

**CITY OF BIRMINGHAM, ALABAMA
OFFICE OF ECONOMIC DEVELOPMENT**

**REQUEST FOR PROPOSALS
FOR SALE OF REAL ESTATE**

The City of Birmingham hereby requests proposals for the sale and redevelopment of real estate currently owned by the City of Birmingham and described “Old Fire Station #22” located at 3120 Clairmont Avenue, Birmingham, Alabama 35205.

Proposals should include the following items:

1. Proposed purchase price.
2. A description of the proposed use/reuse of the property.
3. Names, addresses, background, qualifications, experience and expertise of the proposed purchaser/development team in like ventures or similarly sized development.
4. The name, address and telephone number of the contact person for the proposed purchaser/developer.
5. Explain the proposed purchaser/development team’s history of completing and maintaining projects. Explain how projected investment and employment goals were achieved and maintained. A minimum of 2 project references, if possible, including the project scope, budget and the name, address and telephone number of client representatives for each project.
6. A preliminary site plan showing proposed layout of building(s) and infrastructure;
7. In the event the proposed use does not comply with current zoning, a description of how the purchaser/developer proposes to resolve the non-compliance (e.g., rezoning, variance, etc.).
8. A proposed project schedule including a time line for schematic/preliminary design, additional design development, and construction.
9. Specific details regarding parking (e.g., how many parking spaces will the proposed project require according to the zoning ordinance, how many parking spaces are available on the site and how any gaps between the number of spaces required and the number of spaces available will be resolved).
10. A proposed project budget addressing at least the following:
 - Acquisition
 - Construction
 - Demolition
 - Infrastructure
 - Other expenses (specify)
11. A detailed description of the sources of funds the developer will use to fund this budget and letters of commitment or other similar documentation concerning funding from third parties identified as funding sources.

Prospective purchasers are encouraged to visit the property prior to submitting a proposal. Contact Ms. Lisa Cooper at (205) 254-2657 to schedule an appointment.

All proposals will be reviewed by the Office of Economic Development in order to prepare a recommendation to the Mayor and City Council. All of the above information will be used to evaluate the proposals. Proposals including a purchase price of at least \$200,000 in cash will receive more favorable consideration.

To be considered, proposals must be received in the office of the City's Office of Economic Development no later than 4:30 p.m. on Friday, December 11, 2009, and should be addressed as follows:

Ms. Lisa Cooper
Sr. Project Manager
Mayor's Office of Economic Development
City of Birmingham - Third Floor
710 North 20th Street
Birmingham, Alabama 35203-2289

RE: Old Fire Station #22

The City will evaluate proposals to purchase the property based on the following criteria: **(a) proposals for economic development uses are preferred and they will be given strong consideration during the proposal selection process;** (b) the proposed purchase price for the property; (c) the compatibility of the proposed use with existing zoning of the property and land use plans for the area; and (d) any potential or expected public benefit from the proposed use.

The City reserves the right to cancel this RFP or to accept or reject any and all proposals received in response to this RFP. The City reserves the right to request additional information prior or upon selection of a purchaser/developer.

In its selection of a proposal, the City reserves the right to negotiate with any or all proponents including without limitation by negotiating all or portions of different proposals or by requesting additional offers from any or all proponents), and to waive requirements of the RFP if it is in the interest of the City to do so.