

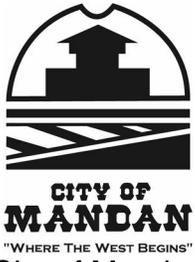


REQUEST FOR PROPOSAL:
For the redevelopment of a former junior high school property
Mandan, North Dakota
406 4th Street NW

Issued October 19, 2011 by:



Mandan Public School District
901 Division Street NW
Mandan, North Dakota 58554
Phone: 701-751-6500
www.mandan.k12.nd.us



City of Mandan
205 Second Avenue NW
Mandan, North Dakota 58554
Phone: 701-667-3215
www.cityofmandan.com

Request for Proposal

The Mandan Public School District and the City of Mandan are jointly seeking to determine interest in reuse and private investment in rehabilitating a former junior high school or in redevelopment of the associated property in downtown Mandan. The property is located at 406 4th Street NW.

Mandan is North Dakota's sixth largest city and growing! The property is located two blocks north of the central business district which encompasses city hall, the county courthouse, professional services and niche retail. Additional information is available in our Community Profile, available upon request, and posted at www.cityofmandan.com.

The School District and City are issuing this Request for Proposal (RFP). Once proposals are received, entities submitting proposals will be invited to an interview in front of a committee consisting of City Commission, School Board and community members to discuss the proposal. The School Board would prefer a direct purchase but would consider a Lease-Purchase agreement with any interested party.

The sections herein describe the purpose of this RFP and summarize many of the project considerations including site and building characteristics as well as potential public finance assistance.

We are excited about the opportunities for new life at this property and the uplifting impact it will have on the surrounding neighborhood. We look forward to reviewing your submission. Should you have any questions or desire further information, please contact School District Business Manager Joe Lukach at 701-751-6500/Joe.Lukach@msd1.org or Business Development Director Ellen Huber at 701-667-3485 / ehuber@cityofmandan.com.

Sincerely,

Kirsten Baesler
President
Mandan School Board

Tim Helbling
Mayor
City of Mandan

TABLE OF CONTENTS

<u>Section</u>	<u>Page</u>
Project Considerations	3
○ Site Profile	3
○ Floor Plans	5-6
○ Utility Map	7
○ Other Site Facts	8
○ Development Incentives	9
○ Step 1 . RFP Submittal Requirements & Evaluation Criteria	9-10
○ Timeline	11
○ Information Contacts	11
Attachments	
○ AHERA Inspection Report (April 7, 2009)	12-14

PROJECT CONSIDERATIONS

Site Profile — 406 4th Street NW



Legal Description · All Block 55, Addition 21, Mandan Proper (OT), City of Mandan, Morton County, ND

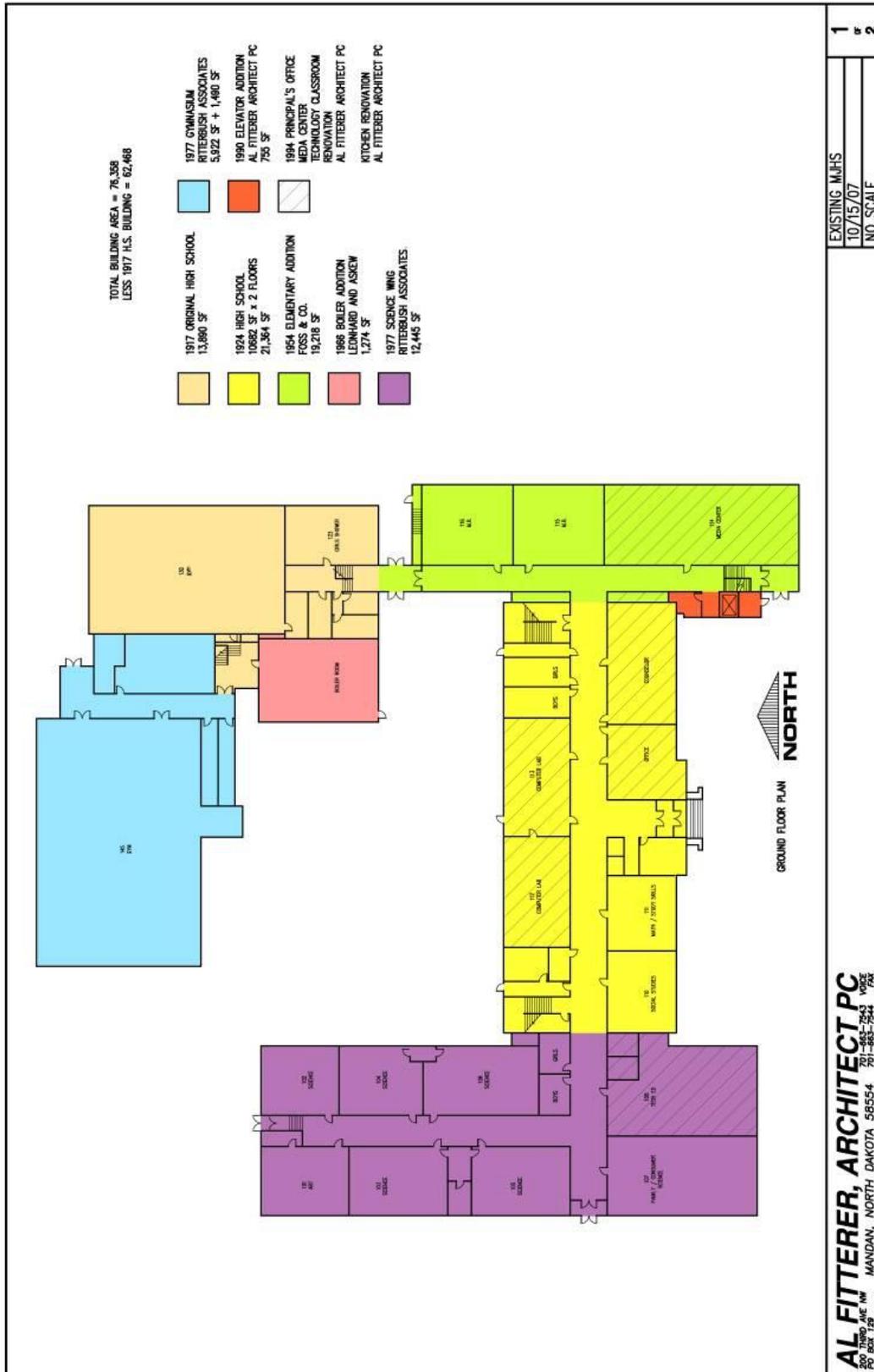


The building has served throughout its lifetime in various combinations as a senior high, elementary and junior high, and most recently, from September 2008 through December 2009, as a facility for sixth graders.

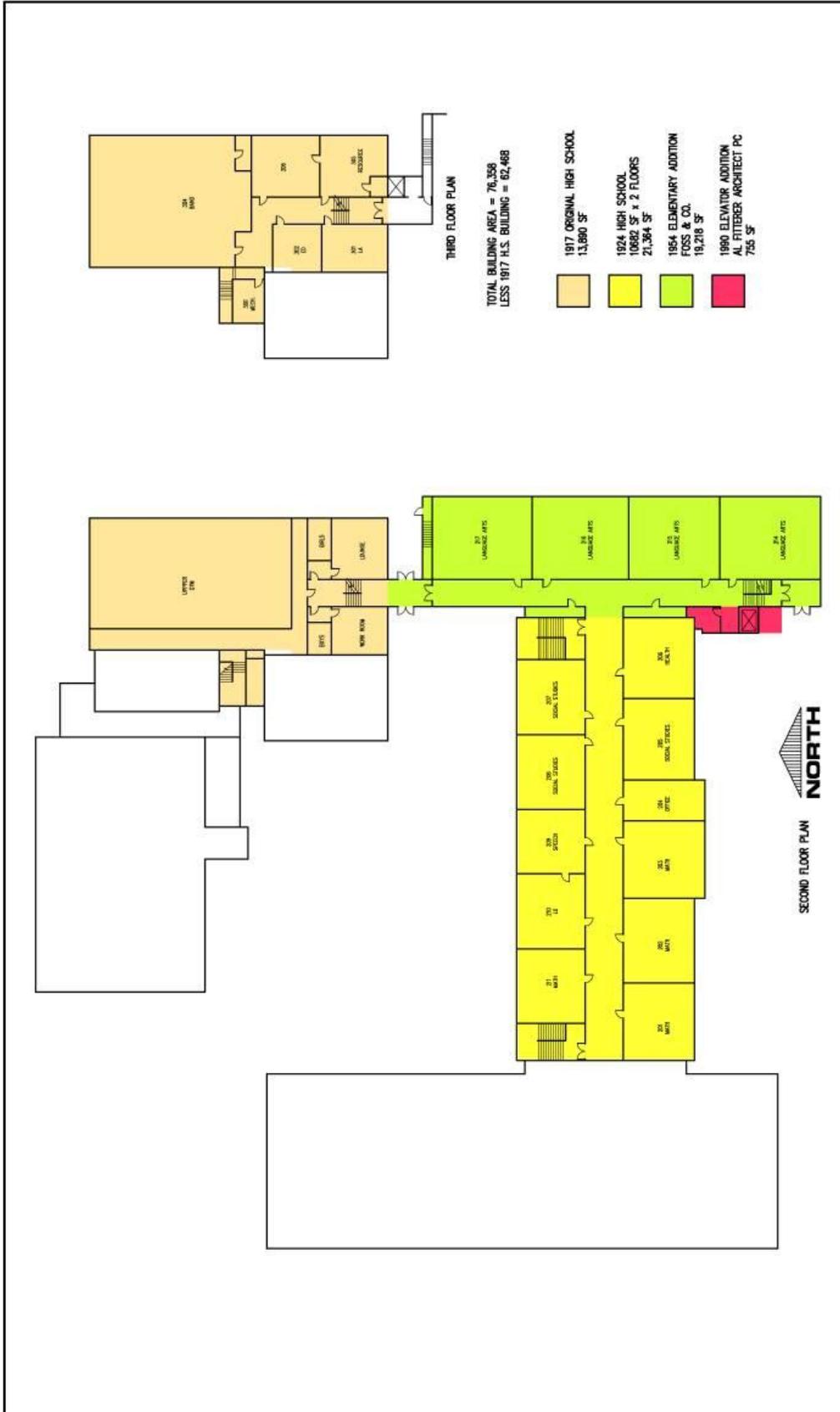
The original building was constructed in 1917 with sections added in 1924, 1954, 1966, 1977 and 1990. It is mostly two stories, three stories in one section, and approximately 110,000 square feet. It occupies an entire city block, sitting on approximately 2.07 acres of land.

The property is surrounded by single-family homes, both owner- and renter-occupied.

Floor Plans



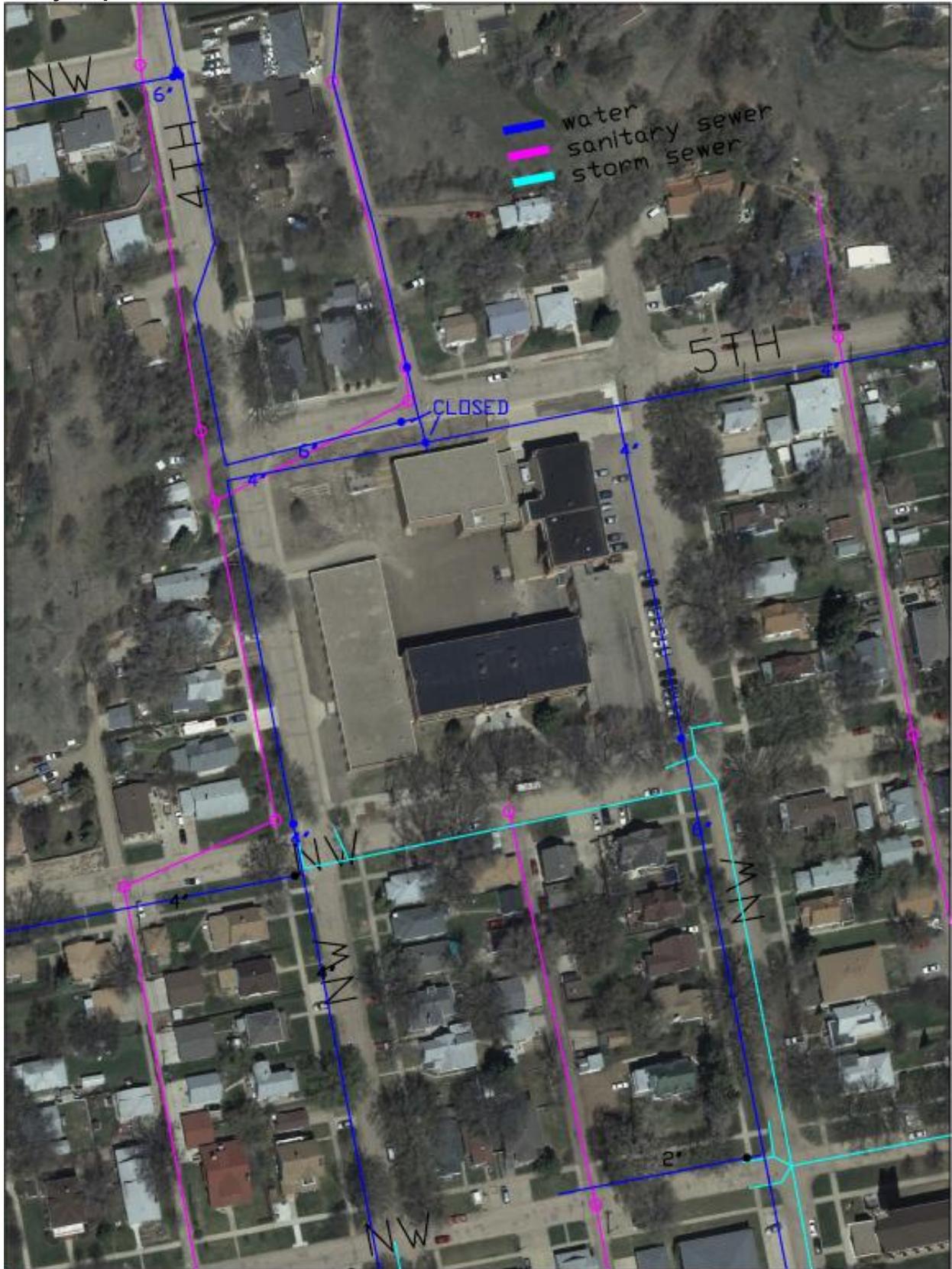
AL FITTERER, ARCHITECT PC
 201 WEST 12TH AVENUE, SUITE 100
 MANDAN, NORTH DAKOTA 58554
 701-835-2943 FAX
 701-835-2944 VOIC



EXISTING MLHS	2
10/15/07	
NO SCALE	

AL FITTERER, ARCHITECT PC
 201 W. 12th St. Mandan, ND 58554
 701-383-7244 FAX

Utility Map



Other Site Facts

Site control

The Mandan Public School District owns the property and has entered into a joint powers agreement with the City of Mandan to provide for the preparation, adoption and implementation of a development and renewal plan for the former Mandan Jr. High property.

Zoning and Parking

The property is in an area zoned RM, which is Multi-Family Residential. Permitted uses include a bed and breakfast, churches, dwellings, education, funeral establishments, health and medical, offices and banking, and public recreation. A zone change would require an application, public notice, review by the Planning and Zoning Commission, and the City Commission.

Historic property

Portions of the building are historic, but is not within Mandan's Commercial Historic District as recorded with the National Register of Historic Places. The building could be nominated to the National Register of Historic Places, which can provide opportunities for preservation incentives such as federal investment tax credits.

Density

The maximum allowable density is 30.0 families per net acre.

Lot coverage

See Mandan Municipal Code Title 21 . Planning & Zoning . Section 21-04-03. Available at www.cityofmandan.com or upon request by contacting the City of Mandan.

Hazardous Materials

Minimal asbestos remains in the building. Areas such as ceiling and floor have been encapsulated and the boiler/heating joints have been reworked with joints mudded, but still with some asbestos in boiler parts. All areas have been minimized. AHERA Inspection Report (April 7, 2009) attached.

Maintenance & Repair

1977-1978	JH Windows & Interior Renovation
1989-1990	Roof Replacement Original -- Replacement
1990-1991	Roof Replacement East Wing -- Replacement
1990-1991	Elevator Addition to JH
1995-1996	Asphalt work
1997-1998	Sidewalk Replacement
1998-1999	Replace/Remove Concrete wall and drainage tile
1998-1999	Roof Replacement Science Wing - New Rubber
1999-2000	Roof Repair
2000-2001	Remove/Replace Block wall north side of school
2001-2002	Chair Lift to Band Room
2002-2003	Roof Repair
2002-2003	Carpet 4 rooms
2002-2003	Handicap Door Band/Gym
2002-2003	Doors - NE
2002-2003	Door - SE
2003-2004	Carpet in Classrooms
2003-2004	Handicap Door N Gym

2003-2004	Roof Repair - Hail Repair - General
2004-2005	Carpet Classrooms
2004-2005	Replaced Steam Traps
2005-2006	Simplex Smoke Detectors
2005-2006	Door #3 Replacement
2005-2006	Carpet in Classrooms
2006-2007	Boiler Repair

Utilities

A site map with locations and sizes for sewer and water service lines and mains is attached.

DEVELOPMENT INCENTIVES

The City of Mandan has several tools to assist with business start-ups, retention and expansion. None are guaranteed; each is subject to application and individual review and approval processes.

- **Revolving loan pool:** The Lewis and Clark Regional Development Council administers an intermediary relending program (IRP) from USDA Rural Development attained specifically for business development in Mandan. Goals include job creation and retention. Funds cannot compete with, but rather must complement, conventional lending options. Owner equity of at least 10 percent of total project costs is required. The IRP loan can be no more than 50 percent of total financing needs. Most loans are approved for 10 to 25 percent of the financing package. Rates and terms are based upon the asset(s) being financed and credit risk. Rates are usually 1 to 2 percent below prime, ultimately based on risk, economic impact, and the borrower's ability to cash flow.
- **Mandan Growth Fund:** The purpose of the Mandan Growth Fund also is to assist in job growth and economic development by attracting businesses to Mandan and helping existing businesses expand and remain in operation. Like the IRP program, the Growth Fund serves as a source of gap financing. Examples of Growth Fund assistance include low interest loans, interest rate buy-downs, a stock purchase, or a forgivable loan, all of which may be tied to certain 5- to 10-year goals such as job creation and retention.
- **Property Tax Incentives:** As per N.D. Century Code ch 40-57.1, new and expanding businesses are eligible to receive up to a 100%, 5-year tax exemption on the value of new construction or improvements to existing structures.
- **Tax increment financing:** Considered on a case-by-case basis given established policies, project criteria, and demand on city services in relation to the potential benefits from the project.

RFP SUBMITTAL REQUIREMENTS

Information about the following additional factors will be helpful to the selection team. If this information is not yet available, indicate at what point in your planning timeline it will be.

- Redevelopment site plans and elevations and/or floor plans
- Redevelopment cost projections
- Financial capacity/lender commitment
- Terms of site acquisition including price offered for property
- Any request for development assistance and/or incentives
- Implementation schedule including any project phasing or any stipulations that must be met for the project to advance.

Submissions must be labeled "Mandan Junior High Redevelopment Proposal" and mailed, delivered or e-mailed as an attachment in portable document format (PDF file) to be received by 4 p.m. on or before November 23, 2011 to:

*Joe Lukach
Mandan School District Business Manager
901 Division St. NW
Mandan, ND 58554*

Respondents will be asked to present their proposal and respond to questions before a joint selection committee comprised of School District, City and community representatives. The date for this presentation will be held during the week of November 28 to December 2 with time and date to be announced. The meeting will be held in the Brave Center Board Room.

EVALUATION CRITERIA

The Mandan School Board and City Commission will select an entity or entities to redevelop the property. A recommendation will be forwarded to these elected boards by a selection committee based upon the following prioritized factors:

1. Development Concept . the degree to which the development concept and site design meet the City's downtown redevelopment goals such as the extent to which it will fill gaps in the community's retail and service sectors or creates critical mass to support these businesses through residential or office uses.
2. Public Benefits Provided by the Project -- jobs creation, sales tax, commercial property tax, access to products and services, creation of public amenities or green space, and other quality of life factors
3. Qualifications and Experience
 - a. Qualifications and experience in developing similar projects
 - b. Qualifications and experience of the project manager
4. Financial Capabilities and Financial Impact
 - c. Financial stability and capacity to arrange private financing and, if applicable, participate in public financing mechanisms for the project.
 - d. Magnitude of proposed investment
 - e. Terms of acquisition, including purchase price being offered and any public financial assistance requested
5. Development Timeline

TIMELINE

The School District and City reserve the right at their sole discretion to modify the timeline.

RFPs due..... Nov. 23, 2011
Selection Committee · selection of RFPs and developer interviewsō õ õ Nov 28-Dec 2
School Board considers selection committee recommendation..... Dec 5, 2011
City Commission considers selection committee recommendation..... Dec. 6, 2011

The School District and City reserve the right to: 1) conduct interviews with some or all applicants, 2) reject any and all responses or portions thereof, 2) waive any informality or irregularity, 3) hold all responses for a period of thirty (30) days after the date fixed for the opening thereof, 4) negotiate modifications of project descriptions to a lesser or greater magnitude than described in the response, 5) accept the response(s) deemed most favorable to the best interest of the School District and the City of Mandan, and 6) advertise for new responses as may be deemed necessary. Be advised as per North Dakota open records law that responses may be released to the public if requested except for portions subject to NDCC 44-04-18.4 pertaining to confidentiality of trade secret, proprietary, commercial, and financial information.

Information Contacts

Title	Name	Phone
Building Specific Questions School District Business Manager	Joe Lukach	701-751-6500
Community Questions City Business Development Director	Ellen Huber	701-667-3485
City Staff		
City Administrator	Jim Neubauer	701-667-3215
Engineering and Planning	Dave Bechtel	701-667-3225
Building Inspection and Assessing	Richard Barta	701-667-3230
Public Works	Jeff Wright	701-667-3240
Fire Chief	Steve Nardello	701-667-3288
Advisors/Consultants		
Bismarck-Mandan Development Association	Richard Mower	701-222-5530
Lewis & Clark Regional Development Council	Brent Ekstrom	701-667-7624

For additional information such as the City of Mandan's Downtown Redevelopment Plan, and downtown fringe area site plan and building design requirements, visit www.cityofmandan.com. If you have other questions not answered here, please contact Joe Lukach, School District Business Manager at 701-751-6500 or Joe.Lukach@msd1.org or Ellen Huber, Mandan Business Development Director at 701-667-3485 or ehuber@cityofmandan.com.

Busch Environmental Consulting

3 Year AHERA Re-Inspection

Conducted For:		Mr. Joe Lukach Mandan Public Schools 309 Collins Avenue Mandan, ND 58554		Conducted by: Page # Certification # Date of Inspection:		Greg Busch 2 of 3 3832 April 7, 2009						
ACBM	#	Material	Y/N	F/NF	A/C	P	C	WATER	VIBRATION	CONDENSATE	ASBESTOS	Comments*
Junior High School		Material	Y/N	F/NF	A/C	P	C	Water	Vibration	Condensate	Asbestos	
Friable ACBM												
Mudded Domestic Fittings	3	T	Y	F	C	PD	N					
Boiler room, 1954 addition												
Domestic Pipe Lagging	6	T	Y	F	C	PD	N					
Multi-purpose room												
Boiler Combustion Chamber/Lining	8	M	Y	NF	A	PD	N					
Boiler room, 1954 addition												
9" Brown Floor Tile	9	M	Y	NF	C	PD	N					
Room 127, 1954 addition												
Additional Comments:												
<p>MATERIAL CODES S = Surfacing Material T = Thermal Insulation M = Misc. Material</p> <p>CONDITION CODES ND = No potential for damage PD = Potential for damage D = Damaged PS = Damaged w/ potential for sign. damage SD = Significantly damaged</p> <p>ASSESSMENTS: 1 = Damaged or significantly damaged TSI 2 = Damaged friable surfacing 3 = Significantly damaged friable surfacing 4 = Damaged/Significantly damaged friable misc. 5 = Potential for damage 6 = Potential for significant damage 7 = Any remaining friable</p> <p>FRIBILITY: F - Friable NF - Not Friable</p>												

