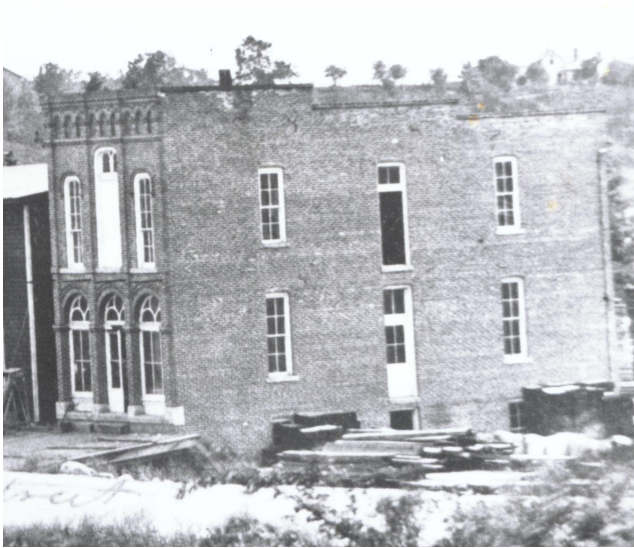


# REQUEST FOR PROPOSALS

## For Rehabilitation and Adaptive Reuse of 402 S. Washington Street, Delphi, Indiana

In accordance with IC 5-23-5, the City of Delphi is seeking proposals from qualified developers for the rehabilitation and adaptive reuse of the former planing mill and later plumbing company located at 402 S. Washington Street. The Italianate structure is a two-story brick built circa 1868. The City took possession of the property in August 2022 and has stabilized the structure with a new roof, interior structural supports, and masonry repairs. The City desires to find a developer who will sensitively rehabilitate the building's exterior to reclaim its general historic appearance and renovate the interior for commercial use in an effort to contribute to the revitalization of Delphi's historic district.



*Planing Mill taken ca. 1875*



*402 S. Washington 2023*



**Information to be Included in Proposals**

**Proposals should include as much of the following information as is applicable:**

1. General description of the rehabilitation that you propose, with a construction timeline for completion within a maximum of two (2) years, and stating the proposed end use of the property, if known at this time;
2. Description of your legal status, i.e. sole proprietorship, partnership, limited partnership, joint venture or corporation, etc., and state of residency or incorporation, and the name, address and position of persons who are authorized to execute contracts on your behalf;
3. Description of your pertinent professional qualifications and/or experience that you will bring to the rehabilitation of the property, including familiarity with The Secretary of the Interior's Standards for Treatment of Historic Properties, with special attention to the Standards for Rehabilitation;
4. Listing of historic rehabilitation projects of similar scope and nature that you have completed, including dates, locations, costs, preferably including photographs, and the names, addresses, and telephone numbers of references who may be contacted concerning work done on those projects;
5. Experience working with local government units or economic development organizations in Indiana;
6. Statement indicating whether or not you carry insurance in the following categories and the principal amount of all coverages maintained: (a) Commercial General Liability (b) Professional Liability (c) Workers' Compensation;
7. Financial statement, credit information or other verification of your financial wherewithal to undertake the necessary rehabilitation as outlined in the submitted project timeline;
8. List of any outside contractors/architects/engineers who are anticipated to be part of the project team and are ready to perform services to meet the submitted timeline;
9. Dollar amount of the purchase price being offered for the property, if any, or the terms of any lease or other type of transaction that you might propose.

**Criteria for Evaluation of proposals**

In evaluating the qualifications received in response to this RFP, the City of Delphi shall consult with a steering committee representing the Common Council, the Delphi Preservation Society, Delphi Main Street, and the Delphi Redevelopment Commission. The following factors will be considered in the selection of a winning proposal:

1. Demonstration of relevant background and experience with evidence of successful completion of comparable projects, supported by satisfactory responses from references;
2. Professional qualifications, financial responsibility, and capacity to undertake the project;
3. Overall appropriateness of rehabilitation plan, including timetable and level of anticipated financial investment in the property;
4. Overall benefit to revitalization of Delphi's Main Street and historic districts.

## **Standard Contract Conditions**

If the proposal of the Bidder is accepted by the City of Delphi the successful Bidder shall execute a contract, in standard form (the "Contract") within the time period specified by the City of Delphi for the rehabilitation and adaptive reuse of the property. Nothing in this RFP will be construed to create any binding contract (express or implied) between the City of Delphi and any bidder until a written contract is entered into by the parties."

This is a quality-based selection process; i.e., this RFP does not constitute a real estate "listing", and the property will not necessarily be sold to the entity offering the highest purchase price. The City of Delphi reserves the right, at its own discretion: (1) to reject all proposals received; (2) to accept a proposal; (3) to reject any proposals due to defects, irregularities, or provisions inconsistent with this RFP; (4) to waive any defect or irregularity in any proposal and to accept it when it is otherwise proper and reasonable to do so; and (5) to negotiate directly with respondents for other terms and conditions deemed proper and reasonable for the purposes of the City and the revitalization of the Delphi Main Street and Historic District. You may request a site visit or direct any questions to Mayor Werling or Delphi Community Development Director JT Doane at 765-564-2097.

**The deadline for submitting proposals is 4:30 pm Eastern Daylight Time,  
Friday, October 27, 2023.**

**Four (4) hard copies and one electronic version of the proposal  
shall be submitted and received by the deadline to:**

**Mayor Anita Werling  
City of Delphi  
201 S. Union Street  
Delphi, IN 46923  
mayor@cityofdelphi.org**

### **Additional Information about this property:**

- Zoned B-3 Central Business
- Delphi Riverfront Development District (potential for liquor license)
- Delphi Redevelopment TIF area
- Opportunity Zone
- Part of southern parcel in floodway of Deer Creek