THE
CITY OF SMYRNA
2800 KING STREET
SMYRNA, GEORGIA 30080

ADVERTISEMENT

REQUEST FOR PROPOSALS RFP # 22-024
TRANSFER OF OWNERSHIP AND RELOCATION OF AUNT FANNY'S CABIN

The City of Smyrna is requesting proposals for the transfer of ownership and relocation of Aunt Fanny's Cabin located at 2875 Atlanta Road SE, Smyrna, GA 30080. Sealed Proposals will be received at the City of Smyrna Purchasing Division, 2800 King Street SE, Smyrna, GA 30080 before **10:00 AM on Tuesday, February 1, 2022**. Proposals must be received no later than the date and time indicated.

QUESTIONS: All questions or requests for additional information must reference RFP 22-024 Transfer of Ownership and Relocation of Aunty Fanny's Cabin and must be submitted **by noon on Thursday, January 20, 2022** to Kelly Brown, Purchasing Manager at kbrown@smyrnaga.gov**. Addenda will be posted on the City of Smyrna website.** After the RFP is issued, no contact will be permitted between bidders and any other City staff members or elected officials until after bid award, except through the Purchasing Department. The phone number is 678-631-5406.

The City of Smyrna reserves the right to accept or reject any or all Proposals and award in the best interest of the City.

City of Smyrna
Request for Proposals
Transfer of Ownership & Relocation of Aunt Fanny's Cabin

Summary:

The City of Smyrna is accepting proposals for the transfer of ownership and relocation of Aunt Fanny's Cabin currently located at 2875 Atlanta Road SE, Smyrna, GA 30080. Interested parties are encouraged to submit proposals to take ownership of and relocate this historic building AS IS. The City is asking for back fireplace and chimney to remain.

An acceptable proposal will include, among other items, a descriptive plan and timeline for the relocation, the property to which the building is to be relocated, relevant past experience, and proof of the financial capacity to complete the project according to the plan and timeline. It is the responsibility of the proposer to follow all applicable rules and laws regarding construction site work and relocation of property. The structure must be removed by late summer 2022.

Proposal Response Deadline: Tuesday, February 1, 2022 – 10:00 AM

Background / History:

The original structure was a saddlebag share-cropper cabin built around 1890. The cabin was converted to a restaurant from 1940-1992. Aunt Fanny's Cabin was relocated to City of Smyrna in 1997 and used for rental space for the community. The Aunt Fanny's Cabin Task Force was created to recommend future status of the structure.

Current State:

- Roof Issues – deflection of roof, several areas are structurally unsound
- Front Porch – deflection of rafters, spacing, decking and connection to building
- Exterior Rear Roof Elevations – standing water due to structural support beams cracked
- Exterior Elevation – foundation issues
- Exterior Windows and Window Elevation – leaning
- Interior Elevations of the floor
- Interior Structural Rafter issues
- Structural Support Columns and Beam
- Structural Wall Integrity
- Possible Lead Paint and Asbestos
- Mold

Redevelopment Site:

The property upon which the house is located will be redeveloped. The City is asking the back fireplace and chimney to remain at the location for future plan.

Criteria:

The City of Smyrna is issuing this RFP to identify an appropriate party to accept ownership of Aunt Fanny's Cabin, relocate the complete building and structures and use it in accordance with any zoning requirement. Some disassembly may be required.

Complete responses shall include all items in the "Proposal Requirements" section of this document. Paramount to the City's evaluation will be the descriptive plan and site for the relocation of the home, experience with similar projects, the timeline for removal, and demonstration of financial means.

Permits:

Building/Moving permits will be required before any work commences on the project. Appropriate permits will be required from GDOT and other State or local authorities for any activities on their respective rights-of- way.

Warranty/Financial Guarantees:

This property is being sold as-is and does not include any warranties of any kind. The City will NOT make any repairs including but not limited to repairs to the house, additional structures on the property, etc.

Lead-based paint disclosure: The City shall provide a Disclosure, as required by Federal Law, if required.

Proposer will expressly assume all dangers, risks, and hazards regarding the building(s) and shall release, protect, indemnify, and hold harmless the City of Smyrna, its agents, employees and assigns from and against any and all claims, demands, causes of action and damages of any kind, including but not limited to, attorney's fees and litigation costs resulting from any accident, incident or occurrence arising out of or in any way resulting from the actions of the proposer.

Review Process and Timeline:

Public release date for Proposals: Wednesday, December 22, 2021

Proposal Submittal Deadline: Tuesday, February 1, 2022 – 10:00 AM

Proposal Review Period: February 1 - February 11, 2022

During the proposal review period, the City may require interviews or additional information from any applicant. In the event the City determines a proposal is appropriate, the applicant will be contacted to schedule a meeting to discuss how to proceed.

The selection will be made at the full discretion of the City of Smyrna Mayor and Council based upon the proposals received. The City may reject any or all proposals, may extend the deadline, may open another call for proposals, may negotiate with one or more parties that submitted proposals, or may take whatever other action is deemed in the best interest of the City.

Proposal Requirements:

Interested parties must submit the following documents:

1. Cover letter outlining the offer to transfer and relocate structure
2. Applicant Information, including full name, address, mail/phone/email contact information
3. Relevant experience and financial capacity
4. Liability Insurance to cover process of moving structure
5. Timeline for moving the structure – must be removed by late summer 2022
6. Location of property to which the structure is to be relocated and sufficient proof of ownership of that property

Proposal Submissions:

Proposals must be submitted by no later than 10:00 am on Tuesday, February 1, 2022, to the City of Smyrna Purchasing Division, 2800 King Street, Smyrna, GA. Please reference RFP 22-024 Aunt Fanny's Cabin on the outside of the envelope or package.

Site Visits:

Opportunities to view the interior of the property can be provided to serious parties by appointment. If you are interested, you will need to contact the City of Smyrna for appointment for a visit.

For more information please contact:

Kelly Brown

kbrown@smyrnaga.gov

(678) 631-5406