



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

NOTICE OF
REQUEST FOR PROPOSALS

Redevelopment of the
State Capital Publishing Company Building
Guthrie, Oklahoma

Proposals must be received before

5 p.m., November 2, 2015

Submit Proposals to:

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

Issued on March 16, 2015 by

OMES Real Estate and Leasing Services (405) 521-3819

Announcement of Request for Proposals

The Oklahoma Historical Society (OHS) and the Office of Management and Enterprise Services (OMES) through the Division of Capital Assets Management Real Estate and Leasing Services invites the presentation of written proposals for the purchase or lease and redevelopment, of the historic **Oklahoma State Capital Publishing Company Building** located at 301 West Harrison Guthrie, Oklahoma.

The legal description is as follows: **Guthrie Proper Lots 1-6 Block 60**

The building consists of three floors and includes a cupola and a basement. The building's parking lot is located to the south and can be accessed from 2nd Street. The total square footage is estimated at 50,000 square feet. The building, built in 1902, was designed by Belgian architect, Joseph Foucart, and is listed on the National Register of Historic Places. The Oklahoma State Capital Publishing Museum Building has been closed to the public since 2012.

Three pre-submittal building tours will be held on Tuesday, April 7, 2015 from 9 a.m. to 12 p.m., Thursday, April 16, 2015 from 1 p.m. to 4 p.m., and Wednesday, October 28, 2015 from 10 a.m. to 1 p.m. at the site location of 301 W. Harrison Guthrie, OK. Prospective redevelopers are advised to attend the pre-submittal building tour and inspect the property prior to submitting their proposal. Request for Proposal packets will be available at the pre-submittal building tour or by request.

A public pre-bid meeting will be held on April 30, 2015 from 10 a.m. to 11 a.m. in the Will Rogers Building, 2401 N. Lincoln Blvd, Conference Room 102/104, OKC, OK 73105. Written questions about the Request for Proposal can also be emailed to infoREALS@omes.ok.gov between 8 a.m. to 5 p.m. on April 30, 2015. The purpose of the pre-bid meeting is for OMES to receive questions in writing about the Request for Proposal. The Response to Pre-Bid Questions will be posted online at http://www.ok.gov/DCS/Real_Estate_&_Leasing_Services/Requests_for_Proposal_&_Notices.html. Proposers will be required to print and submit a signed copy of the Response to Pre-Bid Questions Form with the submission of their proposals.

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 November 2nd, 2015. 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 from 10 a.m. to 11 a.m. on November 3, 2015 in the Will Rogers Building, 2401 N. Lincoln Blvd, Conference Room 102/104, OKC, 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)**
- c. Financial Capacity**
- d. Historic Preservation Objectives**

The Request for Proposal 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 and OHS may enter into negotiations with one or more of the prospective redevelopers in order to identify the most desirable project and terms. The OHS and the OMES reserve the right to reject any or all proposals.

For further information, instructions, and to receive the Request for Proposal Packet, please contact OMES Real Estate and Leasing Services at 2401 N. Lincoln Blvd. Suite 112 Oklahoma City, OK 73105, (405) 521-3819, or infoREALS@omes.ok.gov.



Request for Proposal For Purchase or Lease and Redevelop

STATE CAPITAL PUBLISHING COMPANY BUILDING

301 W. Harrison, Guthrie, Oklahoma

- 50,000 SF
- Year Built: 1902
- 4 Story Corner Tower
- Corner Lot
- Parking Lot
- Basement
- Fabulous City Views

Registered by the National Register of Historic Places
Designed by Joseph Foucart





Pre-submittal tours will be held on site:

April 7, 2015, 9am to 12pm

April 16, 2015, 1pm to 4pm

October 28, 2015 10am to 1pm

**Proposals must be received
by 5 p.m., November 2, 2015**

For more information please call Jennifer Ramsey

Real Estate and Leasing

405-521-3819

InfoREALS@omes.ok.gov

