

REQUEST FOR PROPOSALS

Stinesville Commercial Historic District Restoration Project

Town of Stinesville, Indiana

Project:

Stabilization, restoration, and rehabilitation of four commercial buildings in the Stinesville Commercial Historic District.

Project Location:

8211, 8223, 8231, and 8237 W. Main St., Stinesville, IN 47464

Contact Person:

Mark Dollase
Indiana Landmarks
Vice President of Preservation Services
1201 Central Ave.
Indianapolis, IN 46202
317-822-7910
mdollase@indianalandmarks.org

I. Project Introduction

In accordance with Indiana Code §5-23, Stinesville's Town Council (Council) in partnership with Indiana Landmarks (Landmarks) invite any and all qualified parties to submit Proposals and Statements of Qualifications for the Stinesville Commercial Historic District Rehabilitation Project (Project), in Stinesville, Indiana. The project includes the design, construction, and financing of a multi-use adaptive reuse project that could include off-street parking, special event area, small business incubator, restaurant, office, gallery, and/or other similar mix of uses. The Town of Stinesville currently owns the property and would transfer it to the private party for the sum of \$1.00 for improvements for the Project, and then the private partner would construct and operate the Project. The Partner would assume ownership of the land and improvements and pledge to cover the costs of the Project.

II. Project Scope

The selected private partner will provide a development plan, including all financing services, design services, development services, labor, and material to construct the Project. The scope and budget of the Project is not yet determined. The final Project scope will be determined through a scoping period with the selected private partner, during which time the selected private partner will be required to provide financing terms, design services, analysis to create a final scope, and structural analysis. The addresses of the buildings are 8211, 8223, 8231, and 8237 W. Main Street. A private partner must propose a development plan for all four buildings to be completed as a singular project. If you would like

to tour the buildings prior to submitting your RFP response, please email the representative at the email address provided at the end of this document. The scoping period will likely be a very intense exercise with the goal of receiving all deliverables from the selected Party in late fall 2021. Upon receiving satisfactory scoping period deliverables from the selected offeror, the Town Council will move forward with the Project and selected offeror via resolution at a public hearing. If the selected offeror is unable to produce satisfactory deliverables including desirable financing terms and development proposal, the Town Council will begin a new scoping period with another offeror or cancel this RFP process altogether.

A. General

1. The selected private partner will provide services with the following general characteristics:
 - a. Stabilization, preservation, and renovation of the historic structures in compliance with Indiana Landmarks Deed Restrictions and Secretary of the Interior's Standards for the Treatment of Historic Properties;
 - b. Appropriate adaptive reuses may include, but are not limited to, small business incubator, live-work space, offices, restaurant, retail, art gallery, and other similar uses. Multifamily housing is not appropriate for these structures, as they were historically commercial in nature.
 - c. Parking areas sufficient to meet minimum parking requirements for the proposed uses and additional spaces for nearby businesses to use;
 - d. Flexible site improvements including landscaping and infrastructure;
 - e. Mechanical systems, including, but not limited to electrical, plumbing, heating, cooling, telecommunications, interior and exterior lighting, water, sanitary, security, fire suppression, and other systems, meeting all building codes and standards in the State of Indiana; and
 - f. Other amenities and systems which are necessary for the operation of the buildings for its intended use.

III. Proposal Evaluation

The Town Council will review and evaluate the proposals received. In evaluating the proposals, the Town Council will consider:

1. The Party's experience in designing, constructing, and developing similar projects;
2. The Party's experience in adhering to the Secretary of the Interior's Standards for the Treatment of Historic Properties;
3. The Party's reputation for performing work similar to the project, including but not limited to comments provided by past customers of the Party;
4. The Party's demonstrated ability and capacity to perform the work in a timely manner;
5. The Party's design vision for the Project;

6. The Party's plan of work for the Project, including but not limited to the intended process of development, use of subcontractors, use of equipment, and other relevant factors;
7. The Party's design and construction timetables;
8. The Party's estimated cost of the Project;
9. The Party's proposed terms and conditions for the Project;
10. The Party's responsiveness to the Request for Proposal; and
11. The Party's financial ability and responsibility to carry out the Project;
12. Any other factor relevant to the appropriateness of the selection of the private Party.

In this evaluation, Project cost, design vision, experience with similar projects and financial credibility will be given more weight than other factors.

IV. Proposals

A party should provide the following with its response:

1. All responses shall be submitted electronically to Mark Dollase, Vice President of Preservation Services, at mdollase@indianalandmarks.org;
2. References for at least three similar projects performed by the proposer and contact information for these references;
3. A proposed schedule for the project, including proposed dates of commencement and completion;
4. A description of the project team, including the project lead, design team, and construction team;
5. Proposed development plans and financing estimates;
6. The Party's financial statements which show its capacity to execute the project.

- B. All responses must be submitted to Mark Dollase on or before Monday, November 15, 2021.

V. Evaluation and Selection Process

1. The Selection Committee will evaluate proposals and select not more than three proposers for interviews;
2. Interviews will be conducted and completed the week of November 29, 2021;
3. It is anticipated that the Selection Committee will negotiate the best and final offers with Parties determined to be potentially eligible of being selected and recommend a proposal to the Town Council on or before December 7, 2021. The Town Council will either select a private partner or reject all proposals on or before December 7, 2021. However, the Town Council reserves the right to take no action after receiving responses and terminate the request for proposal process.
4. The Town Council reserves the right to reject any and all proposals, suspend the Project, cancel the Project or otherwise cease its consideration of the Project at any time, in its discretion;
5. All proposers will be accorded fair and equal treatment with respect to any opportunity for discussion and revision of proposals;

6. Submissions are not public documents and will not be made available to other proposers or members of the public during the selection process. The identity of proposers is public information and will be disclosed during the process.
7. Proposers may not contact members of the Selection Committee, other than Mark Dollase, or the Town Council members directly during the process.
8. Discussions may be conducted with Mark Dollase and proposers for the purpose of clarification to assure a full understanding of and responsiveness to the requirements of this request.
9. No certified check is required, but proposers must demonstrate their financial capacity to execute the Project.
10. Stabilization of all buildings must occur by September 1, 2022.

Date: September 1, 2021

Mark Dollase | mdollase@indianalandmarks.org

Appendix A: Stinesville Commercial Historic District Background
(Information compiled from National Register nomination form)

The Stinesville Commercial Historic District contains five limestone commercial buildings on Main Street in the Town of Stinesville, Indiana. The most prominent historic structure in the district is the Oolitic/Independent Order of Odd Fellows (I.O.O.F.) Lodge, which was constructed in 1894. The Oolitic Lodge is privately owned and not included as part of this RFP.

The four adjacent historic buildings (included as part of this RFP) were constructed between 1886 and 1894. Each building is limestone-clad and is one story in height. The J.W. Easton Building was constructed in 1894 and features a rough-hewn limestone façade. Adjacent to the west of the J.W. Easton Building is the George B. Mc. Easton Building, completed in 1984. Both the J.W. and George B. Mc. Easton Buildings have stepped parapets. West of the George B. Mc. Easton Building is the M.L. Easton Building, which dates to 1890. Bookending the district to the west is the D.E. McHenry Building, dating to 1886 (the oldest building in the district). The four buildings are vernacular in design (architect[s] unknown) with some Classical detailing on the main facades.

Stinesville was a 19th century boom town, once with a population of approximately 1,000 residents. The five extant historic commercial buildings in the district represent the town's prosperity from the local limestone industry. Limestone was a prolific industry in Southern Indiana. Richard Gilbert opened a limestone quarry near Stinesville in 1827. However, Gilbert's commercial endeavors were not very profitable until the railroad arrived. The New Albany and Salem Railroad reached Stinesville in the 1850s, making the insular town more accessible to other portions of Indiana. By 1860, four limestone quarries were operational nearby. John Hoadley's limestone quarry brought later growth and prosperity to Stinesville, in tandem with improving technology. This was also an era that saw an increasing demand for monumental architecture using limestone. Stinesville's population swelled in the 1890s as stone workers and carvers settled in town. Many different languages were purportedly spoken by the European immigrants who settled there. Notable structures utilizing Stinesville stone include the Indiana Statehouse, Indiana Soldiers and Sailors Monument, Tribune Tower (Chicago), and the Masonic Temple (Washington, D.C.). After the Hoadley Mill burned in 1916, the owners rebuilt in Bloomington.

Near the turn of the 20th century, prominent businessmen in the community included James Williams, the Easton Brothers (Millard, John, George McCellan, Delmer), and D.E. McHenry. Approximately 25 stores were open in Stinesville in the 1890s, but few commercial vestiges of that early success remain today. In 1894, a fire burned the commercial section, including James Williams' buildings, as well as two of the Easton Brothers' buildings. The I.O.O.F. Lodge, the John Easton Building, and the George B. Mc. Easton buildings were built after the fire. The M. Easton and D.E. McHenry Buildings predate the fire and survived the blaze.

In the 1930s, the four one-story commercial buildings briefly held public classroom space when the town's school building burned. The George B. Mc. Easton Building (1894) housed a hardware store until 1931. The M.L. Easton Building (1890) housed a grocer and dry goods store until 1927. The D.E. McHenry Building (1886) previously housed a variety store and pool hall.

Stinesville Commercial Historic District information

- <https://npgallery.nps.gov/GetAsset/76a2e25b-8884-4d77-a5a3-93b60b6e7741>

Appendix B: Photos



Appendix C: Potential Funding Sources

Federal Rehabilitation Investment Tax Credit

- <https://www.in.gov/dnr/historic-preservation/help-for-owners/financial-assistance/investment-tax-credit/>

Historic Renovation Grant Program

- <https://www.in.gov/ocra/historic-renovation-grant-program>

Rural Business Development Grants (U.S. Dept. of Agriculture)

- <https://www.rd.usda.gov/programs-services/rural-business-development-grants>

RESOLUTION 2021- 3

A RESOLUTION TO APPROVE A REQUEST FOR PROPOSALS FOR A STINESVILLE COMMERCIAL HISTORIC DISTRICT RESTORATION PROJECT

WHEREAS, The Town of Stinesville, in partnership with Indiana Landmarks is inviting qualified parties to submit proposals and statements of qualifications for a Stinesville Commercial Historic District Rehabilitation Project for four properties located at 8211, 8223, 8231, and 8237 W. Main Street in Stinesville, Indiana 47464; and

WHEREAS, the proposed Request for Proposals is attached hereto, incorporated herein and labeled as Exhibit "A"; and

WHEREAS, The Town Council has reviewed the Request for Proposals prepared by Indiana Landmarks and believes that it is in the best interest of the citizens of Stinesville to move forward with the projects and approve the Request for Proposals.

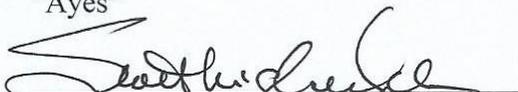
NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF STINESVILLE, MONROE COUNTY, INDIANA, THAT:

The Town Council hereby approves the Request for Proposals.

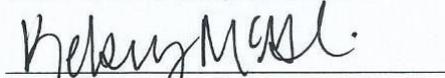
ADOPTED THIS 7th DAY OF September, 2021, by the Stinesville Town Council.

STINESVILLE TOWN COUNCIL

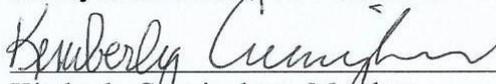
"Ayes"



Scott McGlocklin, President



Kelsey McGlocklin, Vice President



Kimberly Cunningham, Member

"Nays"

Scott McGlocklin, President

Kelsey McGlocklin, Vice President

Kimberly Cunningham, Member

Attest:



Lois Pursell, Clerk-Treasurer