

City of Rolla, Missouri
REQUEST FOR COMMERCIAL PROPERTY PROPOSALS
(Animal Shelter Facility)
2/19/2020

Community Background and Guidelines for Submittal

Introduction

The objective of this Request for Redevelopment Commercial Property Proposals is to identify available and compatible commercial properties for possible use/re-use as a new Animal Shelter for the City of Rolla, MO. The City had acquired property for the possible construction of a new Animal Shelter facility at Lion’s Club Dr. and Hwy 72. Estimated total construction costs for a 5,600 SF facility range from \$1.2M – \$1.8M (depending on fixtures & finishes). The City Council desires to evaluate existing commercial buildings that might be reasonably re-designed/renovated to meet the needs of an Animal Shelter at a lesser cost (total all-in cost: \$600,000 – \$800,000). Based on the responses to the solicitation a “potential seller” may be selected to initiate a public comment period and engineering analysis on the project feasibility.



Background

The City of Rolla has operated out of an old “dog pound” off Sharp Road since the 1970’s. The current Animal Shelter is made up of several small block and frame structures of approximately 4,500 SF. The Shelter sits on 8.13 acres of land that has been used as the City’s “Street Shop and Outdoor Storage Facility” for decades. The City is ultimately interested in selling the land for redevelopment purposes due to its proximity to Hwy 63 and Interstate 44.

The current City Animal Shelter provides shelter services for the surrounding Phelps County region. In 2014 the City retained the services of Shelter Planners of America to perform a physical assessment of the existing facility as well as a Needs Assessment for a replacement facility. The concept of a much-needed new facility was prompted by a charitable donation from Mr. Bob Eck who left the sum of \$441,000 for “animal care”. In 2015 the Rolla City Council authorized a community fund-raising effort to raise between \$1.2 - \$1.8M for a new facility. A grassroots effort worked diligently on fund-raising for the next three years and to-date the Shelter Fund has donations/pledges of \$700,000. Community fund-raising has stalled which is pushing the promise of a new Shelter further and further into the future. The prospect of re-purposing an existing building in the right location provides the possibility of an earlier and potentially more cost-effective project.

Desired General Location Description

The City is requesting proposals for existing commercial/institutional buildings that provide reasonable visibility, access, and centralized location. The desired property should be sensitive to the residential properties in proximity. The desired lot location would be two to four acres with adequate parking (20 vehicle minimum) and sufficient space for a fenced in yard for an animal play area. It is not anticipated or desired that dogs would be penned/stored outdoors other than for play and handling. The City reserves the right to initiate zoning/re-zoning subject to all public input processes.

Additional Information

Additional information is available from the Rolla City Clerk's Office, Ms. Carol Daniels, at the Rolla City Hall, 901 N. Elm St., Rolla, MO 65401 or by calling (573)426-6948. Please use cdaniels@rollacity.org or jbutz@rollacity.org for electronic communication.

Desired Building Criteria

The potential existing building projects should include the following:

1. Existing building size of 6,000 SF+
2. Existing property size of 2 – 3 acres.
3. Off-street parking for 20 vehicles
4. Ready access to electric, water, sewer, natural gas, telephone and cable.
5. Ceiling height minimum of 9'

Information Requested

Building/property proposals should provide the following information for timely consideration by the Rolla City Council:

1. A site plan and description of the property location (size, zoning, surrounding uses, infrastructure, storm water, parking, open space).
2. A floor plan of the existing building
3. Summary of the building condition (effective age, materials, etc).
4. Property ownership information from all parties with a property claim.
5. Disclosure of any environmental/health conditions that may or do exist.
6. Narrative report briefly explaining the character of the building and market value/listing price (if actively "for sale").

Evaluation Criteria

The City will consider proposals for the possible purchase of an existing building to be renovated to serve as an Animal Shelter based on project feasibility – both engineering and operations. Neighborhood compatibility will be a critical factor in determining suitability.

Timetable and Notification

Sale proposals for existing buildings must be received no later than 10:00 AM central time on Wednesday, March 18, 2020, at Rolla City Hall, 901 N. Elm St., Rolla, MO 65402. The City may extend the submittal period without re-advertising. If the City elects to extend the deadline, all recipients of the RFP who have indicated an interest will be notified in writing. Three copies of all proposal documents must be submitted to Ms. Carol Daniels, Rolla City Clerk and marked “Animal Shelter Proposal”.

Miscellaneous Provisions

This RFP does not commit the City to select an alternative building opportunity or to pay the cost incurred in the preparation of any response, or to procure or contract for any services. The Rolla City Council anticipates a full review of proposals in April 2020.

End of RFP

For Publication in the Rolla Daily News:
February 19, 2020 – please provide affidavit of publication

CITY OF ROLLA, MISSOURI
REQUEST FOR COMMERCIAL PROPERTY PROPOSALS
(Animal Shelter Facility)

The objective of this Request for Proposals is to identify potential alternative locations of existing commercial buildings that may be reasonably renovated to serve the needs of a new Animal Shelter for the City of Rolla, MO. All proposals will be considered provided they meet the needs of the Shelter and are compatible with the surrounding area.

For a copy of the Request for Commercial Property Proposals please contact Ms. Carol Daniels, Rolla City Clerk at 901 N. Elm St, Rolla, MO 65401 or by calling (573) 426-6948 or cdaniels@rollacity.org.

Existing building locations (Proposals) must be received no later than 10:00 am on Wednesday, March 18, 2020 at Rolla City Hall, 901 N. Elm St., Rolla, MO 65401. Three copies of all proposal documents must be submitted to Ms. Carol Daniels, Rolla City Clerk, and marked “Animal Shelter Proposal”.