



# Request for Proposals

for the Purchase or Lease  
and Redevelopment

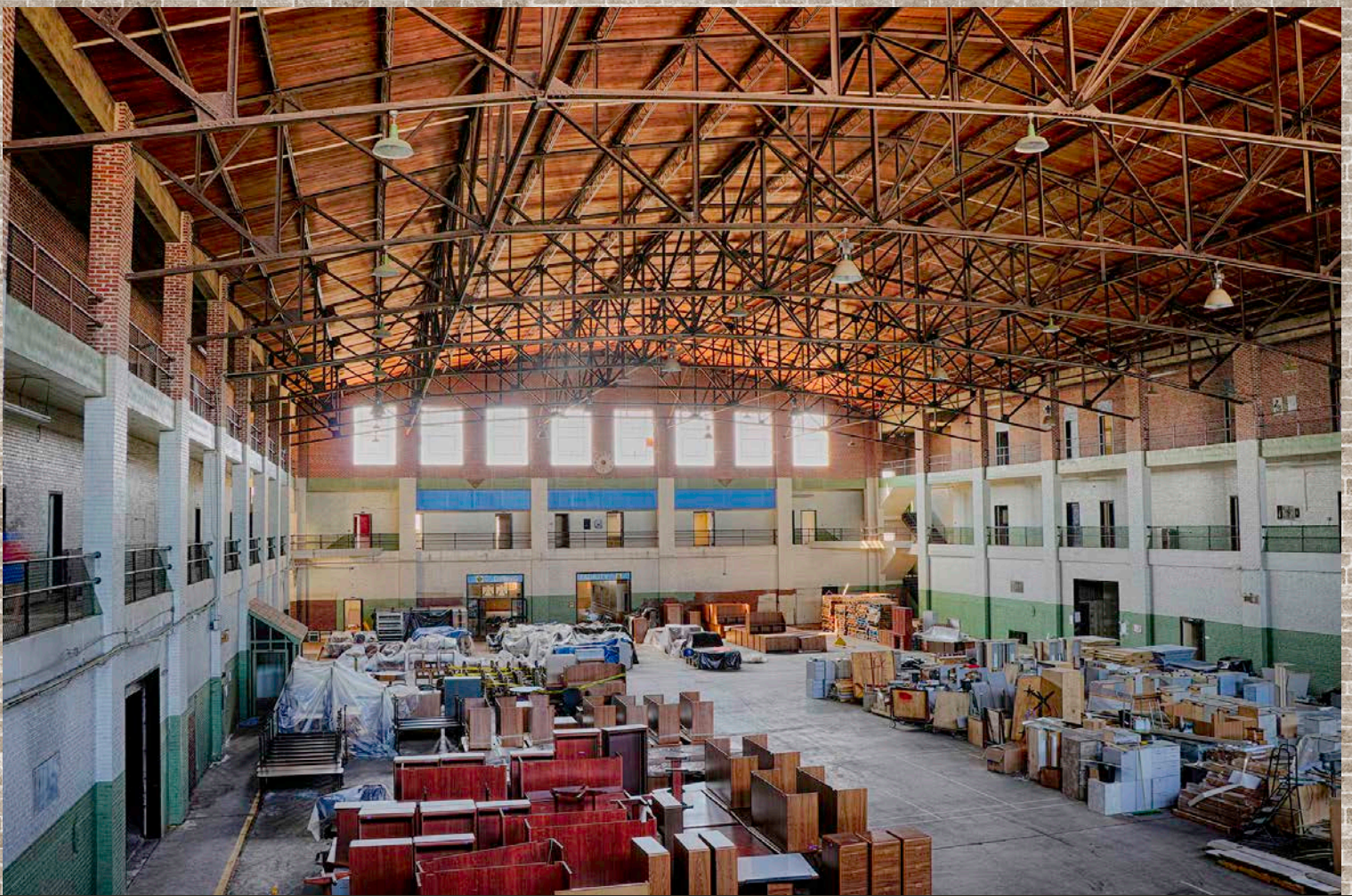
## 23rd Street Armory

200 N.E. 23rd St., Oklahoma City, OK

- Close to the Oklahoma State Capitol.
- Approximately 72,667 square feet, mol.
- Three stories with large open drill floor.
- Barrel roof.
- Built in the 1930s as a WPA project.
- Garage area and overhead doors on east and west sides.







**Proposals must be received or postmarked before 5 p.m., March 15, 2018.**

**Pre-submittal tours will be held on site from 1-4 p.m.:**

- Oct. 18, 2017.
- Oct. 25, 2017.
- Nov. 1, 2017.

**For more information contact:**

**Carie Carman**

Real Estate and Leasing Services

**405-521-6158**

**infoREALS@omes.ok.gov**

or go to <http://go.usa.gov/3KGs9>







**State of Oklahoma  
The Office of Management and Enterprise Services  
Real Estate and Leasing Services**

**NOTICE OF  
REQUEST FOR PROPOSALS**

Redevelopment of the  
23<sup>rd</sup> Street Armory  
Oklahoma City, Oklahoma

**Proposals must be received or postmarked before**

**5 p.m., March 15, 2018**

Submit Proposals to:

**OMES Real Estate and Leasing Services  
P.O. Box 53448  
Oklahoma City, OK 73152**

Issued on Sept. 15, 2017, by

OMES Real Estate and Leasing Services, 405-521-6158

## Announcement of Request for Proposals

The Office of Management and Enterprise Services invites the presentation of written proposals for the purchase or lease and redevelopment of the **23<sup>rd</sup> Street Armory** located near the Oklahoma State Capitol.

**The site address is 200 N.E. 23<sup>rd</sup> St., Oklahoma City, OK.**

The building consists of three floors and a large open area drill floor. The total square footage is estimated at 72,667 square feet, more or less. The building is steel-reinforced concrete faced with brick. The building has been closed to the public since 2010 and is currently used for dry storage.

**Three pre-submittal building tours will be held from 1-4 p.m. on Oct. 18, Oct. 25, and Nov. 1, 2017, at the site located at 200 N.E. 23<sup>rd</sup> St., Oklahoma City, OK. Prospective redevelopers are advised to attend a pre-submittal tour and inspect the property prior to submitting a proposal. RFP packets will be available at the pre-submittal tours or upon request.**

**A public pre-bid meeting will be held on Nov. 8, 2017, from 10-11 a.m. in the Will Rogers Building, 2401 N. Lincoln Blvd., Conference Room 214, Oklahoma City, OK 73105. Written questions about the Request for Proposals can also be emailed to [infoREALS@omes.ok.gov](mailto:infoREALS@omes.ok.gov) between 8 a.m. and 5 p.m. on Nov. 8, 2017. The purpose of the pre-bid meeting is for OMES to receive questions in writing about the Request for Proposals. The Response to Pre-Bid Questions will be posted online at <http://go.usa.gov/3KGs9>.**

**All proposals for the purchase or lease and redevelopment will be accepted by mail or hand delivery and must be received and date stamped or postmarked before 5:00 p.m. on March 15, 2018. Any proposals received after this time will be invalid and returned unopened. Proposals will be publicly opened and the Statement of Interest for Public Disclosure Form read aloud at 10 a.m. on March 21, 2018, in the Will Rogers Building, 2401 N. Lincoln Blvd., Conference Room 214, Oklahoma City, OK 73105.**

The evaluation of the proposal shall in part be based upon the principle criteria of:

- a. **Community Benefits** (Economic, Historical, Cultural and Job Creation),
- b. **Qualifications and Experience of the Redeveloper(s)**, and
- c. **Financial Capacity of the Redeveloper.**

**Sale price and the state's development objectives will be considered as part of the evaluation criteria.**

**Preference will be given to proposals that preserve the existing building, in whole or in part. Proposals may include purchase or lease of other ancillary buildings shown on Appendix A; however, preference will be given to proposals that do not require the state to vacate any fully utilized buildings.**

The Request for Proposals process does not guarantee nor create any legal obligations to enter into a contract for redevelopment. It is being issued for the sole purpose of identifying potential interest in the property. Upon receipt of the proposals, OMES may enter into negotiations with one or more of the prospective redevelopers in order to identify the most desirable project and terms. OMES reserves the right to reject any or all proposals.

For further information, instructions, and to receive the Request for Proposals Packet, please contact OMES Real Estate and Leasing Services at 2401 N. Lincoln Blvd., Ste. 212, Oklahoma City, OK 73105, 405-521-6158, or [infoREALS@omes.ok.gov](mailto:infoREALS@omes.ok.gov).