



Request for Proposal

Purchase of Building and/or Land for same

RFP#	18001
Issue Date	April 4 th , 2018
Reply Deadline	June 4 th , 2018

Project Overview

Aberdeen Area Veterans, Inc. is seeking bids for land to place a building upon, that will be used as our primary facility. We are willing to consider an existing building as part of the deal, if it meets the requirements given below, or we will build to our needs on an empty lot.

The bids will be for an options contract that sets the details of the transaction now, but will not be executed for 2-4 years (time schedule is part of the bid).

AAVI

Aberdeen Area Veterans, Inc (AAVI) is a non-profit corporation formed and operating in Aberdeen, SD to support the local posts/chapters of Veterans Service Organizations (VSOs) here -- The American Legion, Veterans of Foreign Wars, Disabled American Veterans, Marine Corps League, and The 40 et 8 -- as well as their auxiliaries, related groups, area veterans, and the community at large.

AAVI will own and operate a facility in Aberdeen, SD that will serve as the common headquarters for these VSOs, as well as space for general, social, business, educational, and training meetings, and supporting operations.

Project Goals & Requirements

AAVI seeks either land upon which to build a new facility, or land that already includes a suitable building that may be remodeled to fit our needs. AAVI does not intend to execute the purchase until at least May of 2020, and is seeking an option contract that will be entered now, but not executed until a future date.

CONTRACT:

AAVI would prefer a two year option contract, but will consider other terms of purchase.

LAND:

Acceptable parcels of land for consideration must be at least 2.25 acres in size (2.5 preferred) and should be less than 4 acres, but larger parcels will be considered.

Land must be located inside the city limits of Aberdeen, SD.

Land needs to be outside of the 100 year flood plain and not require flood insurance.

BUILDING (optional). If a building (existing or to be built) is included as part of the proposal, it must:

Contain at least 10,000 sq ft of handicap accessible floor space that will be open and ready to be remodeled to AAVI's needs as of the option contracts execution date.

Include parking space on the property for at least 75 vehicles -- or the number of spaces required by city building codes, if higher, for the size of the building.

Selection Criteria

AAVI reserves the right to make all final decisions on the project, but key factors that we are looking for, and which can affect the choice of bids, include:

Location: Must be inside Aberdeen City Limits, and we prefer the location to be close to the core business areas, easy to find, and easily accessible from main roads.

Readiness: Land without a usable building on it must be "build ready" by the end of the option period - including any earthwork that is needed raise it out of a flood zone and eliminate the need for flood insurance. Property that is already zoned for commercial use is preferred. If an existing building is included with the land, the required space must be empty and ready for remodeling by the end of the option period.

Cost: Price will play a factor in the final determination, but AAVI is not obligated to accept the lowest bid.

Option Length: AAVI does not plan to execute the option until at least 2020, but would prefer to have the final deal closed no later than 2023. Options that fall outside this range may be considered, if the other aspects of the property justify it, but being able to assure closing within this time-frame will make bids more appealing. Other structures, such as contract for deed, will also be considered, but are not preferable.

Aesthetics: Surrounding buildings, existing landscaping (or future potential) and the architecture of the building itself (if one is included in the proposal) can all play a factor in the final determination.

Timeline

AAVI reserves the right to reject all proposals and reissue the RFP at a later date if none of the proposals are deemed to meet our needs. Assuming an award is made, however:

The AAVI Board of Directors will determine the winning proposal at the June 6th, 2018

meeting and will appoint a three person committee to meet with the winning proposer and finalize the contract. All bidders will be mailed a written notice of AAVI's choice in the matter, which will be mailed by June 9th, 2018.

The Option Contract should be ready to sign by July 11th, 2018, and may be signed sooner if both parties can reach an agreement on terms.

The length of the option is open to negotiation, and may be dependent upon the cost of the property. AAVI does not currently plan to exercise the option until at least 2020, but no later than 2023.

Principal Point of Contact

All proposals must be mailed to:
Property selection Committee
Aberdeen Area Veterans, Inc.
PO Box 451
Aberdeen, SD 57402

Questions or other requests may be sent via email to AAVI@email.com

Process

Proposals must be received to the PO Box above no later than Monday, June 4th 2018.

Proposals must, at a minimum, include:

- 1) Purchase price for the property
- 2) the legal description of the property
- 3) a street address, if one exists.
- 4) a description of the property, including past use
- 5) current zoning category of the property
- 6) expected terms of the options contract
- 7) contact information for agent approved to negotiate deal

Proposals that include a building should also include:

- B1) The date the building was built
- B2) Any remodeling/additions done to the original building
- B3) Three years (or since construction, if less than three years old) of utility usage

Optional items that may be included:

- recent photos of the property

Bids will remain sealed until Tuesday the 5th of June, 2018, when they will be opened, reviewed, and an initial determination made. This determination will be presented to the AAVI Board of Directors at their June 6th, 2018 meeting, along with a summary of other

bids not chosen.

The Board will either award the project that night and arrange to enter final negotiations for the option contract, or will declare that no acceptable offers were received. In the later case, the Board will decide whether or not to re-issue the project as a new RFP.

If an award is made, the Board will appoint a three person committee to meet with the winning proposer agent(s) and finalize the contract. The contract should be ready to sign by July 11th, 2018.