

# CITY OF GREER REQUEST FOR PROPOSALS



ACQUISITION and REDEVELOPMENT  
108 Line Street (SC HWY 101)

PROPOSALS DUE: December 9th, 2022

**SECURE EMAIL PROPOSALS** will be received by KDS Commercial Properties, LLC 340 Rocky Slope Road, Ste 302 Greenville, South Carolina 29607 until (Time & Date) All qualified firms are invited to submit proposals to the City of Greer for the following:

## **Acquisition and Redevelopment of 108 Line Street Greer, SC 29651**

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**ADDRESS TO:** Mark Masaschi [mark@kdsproperties.com](mailto:mark@kdsproperties.com)  
Mark Ratchford [mratchford@kdsproperties.com](mailto:mratchford@kdsproperties.com)

**OFFICE ADDRESS:** 340 Rocky Slope Road, Ste 302  
Greenville, SC 29607

**SUBJECT ADDRESS:** 108 Line Street  
Greer, SC 29651

### **DEADLINE ENFORCED**

**PROPOSALS DELIVERED VIA EMAIL AFTER THE DEADLINE WILL NOT BE REVIEWED. WE URGE YOU TO SUBMIT YOUR PROPOSAL BY THE DUE DATE TO BE CONSIDERED.**

Any offer submitted as a result of this RFP shall be binding on the offeror for **FORTY FIVE (45)** calendar days following the specified opening date. Any proposal for which the offeror specifies a shorter acceptance period may be rejected.

### **Proprietary and/or Confidential Information**

All information that is to be treated as confidential and/or proprietary must be **CLEARLY** identified, and each page containing confidential and/or proprietary information, in whole or in part, must be denoted as **CONFIDENTIAL**, in bold, in a font of at least 12 point type, in the upper right and corner of this page. *All information not so denoted and identified shall be subject to disclosure by the City.*

This Request for Proposal is being issued by the City of Greer. Direct all questions or request for clarification of this RFP to email:

[mark@kdsproperties.com](mailto:mark@kdsproperties.com)  
[mratchford@kdsproperties.com](mailto:mratchford@kdsproperties.com)

Offerors are specifically directed not to contact any City personnel for meetings, conferences, or technical discussions related to this request unless otherwise stated in this RFP or at the direction of the City's Broker, KDS Commercial Properties.

If the Offeror discovers any ambiguity, conflict, discrepancy, omission or other error in the RFP, Offeror shall immediately notify KDS Commercial Properties of such error in writing and request modification or clarification of the document. The Offeror is responsible for clarifying any ambiguity, conflict, discrepancy; omission or other error in the RFP or it shall be deemed waived.

KDS Commercial Properties and the City of Greer reserves the right to reject any or all bids; to waive any informality or irregularity not affected by law; to evaluate, in its absolute discretion, the bids submitted; to award the contract according to the bid which best serves the interest of the City; or to not award the contract if the City determines that it is not in its best interest to do so.

The words "Bidder", "Offeror", "Consultant", "Proposer", "Vendor", and "Contractor" are used interchangeably throughout this bid, and are used in place of the person, firm, or corporation submitting a bid.

**CITY OF GREER, SC  
ACQUISITION and DEVELOPMENT of  
108 Line Street Greer, SC 29651  
REQUEST FOR PROPOSALS**

**1. Statement of Purpose**

The City of Greer is requesting proposals for the acquisition and redevelopment of approximately 4.556 acres located on Line Street in Greer, South Carolina.

This RFP contains a description of the property, a description of the goals set by the City, and additional information for preparing a proposal.

**2. Greer and the Site**

Greer is located in northwestern South Carolina along the Interstate 85 corridor between Atlanta and Charlotte.

The site consists of approximately 4.556 acres located at 108 Line Street. (Exhibit Attached)

**3. Zoning**

The site has a current zoning classification of R 7.5 by the City of Greer. The City of Greer will cooperate with the developer to maximize density for multi-family development.

**4. Goals for Developing the Site**

The City of Greer has established the following goals for development of the site:

- a) Design Quality – The site is located on a commercial corridor in close proximity to residential neighborhoods and the Greer urban core. Appropriate urban design techniques and materials should be employed. Pedestrian, as well as vehicular circulation should be considered, especially from surrounding neighborhoods. Once constructed, the site should be enhanced by landscaping and lighting.
- b) Compatibility with Neighborhood – The project must be compatible with the surrounding properties including the commercial and residential land uses. The proposed use and design must be compatible with the city zoning classification, Land Management Ordinance and applicable design guidelines.
- c) Market Position – The project should demonstrate feasibility for the proposed use(s) and be designed to generate continued economic development of the area.

## **Required Content of Proposal**

The detail requirements set forth in the Proposal Format are recommended. Failure by any Proposer to respond to a specific requirement may result in disqualification. The City reserves the right to accept or reject any or all proposals. Offerors are reminded that proposals will be considered exactly as submitted. Points of clarification will be solicited from proposers at the discretion of the City. Those proposals determined not to be in compliance with provisions of the RFP and the applicable law and/or regulations will not be processed.

All costs incurred by the Proposer associated with RFP preparations and subsequent interviews and/or negotiations, which may or may not lead to execution of an agreement, shall be borne entirely and exclusively by the proposer.

### **PROPOSAL FORMAT REQUIREMENTS**

The proposal format requirements were developed to aid Proposers in their proposal development. They also provide a structured format so reviewers can systematically evaluate several proposals. These directions apply to all proposals submitted.

The purpose of the Proposal is to demonstrate the technical capabilities, professional qualifications, past project experiences, and knowledge within this industry. Proposer's proposal must address all the points outlined herein as required, in the following order.

1. **Transmittal Letter** – A transmittal letter must be submitted with a Proposer's proposal which shall include:
  - a. The RFP subject
  - b. Name of the firm responding, including mailing address, email address, telephone number, and name of contact person.
  - c. Name of person or persons authorized to make representations on behalf of the consultant, binding the firm to a contract.
2. **Qualifications and Experience**
  - a. Identify the primary members of the development team and their roles for this project
  - b. Provide an overview of their experience.
  - c. Include developer staff as well as any consultants having key roles in the designing or marketing of this project.
  - d. Provide a brief list of previously completed projects which are comparable to this project.
  - e. Provide any supporting material such as brochures which may be helpful in illustrating the firm's capabilities relative to this project.
3. **Project Summary** – A written narrative of the proposed development. This narrative should describe sufficient detail of the overall scope of the project. The summary should include the following:

- a. Describe and explain with text and graphics the concept of the ideal development for the site, its surrounding context and the market it will serve.
- b. Identify with clarity the time frame within which the proposed project would be started and completed and demonstrate the capacity to provide full performance in the time frame.
- c. Identify any proposed public-private partnership arrangements and the expected role of each party.
- d. Describe formal assurances to be provided to the City of Greer for full performance by the developer in the design, construction, and implementation of the project plans, such as contractual obligations, insurance policies, performance bonds, etc.
- e. Identify any expenses expected to be the responsibility of the City of Greer.

*Although the City intends to transfer title to a developer, the City will have a public interest in securing the timely commencement and completion of the project as represented by the final development agreement.*

**4. Financial Responsibility**

- a. Provide a list of financial and project references. Include name, address, position, telephone number, and a brief description of relationship.
- b. Provide evidence of financial capability to complete this project.

**5. Purchase Price**

- a. Provide a purchase proposal. Include the land price, the assumption made to justify the price, and the time needed for closing.

**EVALUATION OF PROPOSALS**

The Selection Team will evaluate proposals based on the factors outlined within this RFP and the evaluation criteria, which shall be applied to all eligible, responsible proposals in selecting the successful developer. The selection Team reserves the right to disqualify any proposal for, but not limited to, person or persons it deems as non-responsive and/or non-responsible. The Selection Team reserves the right to make such investigations to the qualifications of the proposer as it deems appropriate.