

Town of Clayton
Request for Proposals

Home Relocation- 317 East Second Street
“The Blinson House”

November 10, 2009

Background

The Town of Clayton owns a historic former residential structure “The Blinson House” located at 317 East Second Street, adjacent to the existing Law Enforcement Center. The home has been listed as a contributing structure in the Clayton National Register Historic District. It is a single story, early 1900’s residence with strong Victorian qualities. The structure is in a slightly deteriorated condition and must be relocated to facilitate expansion of the Law Enforcement Center.

The Town of Clayton has declared the structure as surplus and is seeking an investment or preservationist partner to relocate the structure and attend to its restoration. Proposals will be evaluated based on consistency with project goals and a demonstrated track record of success with regards to historic preservation, home restoration or adaptive reuse of historic properties.

Project Scope

The project will include at least the following actions:

1. Home relocation. All work must be performed by a licensed, qualified house mover with a demonstrated record of success in safely relocating similar structures. The House Mover may be a subcontractor to the Proposer, must possess and provide proof of Workers Compensation Coverage and General Liability Insurance in the minimum amount of \$1,000,000. The Proposer or the subcontractor will be responsible for securing all permits relative to the relocation except the State Historic Preservation Office (SHPO) approval which will be acquired by the Town of Clayton. Home relocation must be initiated within ninety days from approval of the proposal.
2. Site Preparation. The Proposer will be responsible for designating a site within the Town of Clayton for placement of the relocated home. Substantial priority will be given to proposals which indicate a site within the Clayton Historic District. The proposal will demonstrate that the site is viable for use with access to electric, water, and sewer facilities, that it can meet all applicable zoning standards for setbacks and minimum lot area, acceptable street access, and does not conflict with any existing covenants. The residence must be set on a suitable, code compliant foundation and secured from unauthorized entry within forty-five days following relocation.
3. Rehabilitation. All proposals must include a plan for structural rehabilitation of the residence. The successful proposer will be responsible for restoring the structure to a usable condition in compliance with all applicable building codes and standards. The rehabilitation plan must include a description of the scope of work to be performed, a budget for each element, and a schedule for project initiation and completion. Proposals which include specific price quotes from qualified contractors will be given special consideration.
4. Use Plan. All proposals must indicate a planned future use for the structure/site. The structure may be used as a residence or may be adaptively reused as an alternative use, but in compliance with all building code standards. A schedule for initiation of reuse of the structure must be provided.

Evaluation Criteria

The following criteria will be used to select the successful proposal.

- A. Financial Viability. All Proposers 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, provision of approval for project financing from a financial institution licensed by the State of North Carolina, designation of cash reserves for the project in an amount satisfactory for completion, or other means. Plans which indicate a more substantial investment in rehabilitation of the structure will receive a more favorable review.
- B. Site Evaluation. As noted in the project scope, all proposals must designate a site to which the structure will be located. Proposals which indicate a site outside of the Town of Clayton will not be considered. Proposals which indicate a site within the Town of Clayton but outside of the Clayton Historic District will be given secondary consideration to those which indicate a location within the Clayton Historic District. Sites will be evaluated as to setting and consistency of architectural style for the area, relative ease or difficulty in relation to the move, demonstration of compliance with regulatory considerations, sufficiency of area with regards to the intended use, and other relevant factors.
- C. Schedule. Proposals which offer a realistic, but progressive schedule will receive a more favorable review.
- D. Use Plan. Proposals which indicate a use plan that is consistent with the features and nature of the structure and that appear viable and sustainable over a period of years will receive a more favorable review.
- E. Historic Preservation. Proposals should discuss all intentions with regards to protection of historically, architecturally relevant elements on and within the structure. Rehabilitation plans which include conformity with the Secretary of the Interior's Standards and Guidelines will receive a substantially more favorable review.

Additional Considerations

- 1. The structure is considered a contributing structure within the Clayton National Register Historic District at its present location. It will be de-listed as a contributing structure as a fact of being relocated. If the structure is relocated within the Clayton National Register Historic District the Town of Clayton will support efforts to have it relisted as a contributing structure. As a contributing structure the property would be eligible for the Federal (income producing uses only) and State (income and non-income producing uses) tax credits for historic rehabilitation.
- 2. The Blinson House retains a good deal of original historic material, however, the exterior has been covered with a metal siding product. Also, an addition of a side room and bathroom were made enclosing the back porch. Superior proposals will be mindful to not only preserve the significant architectural elements of the structure but will go further to restore or positively exploit significant elements through the removal of prior work that diminished the historic or architectural significance of the structure.

3. This RFQ will be a competitively evaluated process. The Town of Clayton does not intend to subsidize the relocation or rehabilitation of the structure, nor is it seeking direct financial compensation for purchase of the property. Proposals will be evaluated based on the total intended investment in real value, protection of the structure during the relocation process, and consistency with the goals stated herein. Proposals will be evaluated based on a total value investment basis.
4. Upon selection the proposed buyer will be provided with a conditional deed to the structure to ensure project implementation. Upon successful completion of the project, as proposed, the condition of transfer will be released.

Contact and Submittal Information

A pre-proposal site visit and meeting will be held on Thursday, November 19, 2009 from 2:00 p.m. to 3:30 p.m. for all interested parties. All proposals must be submitted to the Town of Clayton by Friday, December 18, 2009 at 4:00 p.m. The proposals will be subject to review by a committee selected for the purpose. The preferred contractor will be notified by January 8, 2010.

Point of Contact for the project shall be:

Steve Biggs
Town Manager
Town of Clayton
P.O. Box 879
111 E. Second Street
Clayton, NC 27528
(919) 553-5002
Email: sbiggs@townofclaytonnc.org

Proposals must include:

1. Designation of Proposer (Owner) and Project Manager (if different) including all contact information and resume or illustrative description of experience with similar projects.
2. A detailed plan for meeting the Scope of Work.
3. Clear and detailed statement of satisfactory approach to meeting the Evaluation Criteria.
4. Detailed project budget.
5. Proof of financial eligibility.
6. Schedule.