



Request for Information

RFI # 22097-JS

The City of Suffolk desires to cause the renovation and re-use of the former Phoenix Bank of Nansemond County building for commercial and/or residential uses. Additionally, the City desires to have the redevelopment have a component of the project pay tribute to the struggles and accomplishments of the African American community in Nansemond County, Suffolk, Virginia and the United States.

The building is a two story approximate 1,700 square foot building. Adjacent to the building, and included as part of this proposal, is the approximate 0.27-acre property immediately adjacent, to the structure.

Phoenix Bank is listed on the Virginia Landmarks Register (08/21/1990), and the National Register of Historic Places (01/24/1991), and that it's located within the Suffolk Historic Overlay District.

Should the City decide to proceed with the project, a formal solicitation will be issued.

The City will host a site visit on March 18, 2022 at 10:00 am. This will be the only opportunity to tour the property. Photography is encouraged. The location is 341 East Washington Street, Suffolk, VA. The property does not have utilities, so persons touring the property are advised to dress appropriately and encouraged to bring flashlights or other means of illumination.

Statement of Work

A narrative description of the proposed renovation and re-use including non-binding cost estimates, and a schedule for the completion of the renovation. Anticipated business plan including marketing strategies, community participation and long term property maintenance. The City desires that the description to include:

1. Proposed method and sources of financing for acquisition, construction, development and management including tax credits if applicable, or other public financing incentives if required.
2. Proposed ownership arrangements.

3. City participation, if proposed

Responses are due by: 3:00 PM, April 5, 2022

Please respond in writing, (email is preferred) to: Jay Smigielski, CPPO, Purchasing Agent, jsmigielski@suffolkva.us, or at the Purchasing Office at 442 W. Washington Street, Suffolk, Virginia 23434. Questions concerning this RFI may be sent via email until five (5) business days before the closing date.

Responses will be kept confidential.

Exhibit A

GIS Aerial site photo



Exhibit B

Suffolk African American History Museum Project Plans and Drawings

05-27-10

Plans are provided to educate proposed parties on site conditions and dimensions. They are provided as a courtesy. Project concepts detailed on this document are not representative of this current effort and request and should not be used as such in a response.

Please note that the plans depicted in this set of plans did not move forward and did not receive site plan or building plan approval from the City of Suffolk

Exhibit C

Excerpt, Downtown Suffolk Masterplan, 2018

▼ FIGURE 3.17 300 BLOCK OF EAST WASHINGTON ST
[EXISTING CONDITIONS, PHOENIX BANK FOREGROUND]



The Phoenix Bank of Nansemond is a two-story structure built in 1921. The bank was founded by a group of African-American entrepreneurs in 1919 and served the African-American farmers and laborers of Suffolk and surrounding Nansemond County. It was the only African-American bank in Suffolk during that time and survived until 1931.

▼ FIGURE 3.18 300 BLOCK OF EAST WASHINGTON ST [HISTORIC REHABILITATION CONCEPT]

