



**ARMY NAVY HOSPITAL PROPERTY**  
**105 Reserve Street, Hot Springs, Arkansas**  
**Potential Developer / Investor Questionnaire**

***INFORMATION RESPONSE PACKET***

***RFI-2025-ANH0615***

***Due August 18, 2025***

## DEVELOPER RESPONSE PAGE

RESPONDENT'S INFORMATION				
Business or Individual's Name:				
Address:				
City:		State:		Zip Code:
Minority or Women-Owned Designation <i>See the Minority and Women-Owned Business section of the Solicitation.</i>	<input type="checkbox"/> Not Applicable		AR Certification #:	
RESPONDENT CONTACT INFORMATION				
<i>Provide contact information to be used for Solicitation related matters.</i>				
Contact Person:		Title:		
Phone:		Alternate Phone/Email:		
Email:				
CONFIRMATION OF REDACTED COPY				
<input type="checkbox"/> YES, a redacted copy of submission documents is enclosed.				
<input type="checkbox"/> NO, a redacted copy of submission documents is <u>not</u> enclosed. I understand a full copy of non-redacted submission documents will be released if requested.				
If a redacted copy of the submission documents is not provided with respondent's response packet, and neither box is checked, a copy of the non-redacted documents will be released in response to a request made under the Arkansas Freedom of Information Act (FOIA). See the <i>Responding to the RFI</i> section of the Solicitation.				

The signature below signifies agreement to items stated in the RFI.

Authorized Signature: \_\_\_\_\_ Title: \_\_\_\_\_

Printed/Typed Name: \_\_\_\_\_ Date: \_\_\_\_\_

## REQUESTED INFORMATION

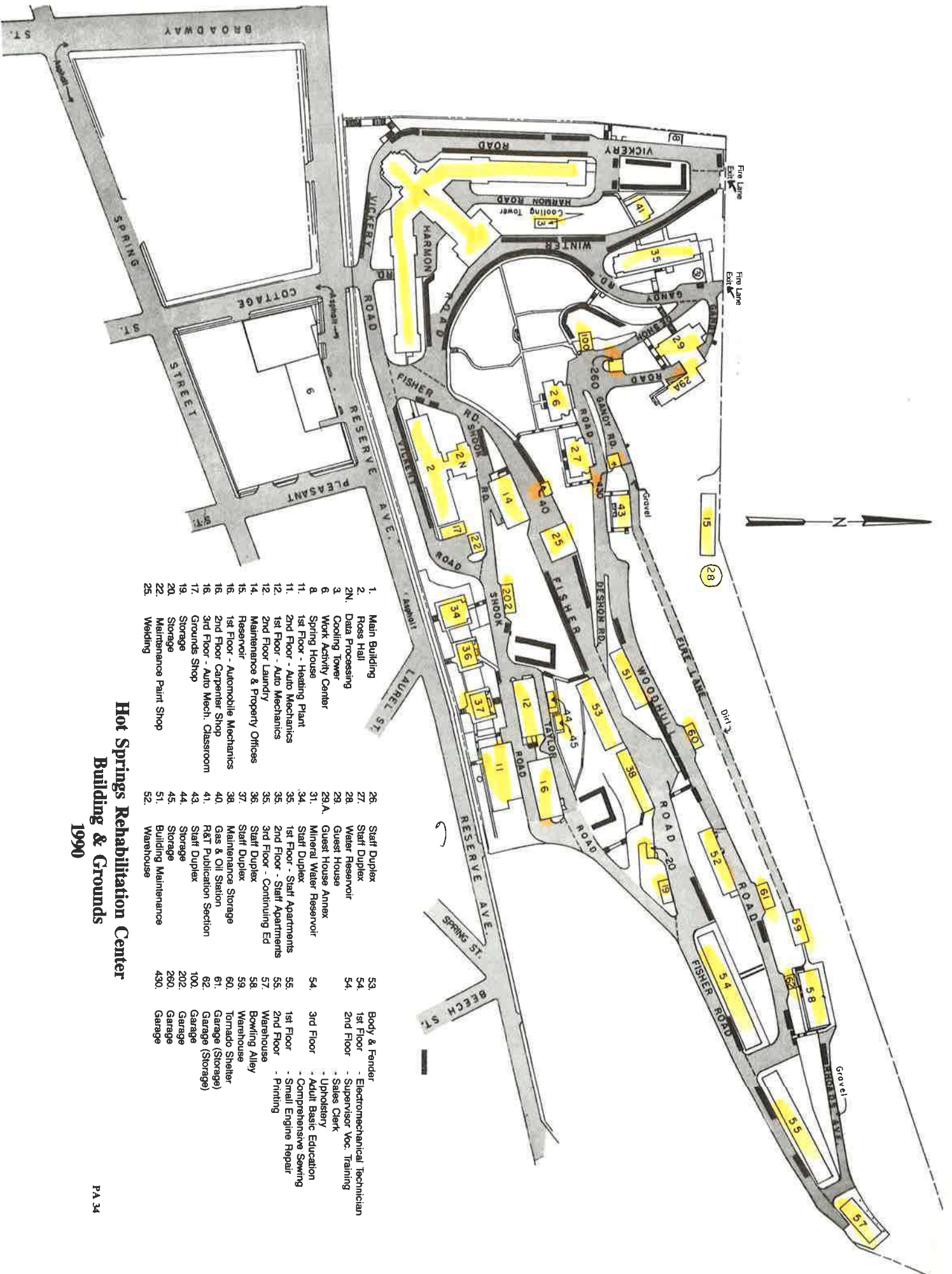
Respondents should provide a response to each item in this section. Respondents may expand the space under each item to provide a complete response. **Responses due August 18, 2025.**

**RESPONDENT'S NAME:** \_\_\_\_\_

Requested Information	Response
<b>BUSINESS ENTITY:</b>	
1. What Business Entity or Individual will the property purchase and investment be registered under?	
2. What is the Corporation Name and Type?	
3. Is the Corporation in Good Standing with the Secretary of State of Arkansas?	
4. What is the approximate value of real estate assets of the Corporation or Business Entity listed above?	
5. List real estate assets comparable to the RFI subject property for which the Entity is an owner or investor. Provide Property Name, Address and Investment Value for each.	
6. Describe your experience/role with investment projects that are comparable to the RFI subject property.	
<b>DEVELOPMENT VISION:</b>	
7. Provide a brief overview of your development plans for the property.	
8. What type of occupancy will the property be classified when complete? Business, Residential, Mercantile, Assembly, Mixed Use. Please explain.	
9. Referring to the attached Property Map, which structures will remain for re-use in your development plan? (use # key)	
10. Referring to the attached Property Map, which structures will be scheduled for demolition? (use # key)	
11. What is the estimated occupant load for the property when complete?	
12. What is the estimated parking demand when fully operational and occupied?	
13. What is the estimated total capital investment to complete the project, <u>excluding</u> property purchase? Include all rehabilitation, development and operational startup costs.	
14. What is the estimated timeline from acquisition through redevelopment to reach full operational capacity?	
15. Will the development be completed in phases to allow for early use/occupancy prior to the estimated completion date above?	
16. How will the development be compatible with the adjacent Hot Springs National Park?	

17. Have the services of a professional architect/engineer design firm been engaged? If so, who?	
<b>ECONOMIC IMPACT:</b>	
18. How many construction-related jobs are anticipated during the development/construction phase?	
19. How many full-time and how many part-time jobs will be created as a result of the project when complete? In which employment sectors: hospitality, retail, technology, management, etc.	
20. Will the redevelopment have the potential to attract visitors or tourist when operational? If so, estimated annual visitor count?	
21. How will the project contribute to the long-term vibrancy or identity of the community?	
22. Will the project create any opportunities for workforce development, internships, or partnerships with local schools, businesses, or community organizations?	
<b>ENVIRONMENTAL IMPACT:</b>	
23. Do you have experience with remediating environmental contamination? Provide examples.	
24. What consideration or actions are being taken in your development plans to protect the sub-surface minerals and thermal waters?	
25. Are your development plans impacted or impeded by the stipulation of protecting the subsurface minerals and thermal waters? If so, explain.	
26. Are you familiar with the property's impact and interests by Tribal Partners (Caddo, Quapaw, Osage, Keetoowah Band)? If not, will this have an impact on your plans and interest in the property?	
27. Do you plan to apply for a Brownfield grant for the property?	
<b>HISTORIC PRESERVATION:</b>	
28. How familiar are you with federal, state and local regulations and guidelines related to historic preservation (Section 106 of the NHPA, Secretary of the Interior's Standards for Historic Preservation)? Please list any projects that have been completed following these guidelines.	
29. What is your experience with historic preservation projects, particularly late 19 <sup>th</sup> and early 20 <sup>th</sup> century commercial structures (Missionary Spanish Colonial Revival and French Colonial Revival). Please list examples with property locations of completed historic preservation projects.	
30. Do you have experience with specific preservation techniques or technologies, i.e. traditional building methods, modern materials for historic structures, or adaptive reuse planning?	
31. How will you ensure that a project adheres to the relevant regulatory requirements and guidelines?	
32. Describe your approach to developing a preservation plan for a historic property for renovation or reuse?	

33. How will you ensure the project minimizes disruption to the historic property and its surrounding environment?	
34. How will you handle any potential conflicts between the preservation needs of the property and the project's other goals?	
35. What technologies or techniques will be utilized to enhance the preservation process?	
36. Do you plan to apply for historic tax credits for this project? i.e. there are 26 contributing buildings in the Army Navy General Hospital Historic District that are eligible for tax credits.	



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|--------------------------------------|----------------------------------|-------------------------|
| 1. Main Building                     | 26. Staff Duplex                 | 53. Body & Fender       |
| 2. Ross Hall                         | 27. Staff Duplex                 | 54. 1st Floor           |
| 2N. Data Processing                  | 28. Water Reservoir              | 54. 2nd Floor           |
| 3. Cooling Tower                     | 29. Guest House                  |                         |
| 6. Work Activity Center              | 29A. Mineral Water Reservoir     |                         |
| 8. Spring House                      | 34. Staff Duplex                 | 54. 3rd Floor           |
| 11. 1st Floor - Heating Plant        | 35. 1st Floor - Staff Apartments | - Adult Basic Education |
| 11. 2nd Floor - Auto Mechanics       | 35. 2nd Floor - Staff Apartments | - Comprehensive Sewing  |
| 12. 1st Floor - Auto Mechanics       | 35. 3rd Floor - Continuing Ed    | - Small Engine Repair   |
| 12. 2nd Floor Laundry                | 36. Staff Duplex                 | - Painting              |
| 14. Maintenance & Property Offices   | 37. Staff Duplex                 |                         |
| 15. Reservoir                        | 38. Maintenance Storage          |                         |
| 16. 1st Floor - Automobile Mechanics | 40. Gas & Oil Station            |                         |
| 16. 2nd Floor - Carpenter Shop       | 41. R&T Publication Section      |                         |
| 16. 3rd Floor - Auto Mech. Classroom | 43. Staff Duplex                 |                         |
| 17. Grounds Shop                     | 44. Storage                      |                         |
| 19. Storage                          | 45. Storage                      |                         |
| 20. Maintenance Paint Shop           | 51. Building Maintenance         |                         |
| 22. Welding                          | 52. Warehouse                    |                         |
| 25.                                  |                                  |                         |

# Hot Springs Rehabilitation Center Building & Grounds 1990