



## REQUEST FOR PROPOSALS

### Former GP Site

Construction of Mixed Use Building along Coquille Riverfront  
Construction of Garden Apartments for Senior Housing  
Construction of Multi-Bay Light Manufacturing/Repair Facility  
Construction of a Office Building Suitable for as a Call Center

### Former Jefferson School

Remodel of Upper Wing Consisting of Four Classrooms into Four Efficiency  
Apartments

Construction of a Single Family Dwelling on City Owned Lot

**DATE:** March 1, 2017

**TO:** Building Contractors  
**FROM:** Chuck Dufner, City Manager  
**SUBJECT:** RFP New Construction, Remodel

Please submit sealed proposals no later than March 31, 2017. The City reserves the right to proceed with multiple proposals, one, or none.

**CONTACT INFORMATION:**

Name: Chuck Dufner  
Company: City of Coquille  
Address: 851 N. Central Blvd.  
Coquille, OR 97423  
Telephone: 541-396-2115 ext. 201  
Fax Number: 541-396-5125  
Email: [cdufner@cityofcoquille.org](mailto:cdufner@cityofcoquille.org)

**City Abstract**

**Coquille** is a small city on the Southern Oregon coast, providing full municipal services to approximately 3,866 citizens. It operates under a Manager/Council form of government.

**Former Georgia Pacific Mill Site** The city has owned approximately 20 acres for over two decades and has made attempts through developers to revitalize and redevelop the site and although two businesses have purchased 2-3 acre lots only one has been built on.

**Jefferson School** The City acquired through trade with the Coquille School an old school has been out of service for many years. Located in a residential area the property adjacent to the school has been divided into eight residential lots and a new park. The school itself is located on some of the most geological stable ground in Coquille and is currently being reserved for an emergency shelter, and used as storage for local non-profits and the kitchen rented to a commercial food operation. The long term plans range from turning all or part of it into a self sufficient rental for the Property Management Fund to selling it out-right. In either case asbestos abatement work is needed and the City will do that. The building is sound but needs development if it is to become self supporting.

## **2. Scope of Work**

The scope of work would be to develop a proposal for a building. The proposal should describe the project, a photo of a similar project or a drawing or sketch. It should outline the approximate value of the completed project, an estimate of the cost and time to complete. Include what amount of City support would be needed. The amount could be as simple as a negotiated price, city financing, some type of public/private funding or a sale on completion to the City. In public/private development or a sale to the City prevailing wage laws may apply, determine the situation before completing any price or cost estimate.

### 3. Table of Dates and Deadlines

Return RFP                      March 31, 2017

Council Deliberation

Negotiate with City specifics of projects chosen

Review Results & Check References

City Decision

Project Completion

### 4. Proposal Requirements

#### *a) Profile*

- *Include contact information for person submitting proposal*
- *Brief company background*
- *Description of previous construction experience*

#### *b) Service*

- *Describe any additional services that would be beneficial to the proposal.*

#### *c) Payment*

- *Describe payment detail, including terms, methods, etc.*

#### *d) References*

- *Provide minimum of three (3) business references*

### 5. Evaluation and Award Process

- *Proposals will be evaluated and awarded based on*
  - *Value to the City in terms of taxation,*
  - *desirability of the type of development,*
  - *Cash flow of the development.*

***\*The City reserves the right to refuse any or all proposals.***