

CITY OF CAMBRIDGE, MINNESOTA

REQUEST FOR PROPOSALS (RFP)

To move or salvage a home located at 635 1st Ave East, Cambridge, MN 55008.

PROPOSAL

Proposals are being accepted for this house to be moved off site and/or restored on your own lot. The house will be offered for sale by sealed bid, with preference given to proposals to move and restore the house. However, in the event that no such proposals are received, proposals for salvage will be considered. The house must be moved on or before June 15, 2019.

All permits, relocation costs, insurance requirements, and restoration costs for the house are the responsibility of the successful bidder. The successful bidder, whether moving or salvaging, will be required to clean up the site including all debris and remnants of the house from the site.

The successful bidder will be responsible for leaving the site in a stable, safe condition, including repairing/restoring any areas damaged during removal/salvaging operations, and bringing in necessary dirt to fill in and level the hole left from removing the foundation & footings including planting grass seed. Sealing off City, water and sewer, any necessary street repairs required by the City, electrical and natural gas lines.

The successful bidder will furnish and erect a woven wire fence and height approved by the City of Cambridge completely enclosing the open basement. The fence shall be erected on the same day that the building is pulled away from the foundation. The fence must be kept in place until work begins on removal of the slab, foundation & footings within which needs to be completed within 30 days after the building has been removed including the hole filled in.

The successful bidder will remove the building foundation, if any, including foundations walls, footing, and basement slabs; also steps, private sidewalks, on-grade concrete slabs, and concrete or asphalt driveways. The excavation remaining after removal of the buildings will be filled to the level of the surrounding grade with clean granular-type fill material. Properly sloped and compacted and prevent ponding.

HOUSE BACKGROUND AND CURRENT CONDITIONS

The house is located at 635 1st Avenue E Cambridge, MN 55008

- Year Built 1970
- One-story single-family home
- 1248 square feet with vinyl exterior siding
- Hot water heat
- Central Air
- 2 ½ detached Garage
- Three (3) Bedroom, one and one-half (1 1/2) bath over a full basement
- The house is being offered “as is” and without warranty of any kind. It may contain asbestos, lead paint, or other hazardous material.

HOUSE TOURS

Parties who are interested in viewing the house are encouraged to set up a time with the City of Cambridge Economic Development Director during the week of January 14, 2019. Please contact Stan Gustafson (763)552-3209 or sgustafson@ci.cambridge.mn.us to set up an appointment.

BIDDER'S RESPONSIBILITIES

Interested parties must accept the following key obligations:

1. The interested party must respond to this RFP by noon on Friday, February 22, 2019 at Cambridge City Hall Office (300 3rd Ave NE Cambridge, MN 55008). Proposals should be clearly marked "Request For Proposals: 635 1st Avenue East House Relocation". Proposals received after the closing time and date will be returned unopened. Faxed or emailed proposals will not be accepted.
2. Financial Viability. All interested parties will be responsible for demonstrating that they have the financial capacity to perform the project, as described. Proof of financial capacity may include a certified financial statement or letter from an approved lending institution that the bidder can fulfill the obligation as listed.
3. The interested party must procure any and all permits and approvals from any and all regulatory agencies, utilities, etc., for relocation or salvage and provide copies to the City of Cambridge.
4. The interested party must enter into a purchase agreement in a form approved by the City Attorney's Office incorporating all provisions determined reasonably necessary to allow the project to proceed, including but not limited to insurance, site cleanup requirements, acceptance of building "as is" and without warranty and an acknowledgement of the City's right to demolish the building if it not relocated by the scheduled deadline.
5. The interested party must cover all moving costs associated with relocating or removing the house. The relocation of the house must be undertaken by a qualified, licensed house moving contractor. The demolition of the house must be undertaken by a qualified contractor. Qualifications of the house moving and/or demolition contractor will be subject to City approval. Any contractors will be required to provide evidence of at least \$1,000,000.00 liability insurance and bonding. A house moving permit is required if the house is moved to a property within city limits and meet all necessary requirements from the City's Building Official.
6. The interested party must be able to complete the relocation on or before June 15, 2019 (the final relocation date). In no event may the structure remain at the site after this date.

DEADLINE AND SUBMISSION REQUIREMENTS

Please provide a concise and specific proposal that addresses each of the following areas:

1. Proposed Use: A statement of the interested party's intention to relocate or salvage the home. The proposed relocation site is also to be submitted.
2. Proposed Strategy For Timely Completion: A statement of the date for removal of the structure from the property, as well as a description of the interested party's strategy to accomplish the relocation of the house in a timely and professional manner.

3. Financial Capability: Proof that the interested party has the financial capability to perform the responsibilities of the project, such as: current bank records indicating sufficient funds on hand, a preapproved letter for a loan in sufficient size from a bank or similar lending institution or lender reference, or other similar types of documentation.
4. Other Factors: A description of any other factors that the City should take into consideration.

SELECTION CRITERIA/PROCESS

City staff will review the proposals, as well as any additional information that may be requested from the applicants, and make a recommendation to the City Council based on the following criteria:

1. The City of Cambridge clearly states its preference for relocation of this home whether on an approved site within the City or relocation of the home outside of the City of Cambridge is also acceptable.
2. The City of Cambridge will consider the financial terms of the proposals, although preference will be given to relocation proposals rather than salvage proposals.
3. The City of Cambridge will consider the proposed date for removal of the structure in a timely and professional manner. The City may require additional information regarding the financial aspects of the project, details on individuals or corporations involved in the project, or other information deemed necessary for review and final selection.

AWARD

The City Council, at its sole discretion, may select the successful interested party under this RFP. The City reserves the right to reject any and all proposals. The City reserves the right, at its sole discretion, to rescind its selection of any interested party under this RFP, and any subsequent agreement implementing its selection, in the event that the City determines, in its sole judgment, that:

1. The City cannot reach an agreement with the selected interested party under the proposed terms and conditions for conveyance of the building to the interested party, and
2. There is any other procedural or substantive issue relating to the development of the project. It is anticipated that the City Council will select the preferred proposal at the March 4, 2019 City Council meeting.

ADDITIONAL INFORMATION

Specific questions regarding this RFP should be addressed to Stan Gustafson, Economic Development Director City of Cambridge, MN (763)552-3209 or sgustafson@ci.cambridge.mn.us from 8:00 a.m. to 4:30 p.m.