



## **CITY OF MARCELINE REQUEST FOR PROPOSAL (RFP) ST. FRANCIS HOSPITAL 225 W. Hayden Street**

The City of Marceline is pleased to announce the redevelopment offering for the St. Francis Hospital, constructed in 1962, located on W. Hayden Street in Marceline, Missouri. The building, including its subsequent addition, was declared as surplus property in 2017.

The City invites developers to submit redevelopment proposals for this property in conformance with this RFP and pertinent zoning regulations.

This competitive proposal process is intended to allow interested developers to respond to a unique development opportunity. The City will negotiate an Exclusive Negotiation Agreement (ENA) with the selected developer to guide discussion leading to the preparation of a Disposition and Development Agreement (DDA).

### **1. Project Summary:**

- **Lot Description:** 29-57-18 Lot 3, E-911 Addition, Approximately 5.68 Acres.
- **Structure:** Former St. Francis Hospital, approximately 71,500 square feet. In 2016, the easternmost wing of the building was purchased by Linn County for the new E911 facility. In 2017, a portion of the building and 1.74 acres of the lot, connected via a long corridor, was sold to the Linn County E911 for use as a dispatch facility. A firewall was built at the corridor to completely separate the buildings. This portion of the building and associated site area is not included in this RFP.
- **Lot Size Option** Proposers should submit proposals for redevelopment of the entire property.
- **Current Use:** Vacant. Prior use was a business complex from 2007 to 2013 following receipt by the City as a charitable donation. From 1962 to 2007, it served as a full service hospital, complete with chapel and cooking facilities.

- **Deed Restriction:** A deed restriction was placed on the property upon donation which restricts the building from being used as a hospital, urgent care, or in-home health care facility until 2025.
- **Current Zoning:** P/SP (Public / Semi-Public District) and may be rezoned if necessary/required.
- **Ownership:** City of Marceline
- **Price:** To be negotiated based on business plan, financial details, and potential benefit to the City.

2. **Project Objective:** The City of Marceline is seeking business owners and developers who are prepared to purchase and renovate the former hospital property to a condition mutually beneficial to a thriving business industry and the City. The City envisions the rehabilitation of the structure in compliance with the National Building Codes adopted by the City and could be a single-use, or multi-purpose facility. The project should be an esthetically pleasing to complement and enhance the surrounding residential area.

The City hopes the proposed development will significantly increase economic activity through employment opportunities in the region and boost local revenue. Due to its unique history and design as a full-service hospital facility, the sky is the limit on its potential.

3. **Marceline History:** Closely identified with the story of the great expansive movement of the Santa Fe Railroad in the 1880's and 1890's is the history of Marceline, located in the southeast corner of Linn County, Missouri. The Santa Fe was the first railroad to establish a road linking Chicago and Kansas City, and Kansas City, Kansas linking Chicago to the west coast along a one-company line. To plan the new line, the railroad engineers, for the most part, drew on a map a straight line between Chicago and Kansas City. Corporate decisions, based on technological needs, created towns along the new lines at regular intervals so the locomotives could take on water, fuel, and a crew change.

Marceline received its name at the request of one of the directors of the new railroad, whose wife bore the somewhat Spanish name of "Marcelina". So with a change of the last vowel, this became the name of the new railroad city.

In Marceline's first quarter century, the City went through growing pains that many new towns of America's West experienced. With the passing of the boom days and the additional developments and stabilization of its railroad offices, the businesses of the City took on a more permanent and conservative air.

In the spring of 1906, Elias and Flora Disney moved their family from Chicago IL to Marceline MO. Their youngest son named Walter would experience all of his childhood firsts in Marceline. Walt attended his first school, saw his first motion

picture, caught his first fish, and saw “Peter Pan”, his first live stage performance. Walter Disney’s memories of Marceline would stay with him throughout his life and serve as his inspiration for great things to come.

Walt Disney returned to Marceline in 1946 to take photos of the farm, Main Street (Kansas Avenue), Park School and the Santa Fe Station, whereas, in 1955, he opened Disneyland, whose Main Street USA is inspired by Kansas Avenue. At that time, Walt released the movie “Lady and the Tramp”, which harkens back to Walt’s time in Marceline.

During the late 1940's and the 1950's, Marceline grew into an industrial center for North Central Missouri. It is particularly noted for its printing and publishing industry.

4. Additional Resources: Resources which may be useful in developing a proposal are St. Francis Hospital Building Assessment and St. Francis Hospital Informational Sale Flyer. These documents can be found on the City of Marceline website at: <http://www.marcelinemo.us/business/StFrancisProperty.html>

## 5. Submittal Requirements

The proposer shall:

- Submit a cover letter which outlines the relevant details of the development proposed for the property, including, but not limited to: type of business to be conducted; business plan; basic design and description of the proposed improvements;
- Identify business partners, principals, design professionals, and other proposed development team members, highlighting similar relevant project experience and past successful development projects;
- Provide preliminary concept development plans including concept site plan, floor plans and building elevations;
- Identify any proposed phasing or development sequencing proposed and the timing and schedule of all such phasing;
- Provide a monetary offer for the property;
- Provide preliminary project pro-forma including project funding sources and development and revenue estimates that demonstrate project viability; and
- Be willing to execute a Disposition and Development Agreement (DDA).

Nine (9) copies of the proposal, including the executed release documents, should be submitted to the City of Marceline, Attn: Richard Hoon, City Manager, 116 N. Main Street USA, Marceline, MO 64658. All RFP responses shall be placed in a sealed envelope marked clearly, “RFP Response - St. Francis Hospital Project”. proposals may be received at any time during regular business hours (8:00 am through 5:00 pm Monday through Friday, except holidays). The proposals shall be received in the office or postmarked by 5:00 pm on the date specified in paragraph 7. below. No facsimile or email delivery will be accepted.

The City of Marceline reserves the right to waive informalities in the bids and reject any or all bids for any reason whatsoever at the sole discretion of the City and to request additional information from any and/or all bidders. Furthermore, the bid selected will be from the bidder which, in the opinion of the Council, submits the bid that best meets the needs of the City. The successful bidder will be notified in writing..

**6. City Selection Criteria:** The City will select the preferred development proposal based on the Project Objective and following criteria:

- Commercial or Industrial uses for the former hospital site.
- The restoration of the exterior of the building.
- Contribution to the development of the site and the City with emphasis on local employment and the economy.
- Monetary offer proposed for the property.
- Probability of the proposed development's success – based upon the stability and capability of the developer, demonstrated success based on past development projects undertaken by the developer, market analysis, business plan, financial strength, and timeline.

**7. Target Dates and Timelines:**

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| • Notice published and RFP issued                 | August 1, 2019    |
| • Proposals due to the City                       | November 1, 2019  |
| • Review of proposals by City Council             | November 19, 2019 |
| • Presentations by selected Proposers (if needed) | December 17, 2019 |
| • Negotiation of terms complete                   | January 21, 2020  |
| • Execution of Exclusive Negotiation Agreement by | February 18, 2020 |
| • Execution of DDA Agreement by                   | May 19, 2020      |

**8. Other Information:** All questions regarding this RFP should be directed to Richard Hoon, City Manager, City of Marceline. Only written responses from the City will be deemed official responses.

**9. City Discretion and Authority:** The City may accept such proposals as it deems to be in the public interest and furtherance of the benefit and success of the City of Marceline or it may proceed with further selection processes, or it may reject any and all submissions. The City will determine from the information submitted in the responses, the most qualified developer as evaluated under the criteria set forth herein. Final selection will be made by the City Council.

**10. Public Nature of all Submissions:** All proposals are subject to Missouri Public Records Law following execution of any contract or upon rejection of any or all proposals.