

**REQUEST FOR PROPOSALS FOR:  
THE ACQUISITION AND DEVELOPMENT OF  
1016 8<sup>th</sup> STREET  
ST PAUL, NEBRASKA**

**BY:**

**ST PAUL DEVELOPMENT CORPORATION**

**NOVEMBER 2017**

**REQUEST FOR PROPOSAL TO ACQUIRE  
AND DEVELOP PROPERTY**

**A. STATEMENT OF PURPOSE**

The St Paul Development Corporation (SPDC) seeks proposals for the acquisition and development of the property at 1016 8<sup>th</sup> Street in St Paul, Nebraska. The eligible property area may be identified from the Howard County Assessor as parcel number 470995048.

The SPDC has appointed Mike Feeken, Executive Director of the St Paul Development Corporation, to assist in the review of the proposals and selection of a developer for completion of these projects.

The proposal should be submitted to Mike Feeken, 423 Howard Avenue, P.O. Box 64, St Paul, Nebraska. The deadline for proposal submittal shall be January 2<sup>nd</sup>, 2018 at 5:00 p.m.

**B. AVAILABLE INCENTIVE**

**The SPDC will provide the real estate lot at no cost to the proposed owner if the proposed project is completed within 18 months of approval AND meets certain construction criteria as listed on page two.**

**If the proposed owner does not wish to meet the criteria, the lot can be purchased for \$12,000.00**

**C. FORMAT OF PROPOSALS**

Proposals shall be written and presented in the following format, utilizing the headings presented below for the organization of responses. Respondents shall address all questions asked and provide a sufficient level of detail to enable the SPDC to fairly evaluate each received proposal.

- **PROPOSED OWNER** – Indicate the name and phone number of the proposed owner of the project. This could be a contractor, private individual, or investor, etc. Provide the names of any others that will be involved in ownership of the project.
- **OVERVIEW OF THE PROPOSAL** – Present a statement that provides a clear identification of the proposal and indicates a clear understanding of the desired results. If the proposal deviates from the desired goals and objectives presented in the Statement of Purpose section, explain the reasons for the deviation.

- **PREVIOUS EXPERIENCE / QUALIFICATIONS** – Present a listing of other previously completed projects. Provide the name and location of each project and provide any details that you feel would assist the SPDC in their decision.
- **PROJECT AND FINANCIAL REFERENCES** – Provide the names, addresses, phone numbers and positions(s) of your bank reference. Include any project references for other projects completed.
- **DETAILED PLAN OF ACTION** – Provide a detailed overview of how the proposal will be implemented. The following information is required:
  - Provide a site plan and floor plan for all proposed construction.
  - Provide elevation schematics of all proposed construction.
  - Indicate whether it's a single car or double car garage.
  - Type of construction: 2x4 or 2x6
  - What type of windows will be used?
  - What type of siding will be used?
  - Indicate the type and R-Value of insulation to be used.
  - Other information that would be helpful in the evaluation of the proposal.
- **FINANCING OF PROJECT** – Describe how the proposal will be financed. Identify the sources of funds and the amounts from each source. Provide evidence of funding commitment, if available.

## **D. EVALUATION OF PROPOSALS**

Proposals will be evaluated as follows:

An evaluation committee will rate proposals to determine which developers may be interviewed in the final selection process. Members of the St Paul Development Corporation will review the qualified proposals and rate the requirements listed above. The successful respondent will be contacted and contract negotiations will begin.

## **E. OWNERS RIGHT TO REJECT PROPOSALS**

The St Paul Development Corporation reserves the right to reject any or all proposals received or to negotiate in any manner necessary to accomplish the goals of the SPDC.