

# CITY OF MADISON, ALABAMA

## REQUEST FOR PROPOSALS

### Paradise Apartments Project



Proposal Due Date: Wednesday, October 28th, 2009, at 5:00 pm CST

100 Hughes Road  
Madison, Alabama  
(256) 772-5600

[www.madisonal.gov](http://www.madisonal.gov)

**CITY OF MADISON, ALABAMA  
REQUEST FOR PROPOSALS**

**Paradise Apartments Project**

Notice is hereby given that the Mayor's Office of the City of Madison, Alabama, will receive proposals until **5:00 pm, Central Standard Time, on Wednesday, October 28th, 2009**, for purchase, rehabilitation and management of Paradise Apartments located at 5142 Wall Triana Highway, Madison, AL 35758.

**CITY OBJECTIVES.** The City desires to sell the Paradise Apartments to a qualified, experienced, capable, and innovative entity for the price of \$1.00 (One dollar). Proposers should craft a proposal that addresses the following broader goals for the project.

1. Ensure the terms outlined in the Draft Contract of Sale between HUD and the City of Madison are met or exceeded Draft Contract of Sale can be found at <http://www.madisonal.gov/DocumentView.aspx?DID=806>)
2. Improve the quality of life for the residents of the Paradise Apartments
3. Promote revitalization in and around the Paradise Apartments
4. Promote the use of sustainable and "green" materials and processes in the rehabilitation and management of the Paradise Apartments.

**MODIFIED TERMS TO DRAFT CONTRACT OF SALE.** The following items are allowed modifications to the terms to the Draft Contract of Sale

1. 36 of the 50 units must be maintained as affordable housing
2. The remaining units and/or land can be for other uses
3. Demolition and rebuild is an allowable proposition

**CONTACT INFORMATION.** Address all questions and inquiries concerning this Request for Proposals to Taylor Edge at [taylor.edge@madisonal.gov](mailto:taylor.edge@madisonal.gov) or by telephone at (256) 772-5602. Additional information will also be available on the City's webpage at <http://www.madisonal.gov/Paradise>.

Deadline for submitting questions is **Friday, October 23, 2009 at 5:00 pm.**

**PROPOSAL SUBMISSION.** Proposals shall be delivered in hardcopy or softcopy. Proposals may be submitted via email to [taylor.edge@madisonal.gov](mailto:taylor.edge@madisonal.gov) or by regular mail to City of Madison, Mayor's Office, c/o Taylor Edge, 100 Hughes Rd, Madison, AL 35758.

It is the responsibility of the Proposer to allow sufficient time for receipt of the proposal by the Mayor's Office before the deadline. The receiving time in the Mayor's Office will be the governing time for acceptability of proposals.

**EVALUATION CRITERIA.** Evaluation Criteria that will be used to evaluate all proposals that are received are listed below in order of priority:

1. Technical and financial ability to accomplish the repairs as outlined in Exhibit 3 - Post Closing Repair Requirements located in the Draft Contract of Sale. (Draft Contract of Sale can be found at <http://www.madisonal.gov/DocumentView.aspx?DID=806>)
2. Meeting or exceeding the terms outlined in the Draft Contract of Sale
3. Inclusion of additional physical property enhancements over and above the items required in Exhibit 3 - Post Closing Repair Requirements located in the Draft Contract of Sale.
4. Inclusion of additional quality of life services and/or amenities to residents and the community.
  - a. For example, safety and security plan
5. Promoting revitalization of the surrounding community

The evaluation committee may also contact and evaluate the Proposer to clarify any response; solicit information from available sources concerning any aspect of the proposal; and seek and review any other information deemed pertinent to the evaluation process. The evaluation committee will make a recommendation for award in the best interest of the City.

SELECTION PROCESS. The evaluation committee will review all proposals and further presentations will be held with the most qualified proposers, as determined by the committee.

At the City's sole option, the evaluation committee may conduct discussions with responsible proposers who submitted proposals determined to be reasonably susceptible for an award. Discussions may be for the purpose of clarifications to assure full understanding of, and responsiveness to, the solicitation requirements. The City may permit revisions after submission and before award for obtaining the best and final proposals. In conducting discussions, the City will not disclose information derived from proposals submitted by competing proposers.

PROPOSAL FORMAT. Proposals are not limited to format or size but should be prepared as simply as possible and provide a straightforward, concise description of the proposer's capabilities to satisfy the objectives of the RFP. Emphasis should also be on addressing the evaluation criteria as outlined above.