

TRITON SCHOOL CORPORATION
100 Triton Dr.
Bourbon, IN 46504

OLD GYM PROPOSAL COVER SHEET

Proposal deadline March 13, 2020 @ 4PM

INDIVIDUAL OR ORGANIZATION CONTACT INFORMATION		
Individual or Organization Name	Organization Federal Tax ID, if applicable	
Director/CEO of Organization, if applicable	Phone	
Email	Fax	
Individual or Organization Mailing Address		
Individual or Organization Physical Address		
Name and Title of Person Submitting Proposal	Phone	
Name and Title of Contact Person for This Proposal	Phone	
TYPE OF ORGANIZATION		
<input type="checkbox"/> 501 (c) (3) <i>Attach copy of your IRS determination letter</i>	<input type="checkbox"/> Governmental Entity	<input type="checkbox"/> Other (specify)
Signature of Individual or Representative of Organization	Date	
Signature of Person Submitting Proposal	Date	
BRIEF SUMMARY OF YOUR PROPOSAL		
CLASSIFICATION OF YOUR PROPOSAL (choose only one)		
<input type="checkbox"/> Education <input type="checkbox"/> Community Development <input type="checkbox"/> Health & Human Services <input type="checkbox"/> Environment <input type="checkbox"/> Arts & Culture <input type="checkbox"/> Youth & Family		

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REQUEST FOR PROPOSALS
For Rehabilitation and Development of the

The Bourbon “Old Gym”
802 N Harris Street
Bourbon, Indiana 46504

The Triton School Corporation Board of Trustees (Corporation) is soliciting proposals from qualified parties interested in acquiring an interest in and rehabilitating the former Triton School Corporation “Bourbon Old Gym” located in Bourbon, Indiana and listed on the National and State Register of Historic Places. The structure was built in 1928 and is a 9,700sq ft. solid masonry structure, located on 802 N Harris Street in Bourbon Indiana. The Gym represents a vanishing type of once ubiquitous Indiana staple – the community gym. The building retains the original wire struck brick, metal windows, gym floor and public seating.

Previously owned by Bourbon Township, the property was deeded to the Triton School Corporation in 2014. The building is in much need of repair, however, with the community supported addition of the Triton Activities Center in 2019, the Old Gym no longer meets the needs of the corporation and its students.

The Corporation is inviting proposals for the long term lease or sale of the Property for a compatible new use to a party with experience and financial resources to rehabilitate and manage a structure. As part of any transaction, a historic preservation easement to Indiana Landmarks will be required to protect the exterior of the building from demolition and provide for changes that are in keeping with the building’s architectural design. Additionally, an access easement for the benefit of the Corporation to use the building and site in extraordinary security situations will be required. The Corporation may also have interest in collaboration with the new party for other uses in the future.

Instructions for Submission of Proposals

The deadline for submitting proposals is 4:00pm EST on 13 March 2020. Your proposal must be submitted in writing and must be signed and dated, but may be submitted via e-mail (the preferred method), fax, mail or other delivery service, or delivered by hand. Regardless of method of delivery, we must receive your proposal by the stated deadline in order for it to be considered. The contact information for submission of proposals appears at the end of this RFP. Interested parties may make arrangements to tour/inspect the building by contacting Jeremy Riffle, Superintendent, Triton School Corporation, using the same contact information.

Proposals may be submitted by individuals, partnerships, non or for profit corporations, or other legal entities, whether previously existing or formed specifically for this venture.

Proposals should reflect a commitment and resources/plans in place that upon transfer from the Corporation to the new entity completes the stabilization of areas of immediate concern as outlined below; commences architectural and engineering planning within 30 days. The ideal proposal will facilitate the completion of the exterior rehabilitation of the property within a maximum one (1) year time period from securing of all necessary approvals to allow construction, and to complete the interior rehabilitation of at least 75% of the usable entrances and floor area and place the building into service within two years of securing of all

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necessary approvals to allow construction. Proposals that offer a more expedited timetable for exterior rehabilitation and placing building into use will receive priority consideration.

Proposals shall include the following information as if applicable:

1. Description of legal entity proposed for the project, i.e. sole proprietorship, partnership, limited partnership, joint venture or corporation, etc., and state of residency or incorporation, and the name, address and position of persons who are authorized to execute contracts on your behalf;
2. Description of pertinent professional qualifications and/or experience that the entity and/or its principals and professional team bring to the rehabilitation of the property, including familiarity and proven adherence to The Secretary of the Interior's Standards for Treatment of Historic Properties, with special attention to the Standards for Rehabilitation;
3. Listing of historic rehabilitation projects of similar scope and nature that you have completed, including dates, locations, costs, preferably including photographs, and the names, addresses, and telephone numbers of references who may be contacted concerning work done on those projects;
4. Statement indicating agreement to insurance coverage in the following categories and principal amounts of all coverages maintained: (a) Commercial General Liability (\$1,000,000) (b) Professional Liability (\$1,000,000) (c) Workers' Compensation (\$500,000), listing the Corporation as additional insured.
5. Describe the proposed use and experience running or managing a similar operation.
6. Describe the proposed rehabilitation including construction timeline for completion. The ideal proposal will begin work on critical stabilization areas of tuck-pointing, roof repair, northwest corner parapet wall bricks, boarding of any broken windows, or other major concerns within three-six months of the transfer of the property from the Corporation, a plan for work to progress on-going to allow safe use of the facility within eighteen months and substantial completion of the project within three years.
7. Verifiable financial statement or other sources of funding committed to the project as outlined.
8. Statement affirming that you understand and are willing to adhere to the provisions of the Historic Preservation Easement that will be part of any lease or deed of conveyance;
9. List of any outside contractors/architects/engineers who are anticipated to be part of the project team and are ready to perform services to meet the submitted timeline.
10. Dollar amount of the purchase price being offered for the property, or the terms of any lease or other type of transaction that you might propose; and,
11. A plan to incorporate Triton Elementary School and the safety of its students in case of extreme circumstances while on the playground on the adjoining property through the recordation of an access easement.
12. Proof of no less than a \$500,000 capital investment in the form of cash or documented and verifiable in-kind donations of construction services will be considered.

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Criteria for evaluation of proposals

In evaluating the qualifications received in response to this RFP, the Triton School Corporation may consider the following factors:

1. Demonstration of relevant background and experience with evidence of successful completion of comparable projects, supported by satisfactory responses from references;
2. Professional qualifications, financial responsibility, and capacity to undertake the project;
3. Agreement to comply with and be bound by Historic Preservation Easement donated to and held by Indiana Landmarks.
4. Overall appropriateness of rehabilitation plan, including timetable; and,
5. The potential for the project to add the site as a taxable parcel for property tax purposes.

In evaluating the proposals received, the Superintendent of Triton School Corporation and the Triton School Corporation Board of Trustees will consider all of the criteria including overall value and benefit to the organization as well as to the community overall. This is a quality-based selection process; i.e., this RFP does not constitute a real estate “listing”, and the property will not necessarily be sold to the entity offering the highest purchase price. The Triton School Corporation reserves the right, at its own discretion: (1) to reject all proposals received; (2) to accept a proposal without further discussion; (3) to reject any proposal due to defects, irregularities, or provisions inconsistent with this RFP; (4) to waive any defect or irregularity in any proposal and to accept it when it is otherwise proper and reasonable to do so; and (5) to negotiate directly with respondents for other terms and conditions deemed proper and reasonable for the purposes of the organization.

**The deadline for submitting proposals is
4:00pm EST Friday 13 March 2020**

Submit Proposals to:

**Triton School Corporation
Board of Trustees
100 Triton Drive
Bourbon, IN 46504**

jriffle@triton.k12.in.us