



REQUEST FOR PROPOSALS

Kearns Water Plant Lease & Redevelopment Project

March 22, 2018

Due Date & Time: **Wednesday, May 2, 2018**
2:00 PM

RFP Number: **43-050218**

Mailing Address: P.O. Box 230
High Point NC 27261

Delivery Address: 211 S. Hamilton St.
Purchasing Division, Room 215
High Point, NC 27260

Purchasing Contact: Erik Conti, Purchasing Manager
E-mail: erik.conti@highpointnc.gov
Phone: 336-883-3222
Fax: 336-883-3248

Pre-Proposal Conference: **Tuesday, April 3, 2018**
2:00 PM

IF YOU NEED ANY REASONABLE ACCOMMODATION FOR ANY TYPE OF DISABILITY IN ORDER TO PARTICIPATE IN THE PROCUREMENT, PLEASE CONTACT PURCHASING AS SOON AS POSSIBLE

VENDOR NAME: _____

(Please include this cover page in your proposal.)

Vendors who have not previously done business with the City and who have not registered using the City's online vendor-registration process are encouraged to register at <https://www.highpointnc.gov/egov/vendor/>.

The City reserves the right to reject any and all proposals, as may in the judgment of the City, serve its best interest, and the City further reserves the right to waive irregularities and informalities in any proposal submitted.

The successful proposer shall be required to comply with all applicable equal employment opportunity laws and regulations, and all other applicable governmental laws and regulations as set forth by the City of High Point, the State of North Carolina, and the United States.

The meeting facilities of the City of High Point are accessible to people with disabilities. If you need special accommodations, call 336-883-3298, TDD # 336-883-8517, or the North Carolina Relay System (TDD #1-800- 735-2962).

In accordance with the Federal Americans with Disabilities Act ("the ADA"), the City of High Point will not discriminate against individuals with disabilities, and will not do business with vendors who discriminate against such individuals in violation of the ADA.

Erik S. Conti, CLGPO
Purchasing Manager

"Equal Opportunity Employer"

REQUEST FOR PROPOSALS 43-050218
Kearns Water Plant Lease & Redevelopment Project
High Point, NC

Location: 1413 E. Martin Luther King Jr. Dr.; High Point, NC 27260
(approx. one mile from downtown with frontage along a major thoroughfare that intersects with I-74 a half-mile from the site)

Owner: City of High Point

Zoning: Light Industrial(LI)

Utilities: City of High Point Water, Sewer & Electric (currently disconnected)

Purpose:

The City of High Point (henceforth “the City”) is seeking proposals from private and non-profit groups for the [adaptive reuse](#) of a former water treatment plant in our Core City area. While the City would retain ownership of the land, the building and land around it is being made available for lease for up to nine years. This is an opportunity for someone to bring this unique former industrial/institutional space back into productive use. We are completely open to new ideas, so please feel free to propose creative concepts. Some possibilities might include, but are not limited to, indoor hydro- or aquaponic agricultural production, a microbrewery/micro-distillery/micro-winery, motion picture production, business incubator/accelerator, small-scale manufacturing (i.e. makerspace), an artist cooperative, art gallery, museum, or some combination of these (or other) uses in a mixed-use environment.

History of Property & Building:

This property was a water treatment facility from the time it was built in the late 1920’s until the early 1990’s, undergoing several phases of expansion most recently in the 1950’s and 1960’s. It has 2.5 stories with 53,652 sq. ft. of floor space and is constructed of brick with concrete decking and roofs (see exhibit 1 for photos). During the Cold War it was designated as a fallout shelter, and still has the original diesel engine that would have been used to produce electricity to keep the facility operational if the power went out. The first floor was primarily used for offices and mechanical equipment, the second floor housed the indoor water basins, laboratories, and production office, and the third half-floor had storage and additional water tanks, some constructed of redwood lumber.

The City recently cleaned up the building and site, including asbestos removal/abatement, and demolition of the outdoor water basins (see exhibit 2 for map), and continues to assess the structural and environmental conditions. The City can assist with the removal of additional materials inside the building as necessary to make it occupiable. However, all original fixtures and materials will remain the property of the City.

Additional Information:

Tenant will be responsible for ensuring and maintaining the safety of the building and for complying with all applicable codes, regulations and policies, including zoning standards and the building and fire codes. There is an operating electrical substation to the west of the building. The City will use land to the west of the substation for a Household Hazardous Waste (HHW) collection center. Norfolk Southern and Amtrak operate trains along the adjacent railroad tracks, which are owned and managed by the NC Railroad Company. Vehicular access to the property is currently provided from a gated driveway off N. Hoskins St. to the east near the railroad crossing, and a gated right-turn-in/right-turn-out-only driveway on Martin Luther King, Jr. Drive. An additional right-in/right-out driveway on MLK Dr. is being built to accommodate the HHW collection center. There is a small parking lot in front of the building.

For an inside look at the building, check out our video posted at:

<https://www.highpointnc.gov/2049/Kearns-Water-Plant>

Submittal Requirements:

As mentioned previously, the City will retain ownership of the property, so proposals should be for projects that require a lease only. However, improvements to the building at tenant's expense will be allowed and encouraged.

Proposals should include the following information:

- Explanation of the proposed use
- Projected number of employees and/or customers, visitors, etc.
- Anticipated level of vehicular traffic generated by the proposed use
- Proposed length and terms of lease
- Description of any proposed improvements to the building
- Financial pro forma for renovations and operations
- Floor plan showing any proposed interior improvements by tenant (optional)
- Renderings of any proposed exterior/interior renovations by tenant (optional)

Submittals should include enough detail to determine compatibility with the purpose of this RFP, but will be limited to a maximum of twenty (20) pages single-sided or ten (10) pages double-sided, not including any optional floor plans or renderings. Please submit one (1) electronic version and four (4) paper copies of the proposal to the Primary Contact listed at the end of this RFP.

Submission Deadline:

May 2, 2018 at 2:00 p.m.

Timeline for RFP Process:

Proposals will be received for 42 calendar days from date of posting (March 22, 2018). A pre-proposal meeting will be held April 3, 2018 at 2:00 pm, followed by a visit to the site. Any questions should be submitted to the contact person listed below by Wednesday, April 11, 2018 at 3:00 p.m. with replies to be received by Friday, April 13, 2018 at 3:00 p.m.

After the closing date (May 2, 2018), proposals will be evaluated over the next 30 days (until June 1, 2018). Any proposals that meet the criteria for further consideration will be contacted after the evaluation process is complete, and will be asked to submit additional information, including evidence of financial capability and commitment, before a final selection is made. Proposals not selected will be contacted to inform them of the final decision. Following final selection, one (or possibly more) proposal(s) will be contacted to enter into negotiations for a lease agreement.

Evaluation Criteria:

A selection committee of City employees will evaluate the proposals based primarily, but not exclusively, on the following criteria:

- Whether the proposal ensures safety
- Extent and nature of proposed renovations
- Are any actions by City necessary to accommodate the proposed use?
- Potential for the use to be sustainable over the long-term
- Impact on the surrounding area and its compatibility with neighboring uses
- Ability to foster innovative activities or future creative endeavors

Primary Contact:

Erik Conti, CLGPO
Purchasing Manager
City of High Point
Finance Dept.
P.O. Box 230
211 S. Hamilton St.
High Point, NC 27261-0230
(336) 883-3222, or erik.conti@highpointnc.gov

Exhibit 1: Photos



Front entrance to former water plant



Stairway leading from 1st to 2nd floor

Exhibit 1: Photos



Large room on 2nd floor with empty water basins



Laboratory on 2nd floor previously used to test water

Exhibit 1: Photos



Hallway on 1st floor showing some of the plants original fixtures



Diesel engine on 1st floor used in the past for emergency backup power

Exhibit 2



Washington St.

NC Railroad
(Norfolk Southern
& Amtrak)

N. Hoskins St.

Area Available
for Use/Lease

Demolished
& Removed

Demolished
& Removed

Old Kearns
Water Plant

Demolished
& Removed

E. Martin Luther
King Jr. Drive

City of High Point
Electric Substation

Future Hazardous
Household Waste
Recycling Center

