

**REQUEST FOR PROPOSAL
REHABILITATION AND REUSE
2 NORTH BROADWAY FFBT BUILDING
KEY BUILDING REHABILITATION PROGRAM**

I. PROJECT INTRODUCTION:

The Miami County Economic Development Authority (MCEDA) believes there are certain buildings within the City of Peru's designated Downtown District that are "key" buildings requiring rehabilitation and reuse. Many of these buildings are in deplorable condition and are a detriment to overall downtown development or have not been developed to their full potential. MCEDA also believes these key buildings, once rehabilitated or reused, can play a major role in the revitalization efforts of the downtown and be a catalyst for other property owners to take notice, invest, and rehab their properties as well.

Finally, the Miami County Economic Development Authority (MCEDA) believes that a public private partnership investment plan in these key buildings is necessary to engage and incentivize rehabilitation and reuse by a private developer/s.

Subsequently the Miami County Economic Development Authority (MCEDA), acting in its capacity as the City of Peru Redevelopment Commission, invites qualified parties to submit Statements of Proposal for the rehabilitation and reuse of a key building located at 2 N. Broadway, Peru, Indiana, commonly referred to as the FFBT building.

II. PROJECT SCOPE:

All rehabilitation work must conform to all codes and standards in adoption by State of Indiana and the State of Indiana Fire Prevention and Building Safety Commission based on the planned reuse of the building unless a variance to certain code requirements is approved by the Indiana Fire Prevention and Building Safety Commission.

III. PROPOSAL EVALUATION:

Each of the proposals received by the published deadline will be reviewed by an Evaluation Committee, herein referred to as the "Committee". Members of the Committee will include officials from City Government, Rediscover Downtown Peru Main Street Program, and MCEDA.

The criteria that will be utilized in evaluating proposals are as follows:

- Proposed Reuse and How Does the Project Compliment Peru's Downtown District and the Downtown Revitalization Plan
- Your ability and capacity to perform the work
- The Committee reserves the right to reject any and all Statement of Proposals at their sole discretion. Upon selection, the Committee and selected developer will establish a detailed construction budget and project timeline.

IV. PROPOSALS: Please respond to the following requests:

- Provide a brief narrative that fully describes your intended reuse of the building to include how your project will compliment the ongoing efforts to revitalize Peru's Downtown District
- List your experience and involvement in similar projects. Include pictures of completed projects as applicable
- Include any concept drawings of both inside and outside project improvements if available.

Be it understood that:

- All offerors will be accorded fair and equal treatment with respect to any opportunity for discussion and revision of proposals. The Committee may enter into discussions with offerors to clarify and assure a full understanding of proposals.
- The Committee may refuse to disclose the contents of the Statement of Proposal during discussions with eligible offerors.
- The Committee reserves the right to negotiate the best and final offers of responsible offerors.

Statement of Proposal, with three (3) copies, should be mailed or delivered in person to:
City of Peru Building Department
35 S. Broadway St
Peru, IN 46970-3645

Sealed Proposals must be received by 4:00 pm local prevailing time on Friday, October 11, 2024

A Pre-Submission Meeting will be held on Monday, September 16, 2024 at 3:00 pm local time at City Hall in the City Council Chambers, 35 S. Broadway, Peru, IN 46970. Access to the building will be discussed at the Pre-Submission meeting.

V: PUBLIC PRIVATE PARTNERSHIP:

As previously stated, MCEDA believes a public private partnership will be required to engage and incentivize rehabilitation of this building. Therefore, it can be assumed that some level of financial assistance **may be** provided to the selected proposal/developer. This assistance **may be** in the form of a grant of up to one half of the estimated construction costs. The exact amount of assistance will be negotiated with the selected proposal/developer and is always subject to final approval at a public meeting of the Peru City Council.