interest of the City, up to and including the proposed scope of any proposal and the right to reject any and all proposals.

Special Instructions

All questions concerning the Request for Proposal may be directed to:

Shane Horn	City Administrator	(517) 264-4831	shorn@adrianmi.gov
Chris Miller	Economic Development	(517) 264-4804	cmiller@adrianmi.gov
Sarah Osburn	City Attorney	(517) 264-4816	sosburn@adrianmi.gov

PART I - INTRODUCTION

SUMMARY OF SIGNIFICANT FACTORS

View of the subject property looking southwesterly.
Photos Taken: 11/23/2015 Taken By: MFM

LOCATION:	230 West Maumee Street, City of Adrian, Lenawee County, Michigan.
TYPE OF PROPERTY:	Armory
ZONING:	B-3, Central Business District
HIGHEST AND BEST USE:	Vacant: Commercial Use Improved: Religious Facility Use
LAND AREA:	1.17 acres or 50,962 square feet.
IMPROVEMENTS:	The property is improved with a Class C, masonry frame building utilized as an armory. The building was initially constructed in 1924. The building consists of 13,242 square feet. The property is also improved with a 1,500 square foot storage building.

DATE OF REPORT:	December 9, 2015
INTEREST APPRAISED:	Fee simple estate
EFFECTIVE DATE:	November 10, 2015
ESTIMATED MARKET VALUE:	$130,000
APPRAISER:	**APPRAISAL ADVISORY GROUP, INC.** Alan L. Johns, MAI, CPM Michael F. Monahan 1414 West High Street Mt. Pleasant, MI 48858 989/775-5050
FILE #:	#15-076

This Summary of Significant Factors must remain attached to this report and is meant only as a summary of the attached appraisal report.