



Request for Proposal

Purchase of Land

RFP#	19001
Issue Date	March 15 th , 2019
Reply Deadline	April 1 st , 2019

Project Overview

Aberdeen Area Veterans, Inc. is seeking proposals for the purchase of land in Aberdeen, SD. 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.

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 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 close the purchase until July 1st of 2019.

LAND:

Acceptable parcels of land for consideration must be at least 2.5 acres in size, but larger parcels will be considered.

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

Land needs to be outside of the 50 year flood plain, land outside the 100 year plain is preferred.

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

Contain at least 14,000 sq ft of handicap accessible floor space that will be open and ready to be remodeled to AAVI's needs as of the closing 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: 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 closing.

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

Aesthetics: Surrounding buildings or property, 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 April 3rd, 2019 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 we be mailed by April 6th, 2019.

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, April 1st 2019.

Proposals must, at a minimum, include:

- 1) The number (FRP 19001) of the RFP the proposal is responding to.
- 2) Purchase price for the property
- 3) Terms of purchase, include allocation of closing costs
- 4) Legal description of the property
- 5) Street address, if one exists.
- 6) Description of the property, including past use
- 7) Current zoning category of the property
- 8) 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 2nd of April, 2019, when they will be opened, reviewed, and an initial determination made. This determination will be presented to the AAVI Board of Directors at their April 3rd, 2019 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, or will declare that no acceptable offers were received. In the latter 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 1st, 2019, after review by legal counsel for both parties.

News (short) version

Aberdeen Area Veterans, Inc.
is seeking 2.5+ acres of land
inside the city limits of
Aberdeen, SD.

Proposals are due by mail no
later than April 1st, 2019, and
a determination will be made
on April 3rd.

Download full details from:

Aberdeenlegion.org/AAVI-19001.pdf

(caps required) or request via
email: AAVI@email.com