

Project Description

In July, Mountain Association acquired the former First Federal Savings & Loan building at the intersection of Main and Lovern streets in downtown Hazard, KY. The building is approximately 11,800 square feet over three floors and is masonry construction. The building was originally three structures developed into one over time, stretching from the 1960's to the mid 1980's. It is located in the flood plain. Mountain Association has completed an Environmental Phase 1 and Phase 2 process, and environmental abatement has been completed.

Mountain Association proposes to redevelop the property to mixed-use, utilizing the bottom level as multi-tenant commercial, with a preference for food & beverage service and office space for our local operations. The upper floors are envisioned as commercial meeting and office space and multiple residential units.

While we do not anticipate seeking LEED certification, Mountain Association is very interested in clean, green materials and responsible and resilient design. Noting this building's location, flood resilience is of interest.

Mountain Association sees this project as a natural continuation of our commitment to revitalizing local communities and local economies. We opened our Hazard office in 2011 and have been engaged with the local community on downtown revitalization efforts for many years. We believe this project is an opportunity to demonstrate our values and also that the social return on investment can be as important as the financial return.

About Mountain Association

The Mountain Association invests in people and places in Eastern Kentucky to advance a just transition to a new economy that is more diverse, sustainable, equitable and resilient.

We serve this mission in a number of ways. Our Lending team offers loans to existing and startup businesses and organizations. We are a Community Development Financial Institution certified by the US Treasury and we maintain a \$20 million portfolio of loans to small businesses and nonprofits in Eastern Kentucky. As a non-profit, we can offer greater flexibility and can lend to those who may not otherwise qualify. Unlike most traditional lenders, we offer flexible payment schedules and a variety of other services.

Our Business Support program connects business owners and nonprofit leaders to consultants who can help them succeed – from website development to professional photography, and more.

Our Energy experts help businesses, nonprofits, public agencies and homeowners find much-needed energy savings. We do this through utility bill analysis, on-site energy efficiency and solar assessments, financing, and grant application support.

We also engage in research, communications and advocacy for policy and narrative change, and work with partners on a variety of projects to demonstrate what's possible in Eastern Kentucky.

Budget & Timeline

Mountain Association has approved a tentative budget of \$2,750,000 for the overall project, including design and construction.

Mountain Association recognizes the possibility of a multi-year / multi-phase process but would prefer to occupy the first floor as early as is reasonably possible.

Request

Mountain Association seeks qualified individual or firm to provide architectural services for the project under a scope of work to be negotiated and agreed upon between the parties, but should include:

1. Feasibility & Analysis
 - a. Document Existing Building
 - b. Review proposed programmatic uses and assumptions
 - c. Engage staff in a collaborative design process.
 - d. Work with client and trades to determine final uses.
2. Project Design & Development
 - a. Develop all design documents for project, by phase (as appropriate).
 - b. Deliver construction budget estimates and update as needed.
 - c. Coordinate with trades throughout all stages of demolition and construction for needed information.
 - d. Coordinate with MA staff to ensure design meets energy efficiency requirements and appropriate specifications for renewable energy systems, primarily solar.

Selection Process

Mountain Association will review submitted proposals on a rolling basis and evaluate them based on criteria outlined further below beginning February 24th, 2023. Mountain Association may select the highest qualified proposal or interview a selection of firms based on proposals. Respondents seeking additional information or to schedule a site visit may contact Special Projects Manager Les Roll by email at les@mtassociation.org.

Requirements for Proposals

1. Information about the Individual / Firm
 - a. Name of Firm or Company
 - b. Address
 - c. Location of any Branch Offices
 - d. Telephone
 - e. Name, Email, and Telephone Number of Primary Contact
 - f. Name of Principal Architect and Architect Registration Number
 - g. Evidence of Liability Insurance and License to do business in Hazard and Perry County.
2. Overview & Experience
 - a. Provide a brief history of your firm / practice and information about completed projects of a similar nature over the past 5 years.
 - b. Provide information about experience with projects located in the flood plain.

- c. Provide information about projects completed in Eastern Kentucky in the past 5 years, if any.
3. Summary Statement
 - a. Provide a summary statement of not more than one page which summarizes the reasons you feel your firm is best qualified for this project.
4. Project Organization
 - a. Provide an organization chart which outlines key staff members and the roles you anticipate they will perform in the project.
5. Ability to Complete Projects within Budget and On Time
 - a. Choose three projects listed above that are most similar to this project and provide the following additional information:
 - i. Owner's Construction Budget
 - ii. Architect's Construction Estimate
 - iii. Total Cost of Project
 - iv. Scheduled timeline for design activities
 - v. Actual timeline for design activities
6. References
 - a. List not more than 5 client references of similar projects, providing a contact name, mailing address, email address, and telephone number. If the reference project is not included in the information above, also provide a brief synopsis of the project.

Submission Instructions

Submissions should be received by February 24, 2023 by EOB, and are requested in the following format:

1. PDF Copy emailed to 479main@mtassociation.org, addressed to Les Roll
2. One physical copy, mailed to the following address:

Mountain Association
Attn: Les Roll
420 Main Street
Hazard, KY 41701