

Incorporated 1876
"A Progressive Community
with a proud past"

Village of Coal Valley
900 1st Street
P.O. Box 105
Coal Valley, Illinois 61240
Phone 309-799-3604 Fax 309-799-3651
www.coalvalleyil.org

Michael Bartels
Village President

VILLAGE OF COAL VALLEY REQUEST FOR PROPOSALS (RFP) TO MOVE HOME AT 2203 1ST STREET, COAL VALLEY, IL

PROPOSAL:

Proposals are being accepted for this house to be moved off site and restored on your own lot. The house must be moved by **OCTOBER 5, 2018**. All permits, relocation costs, insurance requirements, and restoration costs for the house are the responsibility of the successful bidder. The successful bidder, whether moving or salvaging, will be required to **OBTAIN ANY EPA PERMITS**, clean up the site including all debris and remnants of the house from the site. The successful bidder will be responsible for leaving the site in a stable, safe condition, including repairing/restoring any areas damaged during removal/salvaging operations, and bringing in necessary dirt to fill in and level the hole left from removing the foundation.

HOUSE BACKGROUND AND CURRENT CONDITIONS:

The house, located at 2203 1st Street, was built in 1940. Rock Island County Assessors records show the house as 2203 1st Street having 1,904 square feet on an approximate lot size of 7,053. The house is being offered "as is" and without warranty of any kind.

HOUSE TOURS:

Parties who are interested in viewing the house are encouraged to set up a time with the Village of Coal Valley Village Administrator. Please contact Annette Ernst at (309) 799-3604, ex.t 206 or aernst@coalvalleyil.org.

BIDDER'S RESPONSIBILITIES:

Interested parties must accept the following key obligations:

The interested party must respond to this RFP by **JUNE 1, 2018**, at the Office of the Mayor, Village Hall, 900 1ST Street, Coal Valley, IL 61240. Proposals should be clearly marked "Request for Proposals: House Relocation 2203 1st Street, Coal Valley, IL 61240". Proposals received after the closing time and date will remain unopened. Faxed or emailed proposals will not be accepted.

All interested parties will be responsible for demonstrating that they have the financial capacity to perform the project, as described. Proof of financial capacity may include a certified financial statement, provision of approval for project financing from a financial institution licensed by the State of Illinois, a designation of cash reserves for the project in an amount satisfactory for completion, or other means which will be determined to be sufficient and is the sole discretion of the Village. Plans which indicate a more substantial investment in rehabilitation of the structure will receive a more favorable review. The interested party must procure any and all permits and approvals from any and all regulatory agencies, utilities, etc., for relocation. The interested party must enter into a purchase agreement in a form approved by the Village Attorney's Office

Annette Ernst
Village Administrator

Penny Mullen
Assistant Administrator
Director of Finance

Deanna Hulliger
Village Clerk

Jack E. Chick
Police Chief

Ryan Hamerlinck
Streets & Parks
Sewer & Water

Jamie Just
Building Inspector

Incorporated 1876
"A Progressive Community
with a proud past"

Village of Coal Valley
900 1st Street
P.O. Box 105
Coal Valley, Illinois 61240
Phone 309-799-3604 Fax 309-799-3651
www.coalvalleyil.org

Michael Bartels
Village President

incorporating all provisions determined reasonably necessary to allow the project to proceed, including but not limited to insurance, site cleanup requirements, acceptance of building "as is" and without warranty and an acknowledgement of the Villages right to demolish the building if it not relocated by the scheduled deadline.

The interested party must cover all moving costs associated with relocating or removing the house. The relocation of the house must be undertaken by a qualified, licensed house moving contractor.

The demolition of the house must be undertaken by a qualified contractor both licensed and bonded in the State of Illinois. Qualifications of the house moving and/or demolition contractor will be subject to Village approval. Any contractors will be required to provide evidence of at least \$1,000,000.00 liability insurance and bonding. A house-moving permit is required if the house is moved to a property within Village limits.

The interested party must be in a position to complete the relocation on or before **OCTOBER 5, 2018** (the final relocation date). In no event may the structure remain at the site after this date.

DEADLINE AND SUBMISSION REQUIREMENTS:

Please provide a concise and specific proposal that addresses each of the following areas:

1. Proposed Use: A statement of the interested party's intention to relocate the home. The proposed relocation site is also to be submitted.
2. Proposed Strategy for Timely Completion: A statement of the date for removal of the structure from the property, as well as a description of the interested party's strategy to accomplish the relocation of the house in a timely and professional manner.
3. Financial Capability: Proof that the interested party has the financial capability to perform the responsibilities of the project, such as: current bank records indicating sufficient funds on hand, a preapproved letter for a loan in sufficient size from a bank or similar lending institution or lender reference, or other similar types of documentation.
4. Other Factors: A description of any other factors that the Village should take into consideration.

SELECTION CRITERIA/PROCESS:

Village staff will review the proposals, as well as any additional information that may be requested from the applicants, and make a recommendation to the Village based on the following criteria:

1. The Village of Coal Valley will consider the financial terms of the proposals for relocation.
2. The Village of Coal Valley will consider the proposed date for removal of the structure in a timely and professional manner. The Village may require additional information regarding the financial aspects of the project, details on individuals or corporations

Annette Ernst
Village Administrator

Penny Mullen
Assistant Administrator
Director of Finance

Deanna Hulliger
Village Clerk

Jack E. Chick
Police Chief

Ryan Hamerlinck
Streets & Parks
Sewer & Water

Jamie Just
Building Inspector

Incorporated 1876
"A Progressive Community
with a proud past"

Village of Coal Valley
900 1st Street
P.O. Box 105
Coal Valley, Illinois 61240
Phone 309-799-3604 Fax 309-799-3651
www.coalvalleyil.org

Michael Bartels
Village President

involved in the project, or other information deemed necessary for review and final selection.

AWARD:

The Village Board, at its sole discretion, may select the successful interested party under this RFP. The Village reserves the right to reject any and all proposals. The Village reserves the right, at its sole discretion, to rescind its selection of any interested party under this RFP, and any subsequent agreement implementing its selection, in the event that the Village determines, in its sole judgment, that:

1. The Village cannot reach an agreement with the selected interested party under the proposed terms and conditions for conveyance of the building to the interested party.
2. There is any other procedural or substantive issue relating to the development of the project.

It is anticipated that the Village Board will select the preferred proposal at the **JUNE 6, 2018** Village Board meeting.

ADDITIONAL INFORMATION:

The village has received a verbal (phone) estimate to move the house. Goodwin House Moving estimated, \$20,000 to move the house 10 miles.

Specific questions regarding this RFP should be addressed to Annette Ernst, Village Administrator, 900 1st Street, Coal Valley, IL 61240 or at aernst@coalvalleyil.org.

Annette Ernst
Village Administrator

Penny Mullen
Assistant Administrator
Director of Finance

Deanna Hulliger
Village Clerk

Jack E. Chick
Police Chief

Ryan Hamerlinck
Streets & Parks
Sewer & Water

Jamie Just
Building Inspector