

City of Circleville

Request for Proposal

Statement of Purpose

The City of Circleville is intending to dispose of the real estate using the RFP process in order that it can be developed at its highest and best use. The RFP illustrates the City's desired use for the property and is intended to provide only a framework for interested parties to submit proposals. For this property, the City would like to obtain proposals for future development with uses that benefit residents of the neighborhood and that are complimentary to the surrounding area. Programs, activities, and /or workshops related to recreation, health, fine arts, music, drama, mechanical arts, education, community services, and/or social services are particularly encouraged.

Background Information

1. Industrial Arts Building, located on South Court Street between the classroom building and the physical education building.
2. Physical Education Building – Also referred to as “Mill Street Gymnasium”.

Vision

The City of Circleville has engaged the community through meetings and forums to identify a number of preferences for the transition of Everts Middle School, including the Industrial Arts Building and Physical Education Building. The community is desirous of projects that incorporate, but are not limited to, some of the following features: community gathering places, recreation, instructional space, and an area that could support a mix of day-time and night-time activities.

A preferred partner for this project will be aware of how the community visualized re-use of the buildings. In addition, the applicant must be knowledgeable of the zoned uses currently permitted on the parcels and the

importance of developing programs and uses that blend favorably with the surrounding neighborhoods, now and in the future. It is desirous of the city that development of the two facilities offer components, programs, services and/or opportunities that can be extended to the public on a regular frequency as determined by the applicant.

The City will score projects higher that recognize and honor the longstanding history of these two parcels in the community and project a willingness to preserve them for future use. A top scoring proposal also will include a sustainability plan addressing how these properties will be maintained over the next 5-10 years, in addition to supporting documents demonstrating the fiscal strength and integrity of the applicant.

In addition to the community and city suggestions listed above, an applicant who shares a similar vision with the city and community on the use of both parcels will have the opportunity to secure the parcels at minimal or no cost.

Facility Description

Following is only a brief description of the involved properties.

Industrial Arts Building:

- One (1) large room, with garage door, in excess of 2100 square feet, with attached office and storage room.
- One (1) large room, with garage door, in excess of 1650 square feet.
- One (1) large room with sky light windows, containing approximately 1125 square feet, with attached office.
- One (1) large classroom, of approximately 1040 square feet capable of being divided into two rooms.
- Two (2) smaller rooms of approximately 600 square feet each.
- Restrooms, storage or break rooms.
- Three (3) exterior entrance doors.

Physical Education Building:

- One (1) gymnasium of approximately 30,000 square feet. Equipped with six basketball hoops, two electronic scoreboards, and bleachers.
- Two (2) large locker and shower rooms, with lockers and baskets.
- Two (2) office areas.
- One (1) equipment storage room.
- Two (2) ticket booths.
- Two (2) concession booths.
- One (1) large office or storage room, off southwest lobby entrance.

Upper Level:

- One (1) large room plus an office and three storage rooms.

Lower Level:

- Two (2) locker rooms, with several small office and storage rooms.

Balcony Level:

- Two (2) balconies overlooking the gymnasium, with bleachers and shuffleboard.
- One (1) open balcony overlooking the gymnasium / multipurpose space.

Estimated seating space (bleachers) at the street and balcony level is approximately 2,000 people.

Deliverables

- A description of the space or spaces desired.
- A description of activities and programs to be conducted in the space desired.
- A description of how these activities will benefit the community or particular groups.

- A Programs or activities, if any that will be available to the general public. Hours per week that specific spaces will be available for general public or community use (if any).
- A Management plan, to include plans for payment and/or cost recovery for:
 - a. Utilities
 - b. Liability Insurance
 - c. Routine Maintenance
 - d. Cleaning
- A marketing and promotion plan.
- A proposed fee structure if any (e.g.; rentals, program admissions, workshops and classes, etc.)

Selection Process

Proposals should be accompanied by a brief summary of the project with the applicant's name, mailing address, contact person, telephone, fax number and email address. The letter must be signed by the proposer and addressed to Mayor Don McIlroy, 104 East Franklin Street, Circleville Ohio, 43113. If not delivered in person, each applicant will receive an email message to verify the proposal has been received.

Deadline: September 1, 2015

Points of Contact for Future Correspondence

Don McIlroy

Office: 740-477-8200

Fax: 740-477-5829

Email: don.mcilroy@ci.circleville.oh.us

DISCLAIMER/RESERVATION OF RIGHTS

The City of Circleville makes no representations or warranties, express or implied, as to the accuracy and/or completeness of the information provided in this RSP. The City of Circleville reserves the right to extend the deadline for submission of proposals, to request supplementary information, to waive minor informalities, and to reject any or all proposals if in its sole judgement the best interests of the City of Circleville would be served in doing so.



OHIO SCHOOL FACILITIES COMMISSION

Circleville City School District

Regional Program Consultant: Resource International, Inc.

BUILDING ASSESSMENT SUMMARIES

**County: Pickaway
Equity Rank: 349
District IRN: 43760**



BUILDING ASSESSMENT SUMMARIES

Everts Middle

Building Summary - Everts Middle (6338)

District: Circleville City SD	County: Pickaway	Area: South Central Ohio (5)
me: Everts Middle	Contact: Mr. Kirk McMahon	
Address: 520 South Court Street	Phone: 740-474-2345	
Circleville, OH 43113	Date Prepared: 2009-04-30	By: Tim Beckbrader
Bldg. IRN: 6338	Date Revised: 2009-04-30	By: Paul Brown

Current Grades	B-8	Acreage:	3.9	CEEP Appraisal Summary
Proposed Grades	N/A	Teaching Stations:	56	
Current Enrollment	659	Classrooms:	46	
Projected Enrollment	N/A			
				Section
				Points Possible
				Points Earned
				Percentage
				Rating Category
Cover Sheet				
Addition	Date	HA	Number of Floors	Current Square Feet
Original Construction	1916	2	3	54,894
Music / Wrestling / Storage Addition	1952	2	1	14,828
Gymnasium Addition	1954	2	2	30,346
Ramp Additions	1988	1	1	1,072
Classroom Addition	1930	2	3	21,040
Total				122,180

*HA = Handicapped Access	Existing Square Feet	
*Rating =1 Satisfactory	Cost per Sq. Ft.	\$0.00
=2 Needs Repair	Renovation Cost Factor	101.4%
=3 Needs Replacement	Cost to Renovate (Cost Factor applied)	\$0.00
*Const P/S = Present/Scheduled Construction	Reprogramming Cost	\$0.00
	Cost to Renovate w/ Reprogramming	\$0.00
	Cost to Replace	\$0.00
	Renovate/Replace	N/A

[These calculations are for the case where none of the Building's Additions are slated for demolition. If the Master Plan suggests partial demolition of this Building, the Master Plan will very probably show a different Renovate/Replace ratio, which is representative of the Building without the demolished additions.]

FACILITY ASSESSMENT		Rating	Dollar Assessment
Cost Set: 2009			
A.	Heating System	3	\$3,970,850.00
B.	Roofing	3	\$439,753.95
C.	Ventilation / Air Conditioning	2	\$66,090.00
D.	Electrical Systems	3	\$2,116,157.60
E.	Plumbing and Fixtures	3	\$1,119,560.00
F.	Windows	3	\$954,426.50
G.	Structure: Foundation	1	\$0.00
H.	Structure: Walls and Chimneys	2	\$368,622.50
I.	Structure: Floors and Roofs	1	\$0.00
J.	General Finishes	3	\$3,219,930.00
K.	Interior Lighting	3	\$610,900.00
L.	Security Systems	3	\$305,450.00
M.	Emergency/Egress Lighting	3	\$54,894.00
N.	Fire Alarm	3	\$183,270.00
O.	Handicapped Access	3	\$1,110,298.00
P.	Site Condition	3	\$298,155.57
Q.	Sewage System	1	\$0.00
R.	Water Supply	1	\$0.00
S.	Exterior Doors	3	\$77,000.00
T.	Hazardous Material	3	\$112,610.80
U.	Life Safety	3	\$777,712.50
V.	Loose Furnishings	3	\$488,720.00
W.	Technology	3	\$828,380.40
X.	Construction Contingency / Non-Construction Cost	-	\$4,177,772.30
Total			\$21,278,554.12

Everts Middle School

Everts Middle School is a 1916, three story structure situated on a 3.9 acre site in a small town residential setting. It currently houses grades 6-8, and does not use modular buildings. The total existing square footage for this facility is 122,180 square feet. The current student enrollment is 559 pupils, which yields 219 S.F. per student.

Everts Middle School's original structure consisted of 54,894 S.F., and has undergone additions in 1930 of 21,040 S.F., in 1952 of 14,828 S.F., in 1954 of 30,346 S.F. and ramp additions in 1988 of 1,072 S.F. Structurally, the base floor system of the overall facility is concrete slab-on-grade. There is no crawl space. The intermediate floor structure of the 1916 Original Construction, 1930, and 1954 Additions is cast-in-place concrete on masonry load bearing wall. There are no intermediate floors in the 1952 and 1988 Additions. The roof structure of the 1916 Original Construction and 1930 Addition is cast-in-place concrete on masonry load bearing wall. The roof structure of the 1952 and 1954 Additions is precast concrete plank on masonry load bearing wall. The roof structure of the 1988 Addition is metal deck on steel joist. The electrical system for the facility is inadequate. The facility is equipped with a non-compliant security system. The building has a non-compliant automatic fire alarm system. The facility is not equipped with a fire suppression system.

Building Component Information - Circleville City, SD (43760) - Everts Middle (6338)

Addition	Auditorium Fixed Seating	Corridors	Agricultural Education Lab	Primary Gymnasium	Media Center	Vocational Space	Student Dining	Kitchen	Natatorium	Indoor Tracks	Adult Education	Board Offices	Outside Agencies	Auxiliary Gymnasium
Original structure (1916)		10733			3701		3222	1373						
Classroom Addition (1930)		5188												
Music / Wrestling / Storage Addition (1952)		2115												
Gymnasium Addition (1954)		6110		10226										
Ramp Additions (1988)		958												
Master Planning Considerations	Limited space is available for future expansion of this facility due to the limited site size and the building's proximity to the property lines. A multipurpose field is located to the east of the existing building. District personnel stated that the foundation and rubble from an original school located on the site of the multipurpose field has been buried under the field, which will impede future expansion of the building within this area.													