

CITY OF OWENSBORO, KY

REQUEST FOR PROPOSALS #4417



COLONEL HOUSE MOTEL REDEVELOPMENT PROJECT

DEADLINE
**FRIDAY, JUNE 6,
2025 AT 5:00 P.M.
CST**

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1. INTRODUCTION OF PROJECT



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The City of Owensboro ("City" or "Seller") is seeking a qualified development team to rehabilitate the property at 1829 Triplett Street into affordable rental housing or demolish the structure for the purpose of construction of new affordable housing units. This project aims to provide safe, high-quality housing for a range of eligible households, including low- and very low-income residents. Proposals from interested teams will be reviewed, scored, and ranked based on their experience, financial capacity, and vision for a sustainable, community-centered development. This effort is part of the City's ongoing commitment to expanding affordable housing and revitalizing neighborhoods, enhancing the quality of life for all residents.

Owensboro, Kentucky, has undertaken significant investments to revitalize the city, aiming to enhance economic development and community engagement, including the following:

- Owensboro Convention Center: A state-of-the-art facility designed to host various events and attract tourism. \$55M
- Smothers Park: A renowned park featuring playgrounds, fountains, and recreational spaces, enhancing the city's appeal. \$40M
- Hotels: The development of three hotels to accommodate visitors and support the local economy. \$75M
- Bluegrass Music Hall of Fame & Museum: A cultural venue celebrating the region's musical heritage. \$15M
- Big Rivers Electric Corporation Headquarters: Expanded its operational presence in the region. \$10M

This project is located in what is known as the Triplett Twist Neighborhood Revitalization Strategy Area (NRSA), which was a targeted redevelopment initiative undertaken by the City of Owensboro, Kentucky, between 2015 and 2020. This project aimed to rejuvenate a specific area on the east side of the city, addressing both residential and commercial revitalization needs.

INTRODUCTION OF PROJECT

CONTINUED



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The Triplett Twist NRSA was generally bounded by:

- North: East 9th Street
- South: East 24th Street
- East: Breckenridge Street
- West: JR Miller Boulevard

This area encompassed approximately 250 acres and included around 601 parcels of property. The land use distribution was primarily residential (65%), with the remaining 35% comprising commercial, industrial, and public use properties. Notably, the NRSA included four defined residential neighborhoods: Mercy Heights, Virginia Court, Old Fairground Heights, and Colonial Heights.

The primary goal of the Triplett Twist NRSA was to rebuild a strong neighborhood by increasing and maintaining the percentage of single-family homeowners, thereby fostering community pride and sustainable investment. The plan recognized that stable homeownership rates are crucial for neighborhood cohesion and sought to prevent the decline associated with increasing rental conversions. This initiative marked the city's first comprehensive effort to simultaneously address the redevelopment of residential areas and older commercial zones.

By 2021, the Triplett Twist project was nearing completion, with significant efforts focused on rehabilitating key areas such as Gabe's Shopping Center. This redevelopment was part of a broader strategy to enhance the neighborhood's infrastructure and aesthetic appeal, aiming to create a more vibrant and sustainable community. The NRSA created \$13 million in combined investment with \$11 million of that coming from the private sector.

2. DESCRIPTION OF PROPERTY



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1829 Triplett Street

A portion of Block A in what is known as the Fair Grounds Addition to the City of Owensboro, Kentucky, a plat of which is of record in the office of the Clerk of the Daviess County court in Deed Book 134 at page 180, said portion being specifically described as follows:

Beginning at a stake in the northeast intersection of Triplett and 19th Streets running thence northwardly with the east margin of Triplett Street 162 feet to a stake at the southwest corner of the Fiorella lot; thence eastwardly on a line parallel with the north margin of 19th Street 1445.2 feet to a stake corner with James E. Russell State Sheet Metal Company property; thence southwardly 162 feet to a stake in the north margin of 19th Street; thence westwardly with the north margin of 19th Street 144.57 feet to the point of beginning. Said portion of Block A in the Fair Grounds Addition covers all of Lots 4, 5, 6, and 7 in said Addition and part of Lot No. 1 in said addition.

DESCRIPTION OF PROPERTY

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Zoning: Zoning code is administered by the Owensboro Metropolitan Planning Commission (OMPC). The proposer shall follow and abide by all applicable U.S. federal government, State of Kentucky and City ordinances and laws relating to or regulating the sale of the property under this RFP.

Current Use: Empty building with parking

Previous Use: Boutique Motel



3. SUBMISSION INSTRUCTIONS



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A. Proposals must be submitted through the online Bonfire Portal at:

<https://owensboro.bonfirehub.com>. Submissions by other methods will not be accepted.

Minimum system requirements: Microsoft Edge, Google Chrome, Safari, or Mozilla Firefox.
(Javascript and browser cookies must be enabled.)

Vendors should contact the Bonfire Support team at Support.Bonfire@eunasolutions.com for technical questions. Vendors can also visit Bonfire's help forum at <https://vendorsupport.gobonfire.com/hc/en-us>.

Submission materials should be prepared in the file formats listed under Requested Information for this opportunity in the Bonfire Portal. The maximum upload file size is 1000 MB. Documents should not be embedded within uploaded files, as the embedded files will not be accessible to be evaluated.

All submission documentation shall become the property of the City and will not be returned to the proposer unless an agreement in writing is secured before the proposal is submitted to the City.

There will not be a public opening of the proposals.

B. Responses to this RFP must be submitted on or before **5:00 PM (CST), June 6th, 2025**. Late proposals will not be accepted.

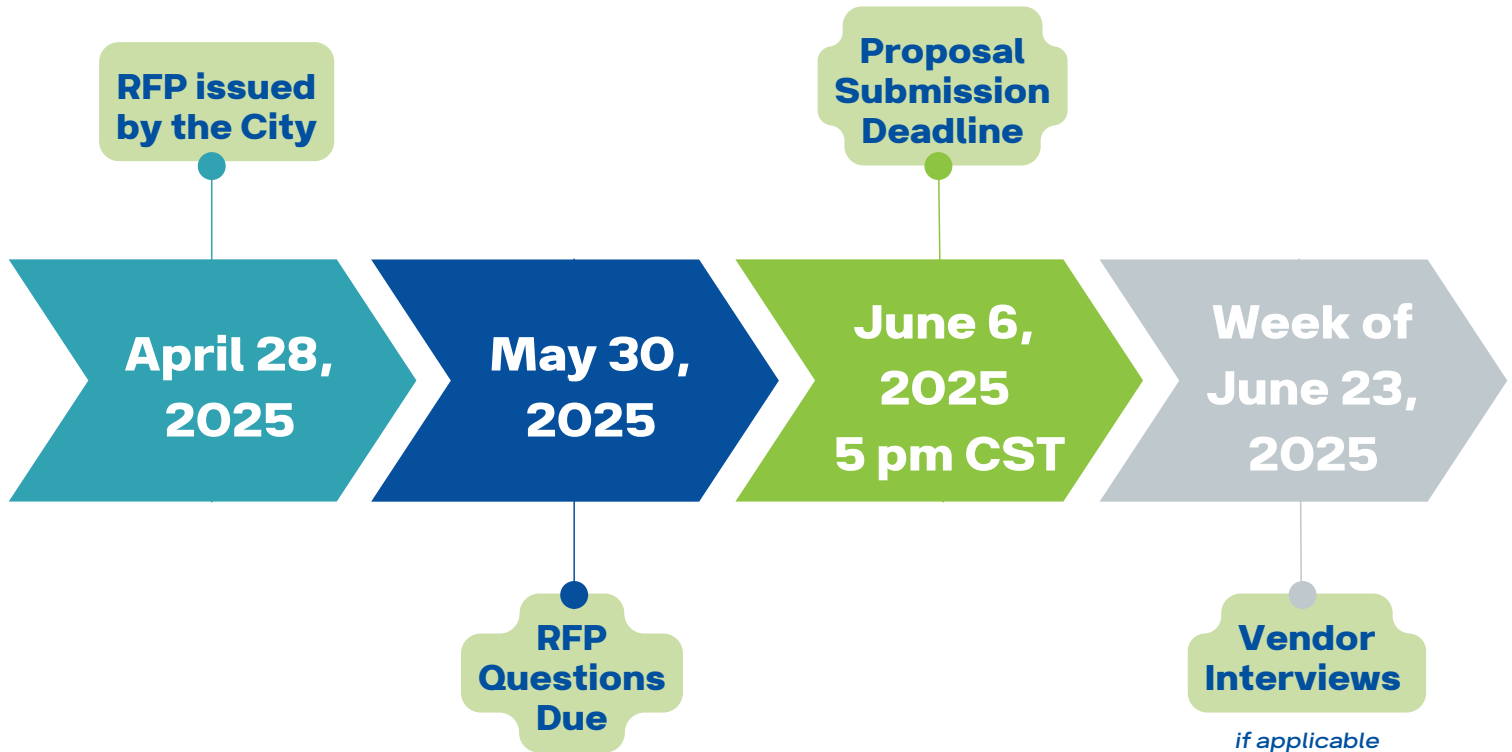
SUBMISSION INSTRUCTIONS

CONTINUED



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C. RFP Schedule



D. General Proposal Information

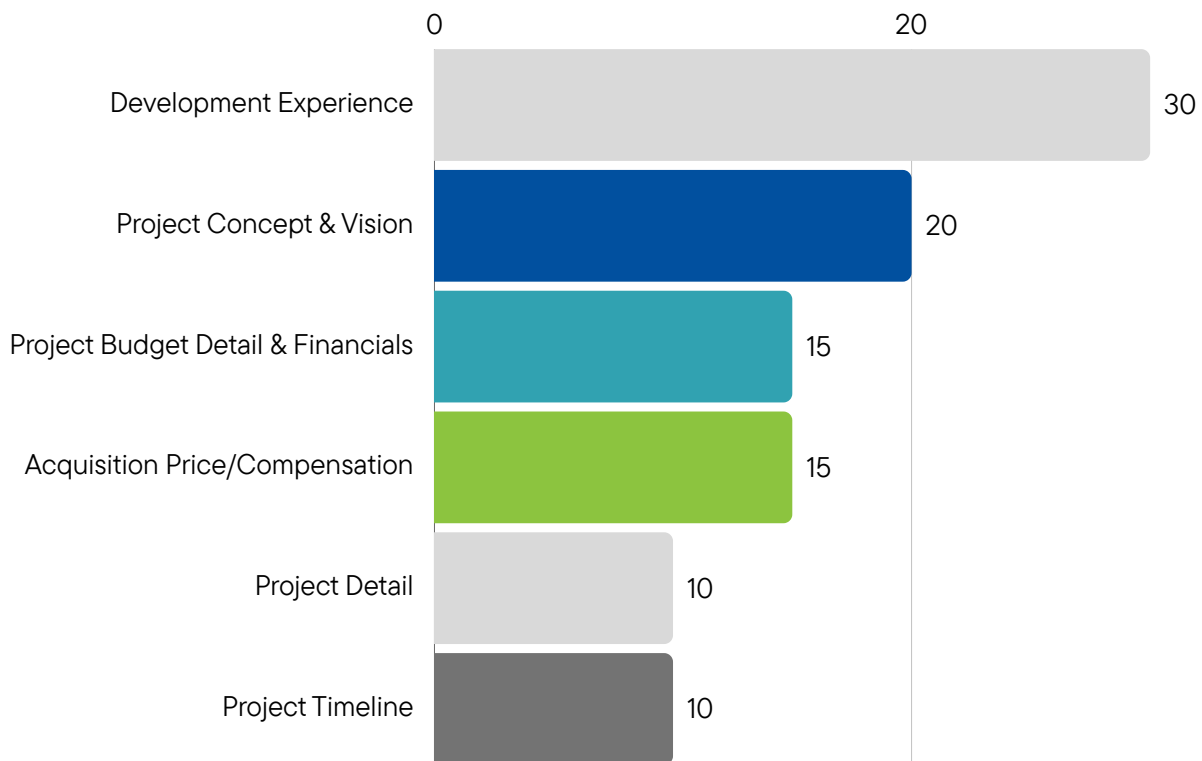
- 1. Cover Letter:** Please submit a cover letter signed by one of the following: project owner/developer, board chair, executive director, or highest-level official indicating authorization of agency or organization approval for participation.
- 2. Application:** Proposers must complete the application found in this project's "Requested Information" section of the Bonfire portal.

4. EVALUATION OF PROPOSALS



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The City wishes to select a proposer who presents a detailed development plan that demonstrates quality, experience, and the probability to secure financing and ultimately provides the best long-term return to the city. All proposers that submit their proposals for consideration shall be reviewed and ranked based on the following criteria:



TOTAL POINTS POSSIBLE: 100

Development Experience (Up to 30 pts): Demonstrate experience in successful commercial and/or residential development. Provide no fewer than 3 and no more than 5 examples of similar projects, along with their references. Narrative (including graphics and images) for each project should not exceed 3 pages (maximum 12 pages).

References shall include client names, telephone numbers, address, and e-mail.

Provide résumés for all key personnel by skill or specialized knowledge and an organization chart (no more than 2 pages for each person).

EVALUATION OF PROPOSALS

CONTINUED



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Project Concept & Vision (Up to 20 pts.): A detailed description of the proposed development, including project type (residential, commercial, mixed-use, etc.), design aesthetics, and how it complements the surrounding environment and provides a positive economic impact for the community. The proposer must provide a conceptual exterior building(s) design in his/her proposal, as it relates to site layout and visual appearance of the development and include the proposed size(s) and use(s).

Project Detail (Up to 10 pts.): Identify the key issues, opportunities, challenges and solutions in undertaking such a project and how the team's prior project experience relates to them. Confirmation that the proposed development complies with all local zoning regulations, building codes, and any other applicable laws or requirements.

Project Timeline (Up to 10 pts.): Provide a predicted timeline showing all major events from design to construction completion. The timeline preference is for successful proposer to receive a building permit within one (1) year of acquisition of property and substantial completion within two (2) years from date of building permit.

Project Budget Detail & Financials (Up to 15 pts.): Show detailed project budget outlining all costs, sources of funding anticipated, and return on investment. Demonstrate the use of reliable estimation of construction costs during design phases of other projects. Provide the total budgeted project investment and the estimated assessed value upon project completion. Developers must provide proof of financial capacity to complete the project.

Acquisition Price/Compensation (Up to 15 pts.): Provide the price offered for the property. The City may consider a property swap proposal. Upon notification from the City, the proposer must provide an appraisal for said property they wish to swap within thirty (30) days from the date of the request for appraisal.

Total Points Awarded: Up to 100 pts.

6. SPECIAL ENCOURAGEMENT



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Local participation: The City encourages the use of local contractors and subcontractors for any proposed development.

7. GENERAL COMPLIANCE

Please read these instructions carefully.

LEGAL NOTICE: The awarded proposer must enter into a contract as the "Purchaser", with the City as the "Seller". Purchaser shall rely upon its own investigation and review of the physical, environmental, economic use, compliance and legal conditions of the property, and the proposer must acknowledge that they accept the title to this property on an "AS IS" and "WHERE IS" basis without any representation or warranty.

Prior to submitting a proposal, proposers are welcome and encouraged to enter the property at their own risk, for surveying, testing, inspecting or investigating the property to determine if the property is suitable for their purpose.

The City of Owensboro reserves the right to:

- cancel this RFP at any time for any reason
- accept or reject any and all proposals
- waive irregularities in a proposal
- award contracts based on the best interest or what is most advantageous to the City
- amend the RFP, via addendum, prior to proposal opening date to extend or make changes to RFP
- request additional information prior to or upon the final selection of a proposal
- negotiate terms and conditions with the selected developer
- award the contract without written or oral discussions with proposers
- purchase back said property from awarded proposer, if proposer fails to meet the construction schedule described above

GENERAL COMPLIANCE

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This RFP does not commit the City to award any contract, pay any pre-award expenses, or pay any costs incurred in the preparation of a Proposal.

CONTRACT DOCUMENTS: The City's expectations with respect to the performance in connection with this sale of property are set out in the Contract Documents ("Contract"), which consist of this RFP, any subsequent related written correspondence, award letter(s), and any final contract negotiated by the parties. A proposer who fails to examine the Contract Documents does so at their own risk.

PENALTIES FOR NON-PERFORMANCE: If, at any time, the awarded proposer fails to fulfill or abide by the terms, conditions, or specifications of the Contract Documents, the City reserves the right to: a) Cancel the Contract within thirty (30) days written notification of intent and purchase back said property from the awarded proposer at initial purchase price; or b) Re-propose the Contract due to any variation from specifications.

ASSIGNMENT & BINDING EFFECT: No right or interest in the resulting Contract shall be assigned or delegation of any obligation made by the Buyer without the written permission of the Seller. Any attempted assignment or delegation by the Buyer shall be wholly void and totally ineffective for all purposes. The Buyer understands and agrees if all or substantially all its assets are acquired by another entity, that it or its successor in interest will remain obligated to fulfill the terms and conditions of the Contract.

KENTUCKY OPEN RECORDS LAW: As part of the proposal submission, the proposer shall identify any information considered proprietary or confidential and therefore exempt from public disclosure. The City of Owensboro will protect any proprietary or confidential information to the extent allowable under the Kentucky Open Records Act (KRS 61.870 to 61.884).

CONFLICTS OF INTEREST: All proposers are responsible for complying with the following KRS Conflicts of Interest – Gratuities and Kickbacks – Use of Confidential Information (KRS 45A.455). It shall be a breach of ethical standards for any employee with procurement

GENERAL COMPLIANCE

CONTINUED



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authority to participate directly in any proceeding or application; request for ruling or other determination; claim or controversy; or other particular matter pertaining to any contract or subcontract, and any solicitation or proposal therefore, in which to his knowledge: He, or any member of his immediate family has a financial interest therein; or a business or organization in which he or any member of his immediate family has a financial interest as an officer, director, trustee, partner, or employee, is a party; or any other person, business, or organization with whom he or any member of his immediate family is negotiating or has an arrangement concerning prospective employment is a party. Direct or indirect participation shall include but not be limited to involvement through decision, approval, disapproval, recommendation, preparation of any part of a purchase request, influencing the content of any specification or purchase standard, rendering of advice, investigation, auditing, or in any other advisory capacity.

It is a breach of ethical standards for any payment, gratuity, or offer of employment to be made by or on behalf of a subcontractor under a contract to the prime contractor or higher tier subcontractor or any person associated therewith, as an inducement for the award of a subcontract or order. The prohibition against conflicts of interest and gratuities and kickbacks shall be conspicuously set forth in every local public agency written contract and solicitation therefor. It shall be a breach of ethical standards for any public employee or former employee knowingly to use confidential information for his actual or anticipated personal gain, or the actual or anticipated personal gain of any other person. For further information on the conflict-of-interest statutes, see the "Recovery of Value of Anything Transferred or Received in Breach of Ethical Standards" at KRS 45A.460, and "Definitions for Terms Used in KRS 45A.445 to 45A.460" at KRS 45A.445.

ADDITIONAL INFORMATION: No interpretation of the meaning of the specifications or other bid documents will be made to any bidder orally.

Any communication related to solicitations, including the posting of addenda, will be available at <https://owensboro.bonfirehub.com>. Any questions can be asked through the available "Ask A Question" button within the solicitation in the Bonfire portal. Vendors must be registered and logged in to ask questions and should contact the Bonfire Support team at Support.Bonfire@eunasolutions.com, if they have any issues.

GENERAL COMPLIANCE

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To be given consideration, questions/clarification requests must be received 7 days before the proposal submission due date. The "question due date" is also displayed on the Bonfire portal. Failure of any proposer to receive any such addendum/Q & A or interpretation shall not relieve such a proposer from any obligation under his/her proposal as submitted. All addenda so issued, or answer(s) posted through the Bonfire portal shall become part of the Contract Documents.

As a requirement of this process, firms shall not contact or visit any City officers, divisions or departments involved in the selection process.

Any firm found to be in contact with a City official or member of the selection committee other than the designated contact, from the date of issuance through the completion of the selection process, may be disqualified from further participation in the selection process.



Greater Owensboro
ECONOMIC DEVELOPMENT CORPORATION

Making Owensboro Greater

THANK YOU



The sole City department
contact the firm may
communicate with Kalyn Fox,
Purchasing Manager.

Email – bids@owensboro.org

Address – 101 E. 4th Street,

Owensboro, KY 42303

Phone – 270-687-8431

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