

July 15, 2021

Dear Interested Parties,

The City of Clinton, Oklahoma (City) is releasing this **Request for Proposals (RFP)** for the renovation and/or redevelopment of the Glancy Motel and former Pop Hicks site on East Gary Boulevard. The City has delegated to the Clinton Economic Development Authority (CEDA) the responsibility to seek development partners and proposals for this prime real estate on the historic U.S. Highway #66 (*Route 66*) near downtown Clinton. This property will be acquired by the City no later than mid-September 2021. The buildings on this property were formerly known as The Glancy Motel and Pop Hicks Restaurant, both former *Route 66* icons.

Event	Date
1. RFP Released	July 15 th , 2021
2. Initial Interest/Proposals Due	August 15 th , 2021
3. Initial Review of Proposals by Committee	August 20 th , 2021

Questions and/or additional information please contact: Roland C. Mower CECD, Director – Clinton Economic Development Authority, rcmowwer@clintonoklahoma.org.

Sincerely,



David Berrong
Mayor



Request for Proposal
Clinton Economic Development Authority
101 S. 4th Street, Clinton OK 73601
(580) 331-6123

The City of Clinton, Oklahoma (City) has delegated to the Clinton Economic Development Authority (CEDA) the responsibility to seek development partners and proposals for prime real estate on the historic U.S. Highway #66 (*Route 66*) near downtown Clinton. This property will be acquired by the City no later than mid-September 2021. The buildings on this property were formerly known as The Glancy Motel and Pop Hicks Restaurant, both former *Route 66* icons.

The buildings on this property will be asbestos-abated to facilitate redevelopment or demolition as a last resort. CEDA will consider all responsive proposals that propose renovation of the existing structures post-abatement or alternative redevelopment options which would generate new tax revenue, create jobs and/or achieve other positive outcomes for the City.

Proposal Format and Required Information

1. **Executive Summary:** The Executive Summary should articulate the developer's vision for the site, provide a brief overview of the engagement, and should identify the main features and benefits of the proposed work.
2. **Approach:** The proposal should reflect each of the sections listed below: For project team responsibilities, list the approximate percentage of the project for each team member, description of the project approach, include detailed procedures and technical expertise by phase.
3. **Project Management:** Include biographies and relevant experience of key staff and management personnel. Describe the qualifications and relevant experience of the types of staff that would be assigned to this project. Describe the companies bonding process and coverage levels of employees.
4. **Level of Investment and Financial Viability:** Developers shall include a potential project construction budget and provide preliminary Sources/Uses of funds. Developer shall provide the status of their organization, indicating under which laws it is organized and operating, including a brief financial history. The developer shall provide a statement regarding any debarments, suspensions, bankruptcy and/or loan defaults.
5. **Successful Renovation/Redevelopment Project Examples:** Include detailed descriptions and photos of other successful projects completed by your firm.
6. **Development Organization's Overview:** Provide the following information about your company: Official registered name (Corporate, D.B.A., Partnership, etc.), Dun & Bradstreet Number, Primary and secondary SIC numbers, address, main telephone number, toll-free numbers, and facsimile numbers. Key contact name, title, address (if different from above address), direct telephone and fax numbers. Person authorized to contractually bind the organization for any proposal against this RFP. Brief history, including year established and number of years your development team has taken on similar projects.
7. **Projected Timeline:** Propose a project implementation timeline and performance standards for the construction work to be completed.

Costs of Proposal

Any costs incurred in the development of the response to this Request for Proposal are borne by the Developer. The City of Clinton is not responsible for any costs incurred by the Developer in formulating a response, or any other costs incurred.

Evaluation Criteria

Weighting of criteria is used by CEDA as a tool in selecting the best proposal. CEDA may change criteria and criteria weights at any time. Evaluation scores or ranks do not create any right in or expectation of a contract award. Proposals will be evaluated on the accuracy and responsiveness of the developer. Background checks and references will also be considered. Evaluation of offers will be based upon the Developer's responsiveness to the RFP and the quality of investment and usefulness.

The following elements will be the primary considerations in evaluating all submitted proposals and in the selection of a Developer (out of a total of 100):

Proposal is architecturally unique, creative in its use and activates the street and public spaces.

30 Points

Proposal maximizes the use of the site and provides significant taxable value.

20 Points

Overall investment level and proof of financial viability evidenced in the proposal.

10 Points

Proposal is complete and includes relevant information for each section.

10 Points

Developer is a partnership and/or an organization with diverse resources and a successful track record.

10 Points

Developer's credentials, financials and accreditations are current and in good standing.

10 Points

Availability of high-quality personnel and project managers with the required skills to complete the project.

10 Points

The response that is deemed to be the most advantageous for the City shall be termed the best. Consideration will be given to cost, level of investment, functionality, and other factors. A selection committee at the City of Clinton will be composed of members from the Clinton Economic Development Authority and select City Staff.

To be selected, a developer (or team of developers) must be able to comply with the general requirements outlined in this document.

Proposals shall meet the following criteria:

1. Three (3) copies of the proposal shall be prepared and delivered on standard 8 1/2" X 11" letter-size paper;
2. Email digital copy of proposal to rcmower@clintonoklahoma.org.

The City of Clinton reserves the right to:

- Reject any or all offers and discontinue this RFP process without obligation or liability to any potential developer,
- Award a contract on the basis of initial offers received, without discussions or requests for best and final offers, and
- Award more than one contract/right to develop.

Developer's proposal in response to this RFP will be incorporated into the final Development Agreement between the City of Clinton and the Developer selected.

Proposals must be received by 4:30 p.m. on August 15th, 2021.

Sent to the attention of: Clinton Economic Development Authority
101 S. 4th Street
Clinton, OK 73601
Phone: 580-331-6123
rcmower@clintonoklahoma.org