Request for Proposals

Mixed Use Development in the Alhambra Theatre

Proposals will be accepted by the Arts Council of Southwestern Indiana, 318 Main Street, Evansville IN 47708, until 3:00 pm on Friday, March 24, 2017.

1. Offering

The Arts Council of Southwestern Indiana is offering two parcels, the historic Alhambra Theatre and 1 Washington, for development of a mixed use facility. The parcels are available for redevelopment by firms, individuals, or general interested parties. The adjacent properties are located within a commercial/residential area and the Arts Council will encourage proposals that will enhance and support further commercial, residential, and retail development, as well as neighborhood development within the area.

1. Concept

The Alhambra Theatre is the centerpiece of the revitalized Haynie’s Corner Arts District neighborhood in Evansville, Indiana. Recent public and private investment have grown the neighborhood into the city’s most desirable live/work/play district, enhanced by proximity to the new IU Medical School and convention hotel. Arts programming, community space, retail, student housing, market-rate housing, and dining are all promising uses for the Alhambra Theatre.

The Haynie’s Corner Arts District is composed of historic spaces revitalized by arts and culture. The selected developer will indicate how their project honors the culture of the neighborhood by:

* Incorporating arts or culture in the proposed renovations
* Honoring the history of the theatre or neighborhood

All renovations must be compatible with Redevelopment Area Design Guidelines, the Alhambra Theatre Historic Preservation conveyance, and applicable zoning regulations. Information about Haynie’s Corner guidelines can be found at: <http://www.evansvillegov.org/index.aspx?page=2411>.

The land use for this property is currently zoned C-4; selected respondent, if any, will be responsible for obtaining any needed zoning change. Any exterior additions or alterations, including signage, will require approval through the Design Review process.

Extra consideration will be given for use of green building techniques.

1. General Process

Following review of submissions, a shortlist of proposers will be invited to be interviewed. Based on the detailed proposals received and the interview process, a proposal will be selected and will be extended exclusive rights to renovate and develop the property. A development agreement will be negotiated and executed as the instrument to define the roles and responsibilities of the selected developer and the Arts Council of Southwestern Indiana. The chosen respondent will proceed through the city boards as directed for approval of the project.

1. Terms and Conditions

A selection committee will screen and score the submissions. Discussions may be conducted with parties responding to the RFP for the purpose of clarification to assure full understanding of and responsiveness to the solicitation requirements. The Arts Council reserves the right to reject any or all proposals, or to make no award. The Arts Council further reserves the right to excuse technical defects in a proposal when, in its sole discretion, such excuse is beneficial to the organization.

The Arts Council may require the proposer to retain a minimum 5 year ownership of the property. Failure to execute the proposed project within the timeframe stated in the development agreement may result in revocation of the property. Further terms will be negotiated and defined in the development stage of this process.

1. Selections Criteria

The proposals will be evaluated on the following categories and scoring system:

1. Building Concept
   1. The design should honor the character of the neighborhood as Evansville, Indiana’s Arts District. Interior renovations and exterior additions for the Alhambra Theatre, and any new development at 1 Washington, should be well designed, aesthetically appealing, and congruous with current neighborhood design standards. Energy efficient and sustainable resource materials and systems are encouraged. Points will be given for re-use materials used, energy efficient techniques, and connection to the historic and cultural surrounding areas.
2. Business Application
   1. Points will be awarded to proposals creating affordable housing, space for end-use jobs in the creative sector, or end-uses that encourage further development of and investment in the Arts District.
3. Professionalism, Completeness, and Creativity of Proposal
   1. Proposals which supply all necessary criteria, materials, and information, and which are submitted in a neat, error free fashion will score higher.
4. Owner Occupied
   1. Projects with the developer retaining ownership and use of the properties for at least 5 years will score higher.
5. Acquisition Offering Price
6. Site Rendering
   1. Proposals accompanied by drawings and renders will be awarded additional points.
7. Property Description

50 Adams, Alhambra Theatre, Property number 82-06-32-022-001.015-029

Parcel size 53 by 111. Zoned C4. Built in 1914, some exterior renovation has occurred in the last decade including waterproofing, energy efficient marquee lighting system and other exterior work. Interior has been gutted and needs a complete rehab for any use. The marquee, roof domes and other façade items may be protected under a historic preservation mechanism. During due diligence, respondent should seek to understand the historic nature of façade portions. The immediate neighbor is owned by the Evansville Brownsfield Corp. This former dry cleaner is now occupied by a ‘nano-brewery.’

1 Washington, undeveloped lot Property number 82-06-32-022-001.001-029

Parcel size 48 by 148 . Zoned C4. This undeveloped parcel is currently graveled and serves as parking for a neighboring business under a year-to-year informal agreement. The Arts Council makes not guarantee as to the condition or suitability of the soil for other uses. This parcel abuts an additional undeveloped parcel owned by Evansville Brownsfield Corp. Joining these two parcels would result in one sized 78 by 148 (respondent to confirm dimension and availability with Evansville Brownsfield Corp.)

These two parcels are separated by an alley (to convey with the parcels) which is part of a ‘green infrastructure’ parking lot located immediately to the east of 1 Washington and 58 Adams, allowing for parking for tenants or their consumers. Both parcels are in the Evansville Arts District TIF. Consult the Evansville Department of Metropolitan Development for additional information on Arts District zoning, design standards, and other important information.

1. Environmental Conditions, Liability, and Indemnification

The Arts Council has not commissioned its own environmental assessments, nor does it intend to do so. The Arts Council has not conducted a search of federal and state regulatory agency records for this property. The property may be subject to various environmental cleanup or reporting requirements through State or Federal agencies.

To the extent that the property is subject to any federal or state requirements relating to its environmental condition or there is a presence of hazardous substances or any environmental defects or impacts, the selected developer of the property will be required to comply with any such State or federal requirements, implement a remedial action plan, and indemnify the Arts Council from any liability or regulatory compliance associated with the property. The developer shall be required at closing to release, waive and discharge the Arts Council from any environmental liability and shall be required to indemnify the Arts Council to the fullest extent permitted by law from and against any and all liability, damages, lawsuits, actions, causes of action, statutory causes or rights of action, losses and expenses, whether known or unknown, foreseeable or unforeseeable, arising from any claim, dispute, or cause of action of any nature relating to any and all hazardous substances and/or environmental defects now existing or hereafter arising on or about the property, and whether or not it is alleged that seller in any way contributed to the alleged wrongdoing or is liable due to a non-delegable duty.

As used herein, the term “hazardous substances” means any hazardous or toxic substance, material, or waste which is or becomes regulated by any local entity, the State of Indiana, or the United States Government. The term “hazardous substances” includes, without limitation, any material or substance that is:

1. Defined as a hazardous substance pursuant to the Comprehensive Environmental Response, Compensation and Liability Act (“CERCLA”), as amended from time to time;
2. Defined as a hazardous substance pursuant to the Federal Resource Conservation and Recovery Act (“RCRA”), as amended from time to time;
3. Designated as a hazardous substance pursuant to the Federal Water Pollution Control Act, Safe Drinking Water Act, Clean Water Act (“CWA”), Clean Air Act (“CAA”), Toxic Substance Control Act (“TSCA”), Federal Insecticide, Fungicide, Rodenticide Act and Occupational Safety and Health Act (“OSHA”), all as amended from time to time;
4. Defined as a hazardous substance under applicable federal, state, or local statutes, ordinances, and regulations, as amended from time to time;
5. Infectious waste as that term is defined by any applicable state or local statutes or regulations, as amended from time to time;
6. Radioactive materials;
7. Materials containing lead, asbestos, chlorinated biphenyls or hydrocarbons.

As used herein, the term “environmental defects” shall have the same meaning as such term is defined in I.C. 13-11-2-70, as amended from time to time.

1. Submission Requirements

At minimum, the following must be submitted with your proposal

1. One (1) original plus 3 copies of all documents plus a flash drive version
2. Cover letter describing the composition of the development team or individual developer, each member’s relevant experience and the key personnel involved. Clearly identify roles as principal, consultant, general partner, designer, or other.
3. Provide at least three (3) examples of redevelopment projects completed within the last six years which are most relevant to this project. Name and address of these projects and any visual documentation would be welcomed.
4. Pro Forma – Proposed financial terms of the acquisition and project costs, including financial capacity and ability to perform the project as proposed.
5. Proposed use – the narrative form which details the end-use of the Alhambra Theatre and 1 Washington, and may include a market analysis or general position on the feasibility of the new uses. Linkage to the Arts District and Downtown Development should be emphasized here. Please refer to the Selection Criteria for items to include in this portion of the proposal.
6. Site plans and renderings of the proposed project. (Optional but recommended.)