

RETIRED AND VACANT TOWNSHIP POLICE BUILDING



REQUEST FOR EXPRESSIONS OF INTEREST BY DEVELOPERS

ISSUED BY:

REDEVELOPMENT AUTHORITY OF THE COUNTY OF BUCKS

AND

TOWNSHIP OF NORTHAMPTON

OCTOBER 2024

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I. INTRODUCTION

The former Township Police Building was constructed in 1976 to accommodate the township's police force of 20 officers and administrative staff. The building served as the hub of law enforcement for the growing community. As the township expanded and the police department grew to over 40 employees, a new police building was constructed nearby in 2019 to better meet the department's needs.

Following the move, the original police headquarters was repurposed to serve as a temporary station for the Northampton Township Volunteer Fire Company while two new fire stations were constructed. The building was vacated and now stands unused after the Fire Department vacated it in June 2024.

II. PROPERTY DESCRIPTION

The former Township Police Building is located at 50 Township Road, Richboro, Pennsylvania, and consists of approximately 1.33 acres of land. The building is a one-story structure consisting of 7,300+/- square feet including a basement. The building underwent minor interior alterations to accommodate the needs of the Northampton Township Volunteer Fire Company. The building has not experienced any major additions or renovations since its initial construction in 1976. The building is in fair condition and suffers from an outdated plumbing system, an inefficient temperature control system, an overburdened electrical system, and a deteriorating roof.

The site has 200+/- feet of proportionate frontage on Township Road and is located across from the Northampton Township Administration Building. It sits between the Bucks County District Courthouse 07-2-01 and the retired Bucks County Courier Times office. Also located on the property is a 4800+/- square foot pole barn assembled in 2022. The Township may relocate the pole barn to another location prior to disposition of the property.

The property is located in the village of Richboro in Northampton Township. This property is currently zoned I-P Institutional/Public. The Township will consider rezoning the property for commercial uses as part of the redevelopment process.

III. PARCEL INFORMATION

Owner	The Redevelopment Authority of the County of Bucks 216 Pond Street, Bristol, PA 19007
Tax Parcel	31-009-039
Frontage	Approximately 200+/- feet of proportional frontage on Township Road
Zoning	The property is currently zoned to I-P Institutional/Public. The Township will consider rezoning the area to a non-residential redevelopment scenario of mixed-use
Location	Located on Township Road across from the Township Administration Building and between the Bucks County District Courthouse 07-2-01 and the retired Bucks County Courier Times office
Area	1.33+/- acres with all the acreage available for development
Access	The property is accessed directly from Township Road
Utilities	The existing building receives sewer and water services from the Northampton Bucks County Municipal Authority

Current Conditions Blighted and deteriorated with an outdated plumbing system, an inefficient temperature control system, an overburdened electrical system, and a deteriorating roof

IV. PROPOSAL REQUIREMENTS

A. The successful proposal must comply with Village Overlay District requirements. All proposals shall include the following:

1. A statement identifying the uses proposed by the developer.
2. A statement identifying the legal entity submitting the proposal, including the developer's name, address, telephone number, and the name of the representative designated to negotiate the proposal.
3. A statement identifying the principals, by name, address and professional affiliation who will participate in the proposed development and the nature and extent, or percentage, of each principal's participation. Principal stockholders of corporations must be similarly identified.
4. A commitment by the applicant to enter into a binding agreement within sixty (60) days after being selected as the project developer.
5. A narrative indicating an estimated date of settlement with a construction schedule for project development and completion.
6. A statement indicating the proposed developer agrees to be obligated to meet all federal, state, and local laws, rules, regulations, redevelopment contract requirements and conditions pertaining to the proposed development.

7. A commitment by the proposed developer to pay at least \$880,000 for the the property based on the appraisal completed by Gleason Real Estate, Inc. Huntingdon Valley, PA dated March 10, 2024, taking into account the risks and benefits associated with those uses.
8. A narrative outlining the financial capacity of the development team and a statement indicating whether a financing contingency will be required for the project, including the date by which any financing contingency will be satisfied or waived by the proposed developer.
9. Letter of credit worthiness from a creditable financial institute establishing the financial capability of the developer to complete the project.
10. A statement setting forth any other contingencies or conditions to the proposed development.

B. The Development Proposal must include a narrative description or completed forms for the following:

1. Identification and Description of Development Team

Include a general statement describing the organizational structure of the development team. Joint ventures by developers with different specialties (i.e. office, restaurants, retail or mixed use) may be permitted. State the relationships between the developer and any parent companies or subsidiaries that might participate in the development. Include a summary of the development team's previous experience, with emphasis on the following:

- i. Experience in construction, management, and operation of projects of the type proposed by the developer.

- ii. The development and construction of such projects. Include photographs, brochures, and or published material illustrating the projects developed previously under the direct supervision of the person or persons on the proposed development team, and any other qualifications of the developer which may be considered as attributes for implementation of the development plan to be proposed.
 - iii. In the event that the developer's experience has focused on one type of development or one phase of development, include an explanation of how the balance of development expertise will be integrated into the development team.
 - iv. Job titles and resumes of each member of the development team.
2. Developer's Statement of Qualifications and financial responsibility.
3. Architect's Statement of Qualifications and Experience.
4. A narrative describing the character of the proposed development that indicates an understanding of the overall development objectives for the property.
5. A sketch plan depicting the actual buildings that are being proposed. Architectural plans and/or drawings are not required for this initial selection, although photographs and interior plans or brochures will be acceptable as long as the final plans incorporate the project as it is being proposed.

V. PROPOSAL PROCESS

Timing	Submit proposal by <u>12:00 P.M., November 13, 2024</u>
Deposits	Certified check for 5% of the proposed acquisition cost
Number of Copies	Five (5) copies
Deliver to	Redevelopment Authority of the County of Bucks 216 Pond Street, Bristol, PA 19007 Phone: (215) 781-8711 Fax: (215) 781-8716
Contact Person	Jeff Darwak, Executive Director
Property Access	Jeff Darwak, Executive Director
Submission	All submissions must be submitted in a sealed opaque envelope. Bottom left corner of the envelope must specify “ OLD POLICE BUILDING PROPOSAL ”

VI. SELECTION REQUIREMENTS

Once all proposals are received, or after the deadline for submission, the Selection Committee, appointed by the Bucks County Redevelopment Authority and the Township of Northampton, will meet to review the proposals. This process will take approximately thirty (30) days.

A. Evaluation Criteria

Proposals will be evaluated in their entirety (i.e. no one factor will determine the successful developer or developers) and on the basis of how the various proposals achieve the overall development objectives, including the development criteria of the Northampton Township Village Overlay District regulations, and Architectural Guidelines.

B. Factors to be Examined

1. Proposed Development Concept Plans.
2. The financial plan and capability of the developer(s) to undertake, execute, and complete the development. Developers are advised to indicate how they propose to finance the total development cost and support the indicated financial resources with the verification outlined in this proposal and with specific evidence of previous successful projects and the nature and sources of the financing. Prospective developers are urged to recognize the importance of a realistic financial plan that does not include a financial contingency.
3. The prospective developer's experience and past undertakings, comparable to the proposed development project, will be a factor in the evaluation.
4. The experience and capability of all members of the development team (i.e. architect, financing entities, residential, developer, law firms and others) will be a factor in the evaluation.

5. The proposed start and completion times for the proposed development. It is mutually beneficial to the Township of Northampton and the Redevelopment Authority of the County of Bucks developer(s) to expeditiously proceed with the development of the site. The proposed schedule for construction will be considered during the selection process.

6. The developer's commitment to the overall development objectives and the development concept that should reflect an understanding of the overall goals for the development of the property.

7. The willingness of the developer to enter into a binding contract and settle on the property acquisition within a reasonable time after selection.

C. Rejection

The Township of Northampton and the Redevelopment Authority of the County of Bucks, in their sole discretion, specifically reserve the right to reject any and all proposals at any time prior to the selection of a developer or developers to whom it may grant exclusive negotiation status, and to reject any and all selected developers at any time during the negotiation process. If at any time, it is determined that an acceptable proposal cannot be reached with such selected developer(s) or will not be reached within the specified negotiating time frame, the rejected developer(s) will be notified in writing.

VII. EVENTS OF DISQUALIFICATION OR DEFAULT AND REMEDIES

A. Events of Disqualification or Default

Subsequent to the selection of a developer or developers for exclusive negotiating status, the following may be treated as Events of Disqualification or Default of a particular developer:

1. Unilateral withdrawal by particular selected developer.
2. Failure to proceed substantially in accordance with the proposal as submitted.
3. Material misrepresentation, omission, or inaccuracy contained in any document submitted either with the particular developer's proposal or subsequent thereto.

B. Remedies for Disqualification or Default

Upon the Disqualification or Default of a selected developer, the following actions shall be available individually and collectively to the Township of Northampton and the Redevelopment Authority of Bucks County:

1. The selection of the developer or developers may be rescinded.
2. Any agreements may be declared null and void which may have already been executed.
3. The developer may be required to pay all costs and expenses incurred by the Township of Northampton and the Redevelopment Authority of Bucks County, including but not limited to consultant and legal fees.

VIII. MISCELLANEOUS

A. Brokerage Commission

Two and one-half percent of the agreed upon and executed sale price of the property is the maximum allowable commission paid from the seller's portion of the proceeds.

Commissions will only be paid to a licensed real estate broker or salesperson that is registered and acquired this Request for Proposals in person or through a real estate agency. Any and all other commissions or fees generated by brokers or developers will be the responsibility of the successful developer.

B. Liability

The developers, their heirs and assigns, consultants, and all others associated with the proposal provided by the developer(s) agree to hold harmless the Township of Northampton and the Redevelopment Authority of Bucks County in any and all decisions or processes used to select the developer(s), consultants, and others in accordance with the provisions contained herein.

C. Public Records

This proposal is being submitted to the Township of Northampton and the Redevelopment Authority of Bucks County under the Pennsylvania Open Records Act and, with the exception of negotiations for the sale of real estate, the plans and submissions of interested parties will be available to the general public on request in accordance with Act.

D. Site Access

Access to the property to be developed is only available by appointment and time should be allowed when requesting such an appointment. (i.e. - do not call the same day you will need access to the property)

E. Decisions

Any decisions of the Township of Northampton and the Redevelopment Authority of Bucks County are final, including any decisions to continue with the project, abandoned it completely, and select or reject any and all proposals in their sole determination.