Alexander IV Elementary
3769 Ridge Avenue
Macon, Georgia 31204

Request for Proposal

Deadline for Submittal: October 28, 2016
Historic Macon Foundation, in partnership with Macon Bibb County and the Macon Bibb County Land Bank Authority, seeks qualified respondents to purchase, rehabilitate and develop Alexander IV Elementary School. After being named as one of Historic Macon’s Fading Five in August 2015, the building was purchased by the Macon Bibb Commission to ensure the building is preserved and revitalized. The building sits in the historic Ingleside Neighborhood, approximately a ten-minute drive to downtown Macon.

Alexander IV Elementary School was both a highly anticipated and welcome addition to the community when it opened its doors in 1932. The elementary school was the fourth in a series of properties built by the Elam Alexander Trust. Elam Alexander believed strongly in the need of free, quality education in the development of individuals capable of contributing to the success of Macon. Construction of the original building was completed in 1932 with features and finishes that result in a look reminiscent of an Alpine Mountain Village. The building was expanded in 1948 to include more classrooms, storage space and a lunchroom. In 2008, the school closed its doors becoming document and record storage for the Bibb County Board of Education. The building, purchased by the Land Bank Authority, is no longer in use and sits vacant.

**PURCHASE PRICE**

All proposals must include a purchase price for the property that will be considered as part of the overall proposal. The most recent appraisal is attached in Exhibit A.
Google Maps of Alexander IV Elementary School
**General Information***

**Year Built:** 1932

**Year of Addition:** 1948

**Acreage:** 5.73

**Building Square Footage:** 27,909

**Zoning Classification:** R-1A, Single Family Residential District*

**Permitted Uses:** Single family dwellings, accessory buildings to the main structure, fallout shelters, home swimming pools, and home occupations, provided the requirements of 23.01 are met. Conditional Uses include places of worship, kindergartens, play schools and daycares.

**Access and Frontage:** The property has approximately 475’ of frontage along Ridge Avenue, 385’ of frontage along Roycrest Drive and around 930’ of frontage along Drury Drive. The buildings are situated on the northern corner of the lot with driveways along the rear off Drury Drive and another with access from Roycrest Drive.

**Soil Conditions:** Appears to be adequate for most types of construction.

**Drainage:** Appears to be adequate.

**Utilities:** Natural gas, electricity, city water and sewage are all available to the site.

**Nuisances, Hazards, Detrimental Influences or the Existence of Environmental Conditions:** The appraisal done by Laneback & Company stated that no evidence of any such conditions were found.

**Incentives:** The Ingleside neighborhood is listed with the National Register of Historic Places as a historic district. As a contributing structure in the district, Alexander IV Elementary school is eligible for state and federal preservation tax credits. Please note the 1948 addition is also considered contributing and will therefore need to be retained.

* Information on this page was taken from an appraisal conducted by Laneback & Company, Inc. for Bibb County Board of Education in 2014. (See Exhibit A)

*Note:* It is anticipated that Macon Bibb County will work with the selected developer to obtain the proper zoning designation.
A public meeting, hosted by Historic Macon Foundation was held April 11, 2016 in the Alexander IV Elementary School auditorium. Over 100 people, mostly neighboring residents, shared possible uses for the building and potential amenities for the neighborhood that could be incorporated in a private development. The following are responses from participants.

- Library or archive of Ingleside history
- Community Center
- Dog Park
- Arts, Music, Outdoor concerts
- Community Pool
- Playground
- Private/Charter School
- Community Learning Center with space for rent
- Cultural Center
- Condominiums
- Senior Housing
- Apartments (not low income)

Several attendees spoke out against the building being converted to a commercial use such as offices, retail, restaurants, etc. Many were interested in seeing the site become a school.

The selected developer will be required to host a public meeting, with Historic Macon Foundation, to meet the neighboring residents and present the development concept.
**Development Objectives**

Historic Macon Foundation is seeking a developer for Alexander IV Elementary School who has a vision and the qualifications to redevelop the property that blends well with the surrounding residential neighborhood; completed within a mutually agreeable time frame; and the financial resources to successfully complete the project.

The selected respondent will be expected to remedy any structural deficiencies, replace or repair mechanical, electrical and plumbing systems and construct any other improvements required to meet current building codes. The building is a part of the Ingleside National Register Historic District and qualifies for tax credits. All rehabilitation work must adhere to the Secretary of Interior’s Standards for the Treatment of Historic Properties. The addition is considered a contributing structure in the National Register District and therefore must be retained.

**Transaction Structure**

It is anticipated that once the Review Committee chooses the winning submittal the Developer will purchase the building from the Land Bank Authority after Historic Macon puts a preservation easement on the property.

The chosen Developer will be responsible for all engineering, design, rezoning costs, operating and maintenance costs and shall incur all risk of development, and construction.

The chosen Developer will be required to host a public meeting, with Historic Macon Foundation, to meet the neighboring residents and present the development concept. The chosen submittal will be required to use Historic Macon Foundation for tax consulting work.

**Site Visit**

The site will be open for interested applicants to walk through on two days:

- September 9 at 9am
- September 14 at 4pm
- October 14 at 10am
All proposals are to be submitted no later than October 28th at 12:00pm to Ethiel Garlington via email: egarlington@historicmacon.org. The proposal is to be submitted as a both a PDF and printed copy delivered or mailed to Historic Macon 935 High Street, Macon, GA 31201.

Historic Macon Foundation reserves the right to reject proposal submitted in response to this request. This Request for Proposal does not constitute acceptance of any offer.

The Land Bank Authority shall make the final selection of the winning proposal.

Contact

Ethiel Garlington
Executive Director of Historic Macon Foundation

Phone: (478) 742 -5084
Email: egarlington@historicmacon.org
Address: P.O. Box 13358
Macon, GA 31208

Important Dates

Site Visits:

- September 9 at 9am
- September 14 at 4pm
- October 14 at 10am

Submittal Deadline:

- October 28, 2016 at 12:00pm
Evaluation of the submittal will focus on the capability of the respondent and strength of the proposal. Each submittal must contain all the following information and be submitted as a digital PDF and a hard copy to HMF (see page 7):

**Cover Letter**

1. Provide a summary describing why the respondent is qualified to undertake the proposed redevelopment, with names and titles of the responsible officers and other principals.

**Developer Qualifications**

1. Describe similar projects undertaken by the respondent and team members. Include the rehabilitation scope, financial structure and management of the rehabilitation/development process.
2. Discuss any specific experience or projects that involved historic preservation, in particular meeting Secretary of the Interior’s Standards for Rehabilitation.
3. Indicate sufficient staff and consultant resources to meet the project objectives along with references. Include the architect, structural engineer, contractor and other critical consultants that are proposed.

**Rehabilitation and Development Concept**

1. Describe the proposed rehabilitation plan and how retaining the historic fabric and adding modern building systems will be addressed.
2. Discuss proposed uses for the building spaces such as what areas will be reused, restored and/or altered. Any graphics such as a site plan, floor plan or elevations that convey the plan are encouraged. The concept should be consistent with the aforementioned Development Objectives. Preference will be given to proposals and developers that engage the surrounding neighborhood.
3. Proposed project schedule timetable outlining milestones for all proposed redevelopment activities.
Financial Capacity (Confidential)

1. Provide a current real estate portfolio of properties either owned or managed by the respondent. Please include at least one detailed example of a similar rehabilitation project (include photographs, time line, financing, etc.)
2. List and describe the respondent’s current and upcoming projects, including status, development schedule and financial commitments.
3. Describe the current relationship with lenders and ability to obtain necessary financing for the project. Outline sources of fund and methods of financing that will be used. Provide two lender references.
4. Provide an estimated project budget that includes: acquisition, proposed rehabilitation and soft costs.
5. Provide an ownership structure detailing the plan once the project is complete: will the building be sold, transferred to a partnership, owned by the partnership upon completion, etc.

Proposals without financial projections will not be considered.

Additional Notes

1. Is there any additional information that the review committee should consider about your proposal?

Evaluation

The following evaluation factors will be used to evaluate proposals and are listed in order of importance:

Developer Qualifications
Rehabilitation and Development Concept
Financial Capacity
**Scoring:** (total possible number of points = 100)

- Experience – Maximum 35 points
- Project Approach – Maximum 20 Points
- Project Time line – Maximum 20 Points
- Price – Maximum 25 Points

Project approach refers to the appropriateness of the proposal to the surrounding neighborhood and the adherence to the Secretary of the Interior’s Standard for Rehabilitation.

Scoring will be performed by a review committee of neighborhood representatives and Historic Macon Trustees.

Upon review of the proposals received, the Committee will recommend a preferred Proposal to the Macon Bibb County Land Bank Authority (LBA). Following review and approval of that selection, the LBA and Historic Macon Foundation (HMF) will negotiate a development agreement with the selected Developer. Their designees may represent the General Counsel and Chief Financial Officer in these negotiations. In such instance where a development agreement, acceptable to the LBA and HMF, cannot be negotiated, the LBA and HMF may, in its sole and absolute discretion terminate negotiations and undertake negotiations with the next best-qualified Developer until an acceptable development agreement is concluded and executed. Development agreement negotiations will include discussions related to fees and other charges, budget, insurance requirements and any other negotiable terms and conditions of a definitive contract.
List of Supplemental Materials

Exhibit A - Alex IV Appraisal

Exhibit B - GA State Tax Credit Information

Exhibit C - Sample HMF Tax Credit Calculations

Exhibit D - Property Tax Card

Exhibit E - Ch. 28: Amendments to Comprehensive Land Use Resolution and Official Zoning Map

Exhibit F - Application to Rezone Property

Exhibit G - Alexander IV Phase 1 ESA Report

Exhibit H - Federal Tax Credit Information

Exhibit I - Sample HMF Covenant, Construction and Landscaping Agreement
Photographs - Exterior
PHOTOGRAPHS - INTERIOR
Photographs - Surrounding Area