



SPECIFICATIONS

RFP 03-15

Brickell Building Disposition and Marketing

AMMENDMENT-1

January 5, 2015

Only Applies to SECTION II SPECIFICATIONS AND SCOPE OF SERVICES. Section-I remains unchanged.

Instructions: The City of Avon Park issues Ammendment-1 to replace Section—II previously issued. For the purposes of clarity, a ~~strike through~~ will be used to delete or remove language, any added language will be underlined and highlighted in yellow:

1. Description of RFP services: The City of Avon Park is seeking to sell the property located at 2 East Main Street, Avon Park Fl 33825. The optimum vision for the property is to encourage economic development in the downtown area, through commercial, retail, and residential development. In evaluating proposals, the City will consider:
 - a. The experience of the organization proposing.
 - b. The ability to finance the under-taking.
 - c. The consistency of development objectives proposed with the City’s vision for the historic property.
 - d. The economic benefit in the addition of jobs.
2. Exhibit-1 provides an appraisal for the property.
3. Exhibit-2 provides a survey.
4. The property is located in the historic Avon Park Downtown. Consistent with this vision, the following development conditions shall apply:
 - a. The building has a parking lot which would need re-configuration and redesign to address drainage and parking space optimization.
 - b. If 40 parking spaces are available, a minimum of 50% of the spaces shall be dedicated for public use.
 - c. A maximum of 20 parking spaces may be utilized exclusively to satisfy any the ~~residential~~ use of the building.
 - d. The remaining 20 parking spaces or more, can be utilized to satisfy the retail/commercial aspects of any transient business traffic which operates on Main Street, CRA-Main Street District. This parking will also be available to the public for City events.
 - e. The definition of transient parking is not parking permanently or occupying parking spaces overnight.

~~f. The Building has public restrooms available downstairs. The restrooms will be open to the public during Monday through Friday 8AM to 4PM. The restrooms will be available for City sponsored events.~~

5. In accordance with the City's Land Development Regulation, a maximum of 10 housing units may be permitted upstairs.
6. Examples of approved uses for the upstairs could include retail/commercial driven business functions. For examples of approved uses, offices, school classroom, day-care, conference center, restaurant, shops, other government offices.
7. The Building is sold "As-Is" and "where is". It is the proposer's responsibility to review applicable codes and bring the building into compliance with Avon Park and State of Florida Codes.

8. Minimum Performance Measure Requirements:

- ~~1. The minimum purchase price shall be \$320,000 or more as proposed by responder.~~
2. Downstairs shall receive a certificate of occupancy from the Highlands County Building Official within 30-months of execution of a purchase agreement.
3. Upstairs shall receive a certificate of occupancy from the Highlands County Building Official within 40-months of execution of a purchase agreement.
4. With the exception of the required building specific parking spaces, the property deed with survey shall dedicate any needed public easements, and the parking areas to the public.
- ~~5. Proposer shall submit a business plan identifying the steps to be taken to ensure that these performance measures are met. The proposer shall provide a quarterly report to the City identifying the development progress in the rehabilitation of the building.~~
- 6. Purchase agreement shall include liquidated damages section for delays of \$35 per day made payable to the City of Avon Park on a quarterly basis for failure to fulfill the performance measures in attaining a certificate of occupancy for the upstairs and/or downstairs of the building.**
7. In the purchase agreement, the parties agree to a "bench trial" over any contractual dispute or other matters that may arise as a result of the development activities and this contract.

8. In the purchase agreement, the losing party pays attorney's fees in case of a disputed item as referenced under (8) above.

The proposal shall identify the following parameters:

- A. The proposal shall describe the business use for the building upstairs and downstairs. For example, medical clinic, realtor business, housing apartments, and/or business offices.
- B. The proposal shall include any known jobs that will be added as a result of the acquisition.
- C. The proposal shall include a construction budget and schedule to rehabilitate the building to comply and secure the needed certificate of occupancy for the desired land use.
- D. Bid to purchase property (~~minimum \$320,000~~) \$_____
- E. Any needed financing from the City \$_____
- F. Term to be financed (not to exceed 15 years) _____ Years
- G. Interest Rate on Repayment _____ %
- H. If financing from the City is desired, the proposer will disclose the following documents to be examined by the City's CPA Consultant:
 - a. Financial statements for three years
 - b. Balance Sheet
 - c. Any other applicable document to be reviewed by the City's CPA to determine the proposer's ability to repay on a mortgage.

Note: Section-H (above) shall not be applicable if City financing is not necessary.

If the City is financing, the purchase agreement, ~~will include other details not necessarily mentioned in this specification.~~ For example, insurance requirements, and applicable payment of taxes where appropriate.

Q. Site Inspections may be coordinated through the City for a fee of \$15/visit made payable to the City of Avon Park, with an inspection period not to exceed 1-hour per inspection period. Please coordinate inspections through the City's Representative.

Site Contact Person:

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