

REQUEST FOR PROPOSALS

Building Relocation and Restoration

41-55 S. Oak Street
Platteville, Wisconsin



City of Platteville
75 North Bonson Street
Platteville, WI 53818

June 2017

I. General Information

The City of Platteville owns several properties located on the northwest corner of Water Street and Pine Street in the downtown area. This site is the location for a proposed redevelopment project by General Capital Group, which will construct an \$11.45 million mixed-use building. To accommodate the new construction, several of the existing buildings on the site need to be demolished or relocated. One of the buildings has some historic value, so the City is interested in making the building available for someone to move from the site.

II. Building Information

The building to be moved is located at 41-55 S. Oak Street. The building is vacant, but was most recently used as a 4-unit apartment building. The building was historically known as the Samuel Moore House/Gates Hotel. The building is potentially eligible for listing in the State and National Register of Historic Places.

This two-story structure features a stone foundation, a brick exterior, a bracketed and truncated hip roof over the north wing, and a flat roof with a decorative cornice trim on the south wing. Other architectural features included plain lintels and sills and a three-sided bay window to the south. A two-level porch once extended across the front facades of this former hotel. The original part of the building is an Italianate style house that was constructed in 1863 for Samuel Moore. Between 1875 and 1896, the flat roof addition was built and the entire building then became the Gates Hotel. The building was later divided into four apartments.

III. Proposal Requirements

All proposals shall include a detailed plan to completely remove the structure from the property and relocate it to another site. The proposal shall provide a detailed scope of work and a time schedule indicating major work elements. The proposal shall also include legally sufficient documentation (determined solely by the City) of the proposer's control of the site to which the structure will be relocated. The City has some land that may be available for the relocated building.

An Agreement of Sale and Removal contract shall be signed prior to work commencing. A performance bond and/or liability insurance will be required. Proposers should anticipate that the structure must be removed from City property by **October 1, 2017**. Conditions of default and reversion will be addressed in the Agreement of Sale and Removal contract.

Proposers should anticipate that the City will offer to sell the structure for \$1, with the successful proposer responsible for all other soft and hard costs of the relocation project and any other subsequent projects related to the structure.

Proposers will be required to furnish a financial plan and evidence of financial sufficiency and technical expertise to fully execute the scope of work. Proposals shall include a narrative that describes the proposer's interest in the structure as well as a description of how the proposer intends to utilize the structure. The City may require the placement of a historic easement on the structure to maintain the appearance of the building at the new location.

All work shall be performed by licensed contractors with demonstrated qualifications and experience in complex relocation of masonry structures. Insurance and indemnification requirements shall apply to this project.

IV. Proposal Submittal

The proposals should be labeled “Building Relocation and Restoration” and mailed or delivered to the City of Platteville, 75 N. Bonson Street, Platteville, WI 53818. The proposals can also be submitted electronically to carrollj@platteville.org. The proposals should be submitted by **4:30 p.m. on July 31, 2017**.

V. Contact Information

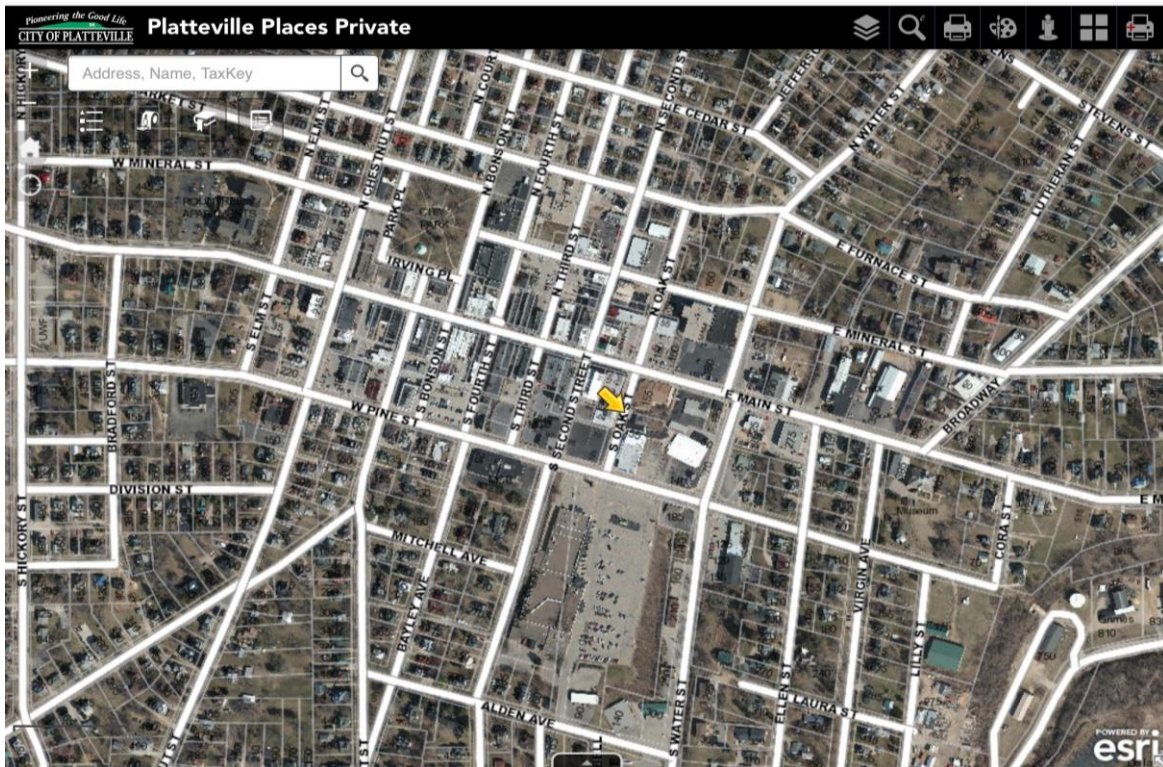
Questions regarding this proposal can be directed to:

Joe Carroll, Community Development Director
City of Platteville
75 N. Bonson Street
Platteville, WI 53818
608-348-9741 ext. 2235
carrollj@platteville.org

VI. Additional Information

The contents of this packet are for informational purposes only and the representations made herein are without warranty. Developers should rely exclusively on their own investigations and analysis. The City of Platteville retains the right to reject all proposals.

Building Location



Building Photos

