

**Village of Algonquin  
Request for Proposals  
Purchase, Relocation and Rehabilitation of the Franke House**

***NOTE: House MUST be moved***

**Issue Date:** February 5, 2016

**Summary:**

The Village of Algonquin is accepting proposals for the purchase, moving, and rehabilitation of the historic Franke House, currently located at 103 W. Algonquin Road, at the southwest corner of Route 62 (Algonquin Road) and S. Harrison Street, in downtown Algonquin, Illinois. Interested parties are encouraged to submit proposals to take ownership of, relocate, restore and preserve this historic Algonquin home.



An acceptable proposal will include, among other items, a descriptive plan and timeline for the relocation, the property to which the home is to be relocated, the intended use for the house, relevant past experience, and proof of the financial wherewithal to complete the project according to the plan and timeline.

**Response Deadline:     April 30, 2016**

## Background/History:

The home was constructed in 1911 by Christ Franke, an Algonquin business man and carpenter. Christ Franke built a number of homes & buildings in Algonquin and had a number of businesses including Franke Lumber & Coal. Franke used the home as his own residence, and was later purchased by the Zange family. The Zange family lived in the residence and the large garage was the home of Zange Decorating & Painting for some 50 years, then in the 1980's the home was converted to an artist studio, then later a psychic occupied the building.



The house is a 2-1/2 story American "Four Square" design in the prairie style, measuring nearly 4000 square feet. The home features a hipped roof, four dormers, and a two-story bay window on the east elevation. The home also has leaded glass windows and oak trim. The home has 4-5 bedrooms with one full bath and one powder room, plus a full bath in the basement. The previous owner tried to salvage most of the trim and other architectural features of the home, under the assumption that the house was going to be demolished. The trim and features were returned and are in possession of the Village and will be transferred with the ownership of the home. Some photos of the interior are attached.

While the house appears to be in generally fair condition and has been winterized, the Village does not warranty the structure, functionality, merchantability, nor code compliance of any of the Mechanical, Electrical or Plumbing systems in the structure. There is no guarantee that all fixtures or trim are present nor in any sort of functional condition.



**Redevelopment Site:**

The property upon which the house is located was acquired as part of a larger redevelopment area as featured in the Village's Downtown Study and TIF Plan. Other structures on nearby properties have also been acquired but demolished because they were too far neglected to save. This home is in fair condition, but must be moved to accommodate pending redevelopment of the property. The two accessory structures, consisting of a small detached ranch home and a 2-story garage, are scheduled for demolition in early Spring 2016. The existing home has been winterized and utilities services have been shut off but not necessarily disconnected.

*The home must be relocated, there is not an option to purchase the land upon which it is currently located.*

**Criteria:**

The Village of Algonquin is issuing this RFP to identify an appropriate party to accept ownership of the Franke House, relocate the building, restore the home and re-use it in accordance with the underlying zoning. It is preferred that the home be relocated to a site in the Algonquin Old Town District, but not required. Demonstrating ownership of an appropriate location, and proof of having the appropriate project experience and the financial wherewithal to successfully undertake this project in the timeframe allowed, as well as the vision for the future of the home, will be critical to achieving selection.

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

**Permits**

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

**Warranty/Financial Guarantees**

The Village will require appropriate sureties to assure that the project will be completed as proposed and in the timeframe provided in the Proposal. The form and amount of that surety will be subject to the approval by the Village. A minimum \$2 million blanket liability insurance policy, naming the Village as additional insured, will also be required.

**Review Process and Timeline:**

Public release date for Proposals: February 5, 2016

Proposal Submittal Deadline: April 30, 2016

### **Proposal Review Period: April 30 – May 31, 2016**

During the proposal review period, the Village may require interviews or additional information from any applicant. In the event the Village 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 Algonquin Village Board based upon the proposals received. The Village 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 Village. Selection will likely be made in May but the timeline may be extended to allow for further negotiation.

### **Proposal Requirements:**

Interested parties must submit the following documents:

1. Cover letter outlining the offer to purchase the Franke House and the scope of the project
2. Narrative describing the project and identifying the intended future use for the house
3. Applicant Information, including full name, address, mail/phone/email contact information
4. Relevant project experience
5. Descriptive plan for rehabilitation of the exterior of the home in a historically appropriate manner to restore and retain the original appearance of the structure
6. Descriptive plan for rehabilitation of the interior of the home to address building deficiencies and upgrades to current code requirements, as appropriate
7. Descriptive financial plan for structure relocation and rehabilitation work, including intended source of funds and an indication of the surety that will be provided to assure completion. (Note that the plan should not rely upon Village funds)
8. Timeline for moving the structure and the primary rehabilitation from start of construction to occupancy
9. 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 5 p.m. CST on **April 30, 2016**, at the Village of Algonquin, 2200 Harnish Drive, Algonquin IL 60102, or by e-mail to [bmason@algonquin.org](mailto:bmason@algonquin.org).

### **Site Visits**

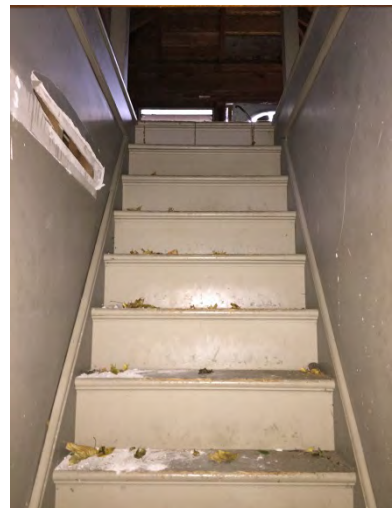
Opportunities to view the interior of the property can be provided to serious parties by appointment. These tours may be group scheduled, so viewing times may include additional parties interested in the home. If you are interested, you will need to contact the Village and request an appointment for a visit.

**For more information please contact:**

<b>Ben Mason</b> <a href="mailto:bmason@algonquin.org">bmason@algonquin.org</a> 847-658-2700 ext. 3302	<b>Russ Farnum</b> <a href="mailto:russellfarnum@algonquin.org">russellfarnum@algonquin.org</a> 847-658-2700 ext. 3300
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**Attic**



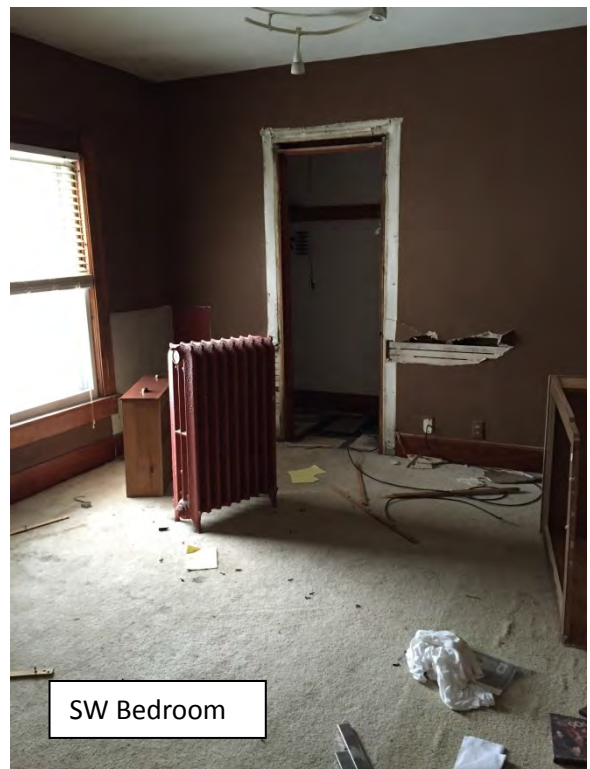




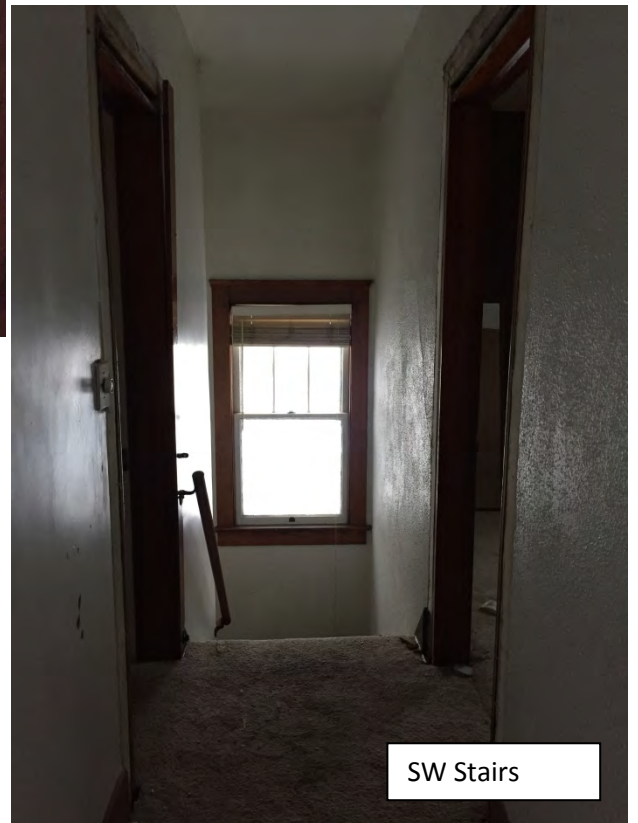
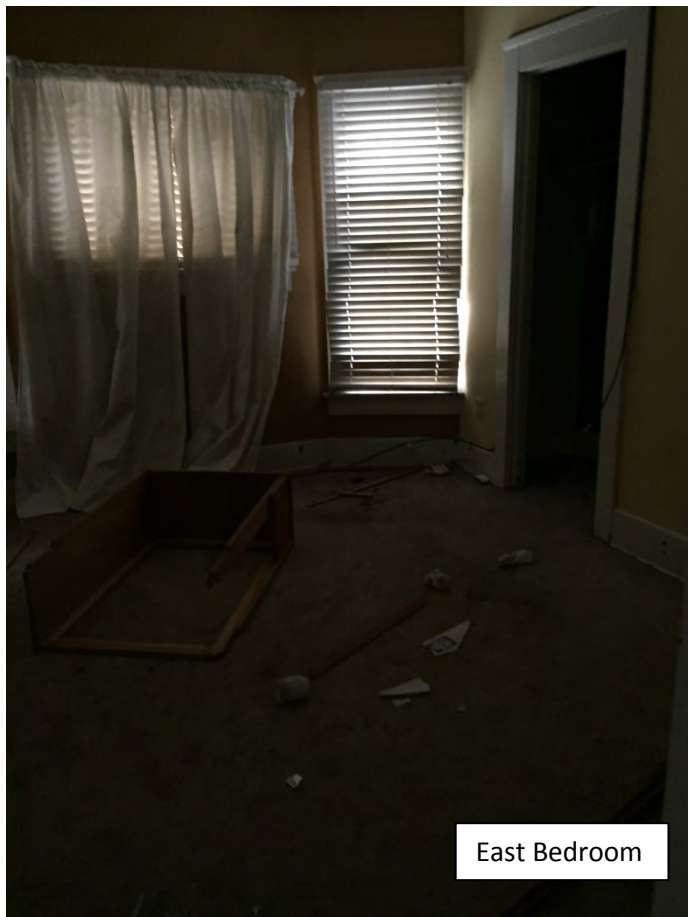
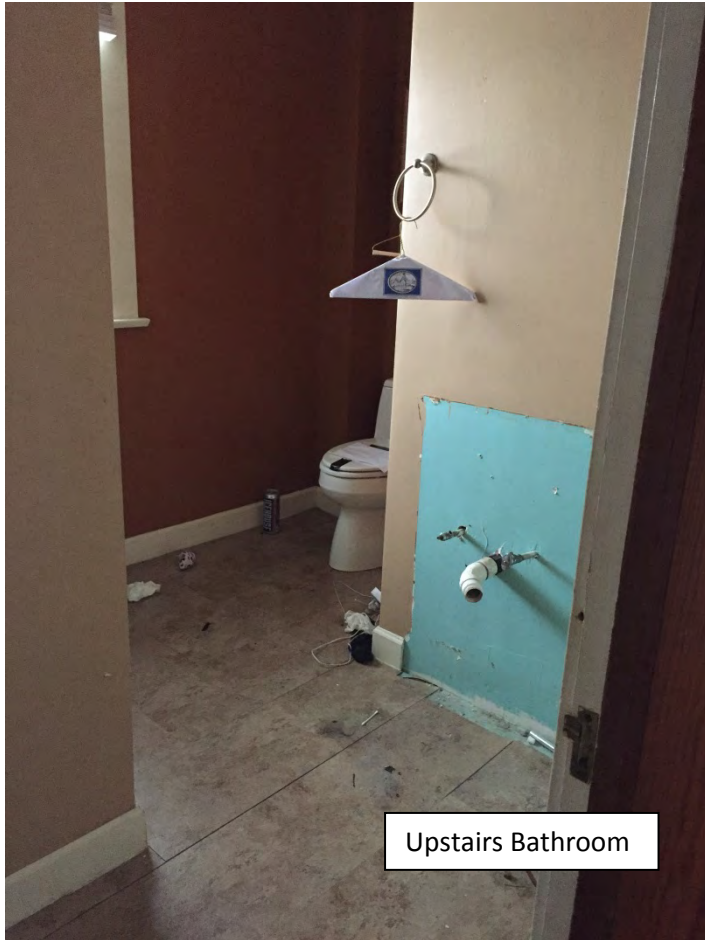
NW Bedroom



NE Bedroom



SW Bedroom



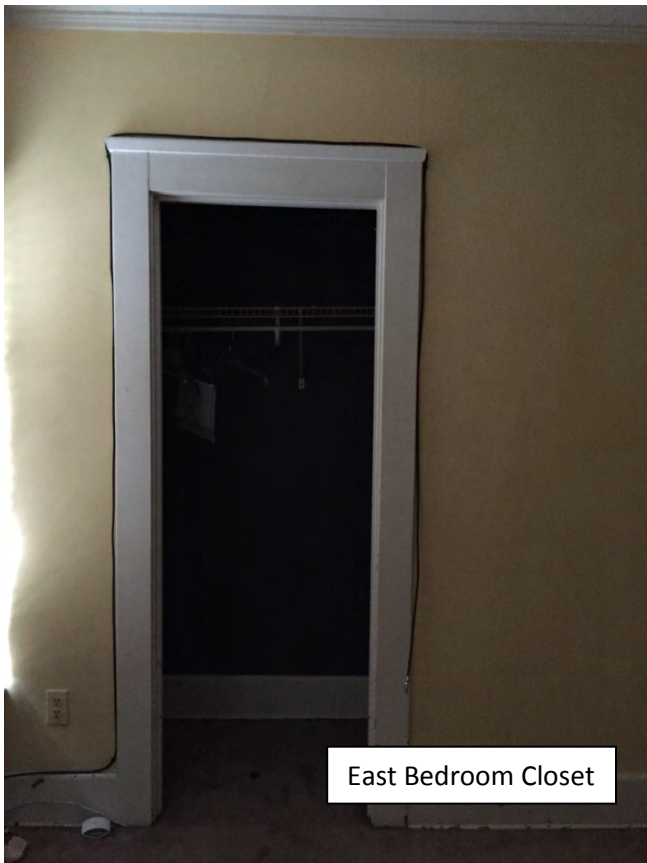




NE Bedroom Closet

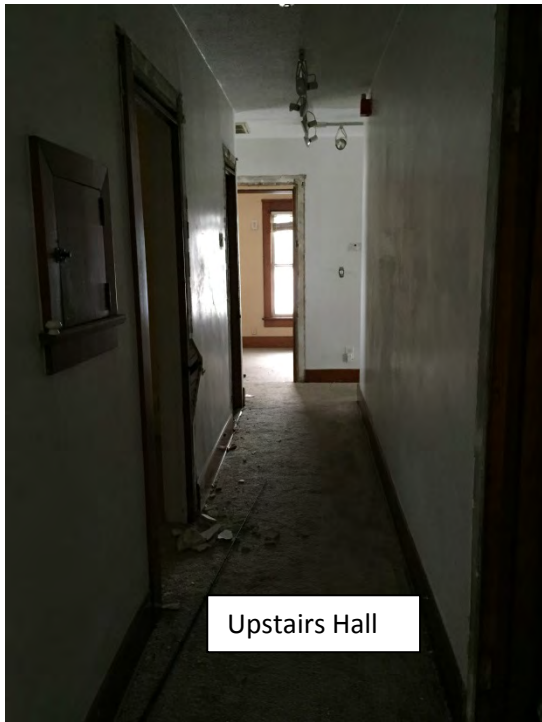


SW Bedroom Closet

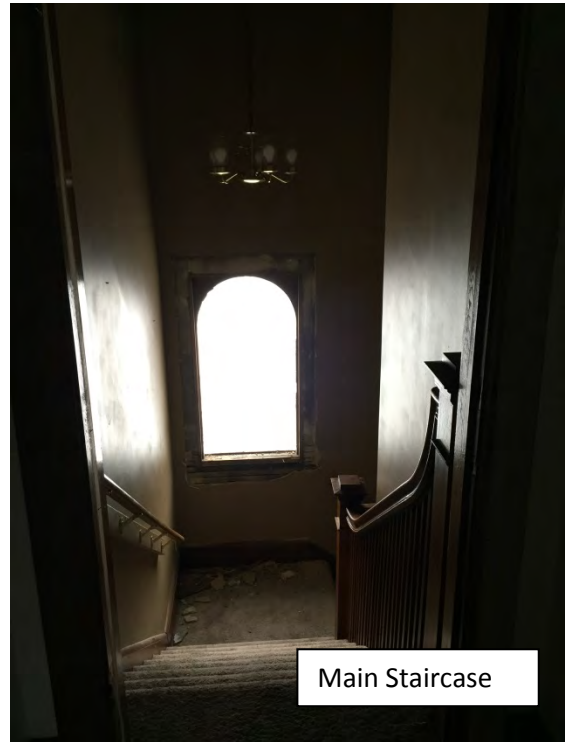


East Bedroom Closet





Upstairs Hall



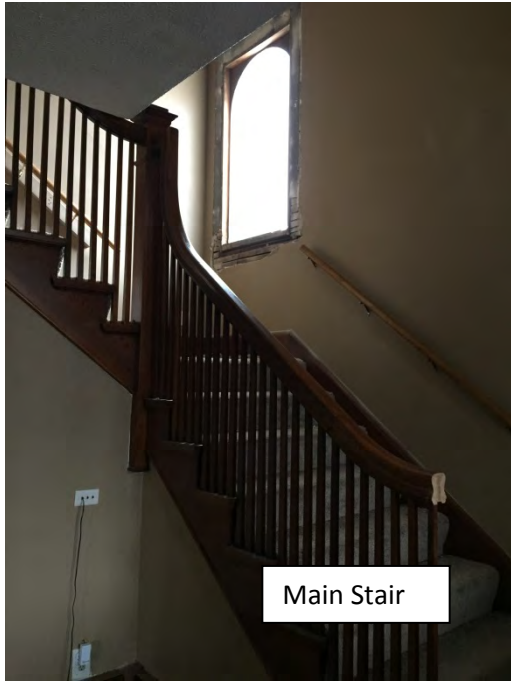
Main Staircase



Kitchen



Main Floor  
Powder Room



Main Stair



Dining Room (West)



Basement





Main "Big" Room (East)