

THOMAS JEFFERSON ELEMENTARY SCHOOL

610 Holmes Street
Bettendorf, Iowa 52722



Issued: February 7, 2019

Proposals Due: March 8, 2019

REQUEST FOR PROPOSALS

REQUEST FOR PROPOSALS FOR THE SALE OF THOMAS JEFFERSON
ELEMENTARY SCHOOL

Thomas Jefferson Elementary School is located in southwest Bettendorf, Iowa. It is a 1-story school building. It is composed of concrete and concrete block construction materials. The building has been used as Thomas Jefferson Elementary School, a public elementary school.

Through this Request for Proposals (“RFP”), the Bettendorf Community School District (the “District”) is seeking proposals from purchasers to acquire Thomas Jefferson Elementary School.

Those interested in submitting a proposal to respond to this RFP should, at a minimum, address the requirements outlined in this RFP. The information being requested through this RFP is necessary for the District to adequately evaluate proposals. Failure to supply the requested information may result in rejection of a proposal.

The District is not responsible for the costs incurred by prospective developers or costs their subcontractors incur in connection with this RFP process, including, but not limited to, costs associated with preparing a proposal or associated with participating in any presentations or negotiations related to this RFP.

All proposals will be evaluated based on the Evaluation Criteria set forth below.

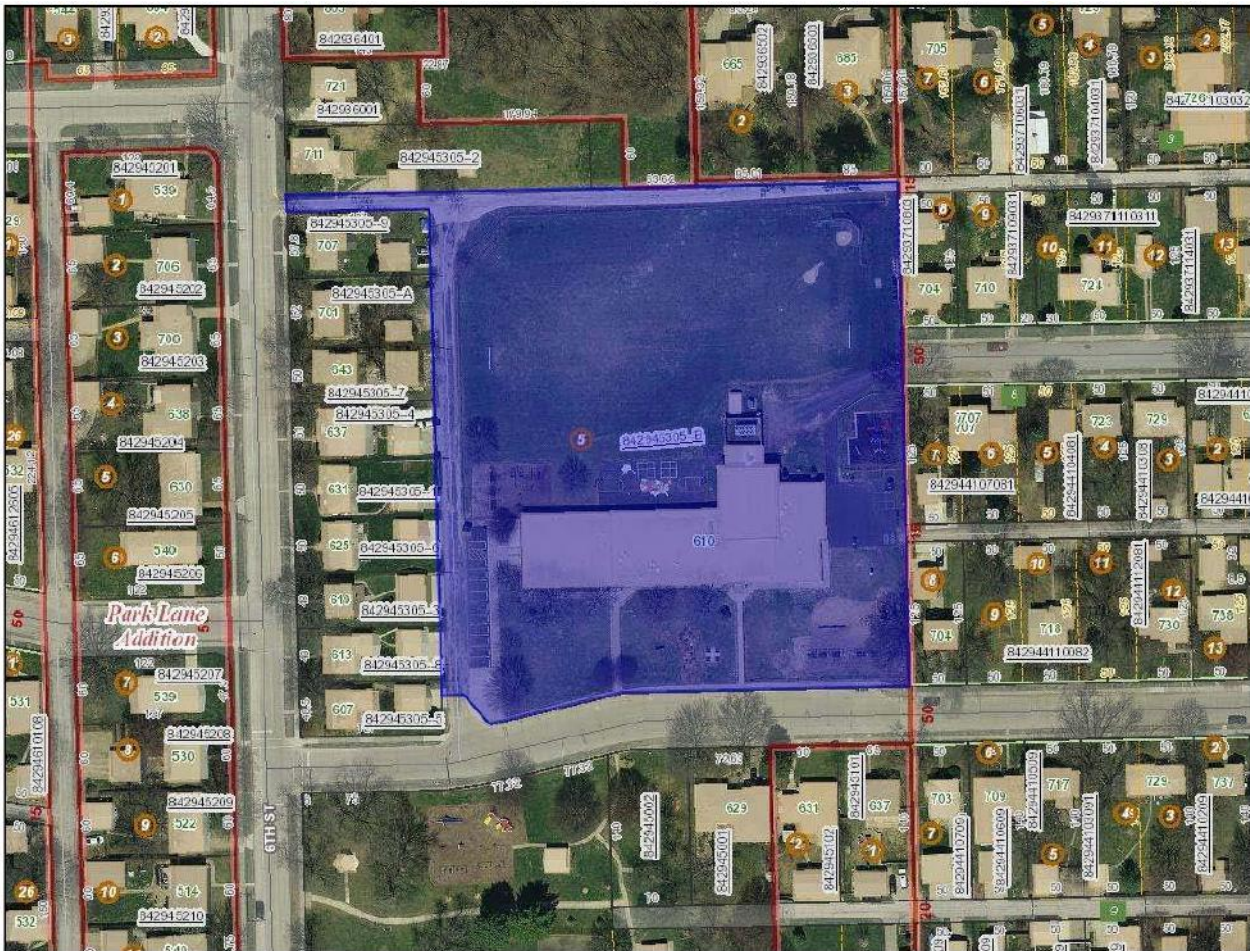
This RFP in no way obligates the District to enter into any agreement with a party responding to this RFP or limits or restricts the District’s right to enter into an agreement with a party that does not respond to this RFP. In its sole and absolute discretion, the District may pursue negotiations with one or more parties responding to this RFP, parties who do not respond to this RFP or none at all. The District further reserves the right in its sole and absolute discretion to cancel this RFP at any time for any reason. Submission of a proposal under this RFP does not create any contractual or other binding agreement or obligation between a party submitting the proposal and the District. No sale agreement shall be entered into by the District until after it has conducted a public hearing as required by Iowa law and the District Board of Directors has approved an Agreement for the Sale of Real Estate.

SITE DESCRIPTION

Thomas Jefferson Elementary School is located in southwest Bettendorf, west of the central business district. The structure is sited on Holmes Street. A public sidewalk and paved walkway provide access to the building entrance on Holmes Street. A paved alley adjacent to the west side of the building provides additional access. The property has 7 acres suitable for a playground area and sports field.

PROPERTY DESCRIPTION

Address: 610 Holmes Street, Bettendorf, IA 52722



Land Size (approx. acres): 7

Building Size (approx. square feet): 18,203

Transportation and Access: The site is bounded by one roadway, Holmes Street.

Zoning Designation: The property is zoned “R-2 Single Family Residence District”

Flood Plain Status: The property is not located within a flood hazard area.

Paving (approx. square feet): 11,660

Appraised Value: \$382,500 (2017)

3| SALE PROCESS

The District will consider proposals for the purchase of the entire site in “as is” condition. The District makes no representations or warranties as to the condition of the property or the building.

- Sale price must be paid in cash.
- Cash must be paid at closing.
- Closing cannot occur until after the District has (1) accepted the submission; (2) completed construction at Mark Twain Elementary School; and (3) moved students from Thomas Jefferson to another location, estimated to be in January 2020.
- All proposals are subject to a mandatory public hearing and approval by the District’s Board of Directors.
- The approved purchaser shall enter into a purchase and sale agreement with the District in the form attached to this RFP.

4| SUBMISSION REQUIREMENTS

Purchasers shall provide the following information as requested in this RFP using the forms attached hereto.

1. **RFP Response Cover Page:** In the form attached as Exhibit “A”, including the following information:
 - a. Purchaser’s name and mailing address
 - b. Contact person’s name, title, phone number, and email address
 - c. Proposed purchase price and closing date
 - d. Signature of authorized corporate officer for each entity proposing as a partnership or team
2. **Agreement for Sale of Real Estate:** A fully completed and signed Agreement for Sale of Real Estate in the form attached as Exhibit “B” to the RFP.

3. **Cashiers' Check:** A cashiers' check made payable to the District's law firm Lane & Waterman LLP Trust Account in the amount of FIVE PERCENT (5%) of the proposed purchase price.
4. Any other information that would help the District staff understand and evaluate the proposal.

The contents of the proposal and any clarification to the contents submitted by the successful purchaser may become part of the contractual obligation and be incorporated by reference into the sale contract between the prospective purchaser and the District.

5 | EVALUATION CRITERIA

Each proposal will be evaluated based on the purchase price and the ability to meet the Evaluation Criteria below. The District will evaluate each written proposal, determine whether oral discussions with the individuals, firms, or organizations are necessary, then based on the content of the written proposal and any oral discussions, select the proposal which is most advantageous to the District, price and all other factors considered.

The District will evaluate the proposals based on the following criteria:

1. **Purchase Price.** The proposed payment to the District for the purchase of Thomas Jefferson Elementary School and related property.
2. **Capacity.** Demonstrated ability to finance and complete the purchase on time.
3. **Other Factors.** Any other factors the District considers relevant.

6 | SUBMITTAL INSTRUCTIONS, REQUESTS FOR CLARIFICATION

All responses to this RFP should be mailed through the United States Postal Service (USPS) or otherwise delivered in person to:

Michael Raso
Superintendent
Bettendorf Community School District
Tel. No. 563-359-3681
Email: mraso@bettendorf.k12.ia.us

The District has not set a specified page limit for responses, but expects to receive responses that are thorough, but also concise and to the point, without unnecessary content.

SCHEDULE

RFP Issued: **February 7, 2019**

Proposals Due: **March 8, 2019**

Evaluation of Submittals and Final Decision **April 18, 2019**

QUESTIONS REGARDING SPECIFICATIONS OR PROPOSAL PROCESS

Requests for interpretation shall be made to the District. Also, requests to view and inspect the building should be directed to:

Michael Raso
Superintendent
Bettendorf Community School District
Tel. No. 563-359-3681
Email: mraso@bettendorf.k12.ia.us

Requests for questions regarding Submission Requirements, the proposal process, and clarification should generally be made in writing. The District reserves the right to interpret the meaning of the RFP document orally or in writing and reserves the right to, but shall not be bound by, any such interpretations.

Attachments to this RFP:

1. RFP Response Cover Page (Exhibit "A")
2. Agreement for Sale of Real Estate (Exhibit "B")