

REQUEST FOR PROPOSALS
For the purchase and redevelopment of the former
Piney Woods Elementary School property

The Hamilton County Board of Education requests proposals for the purchase and redevelopment of property and buildings known as the former Piney Woods Elementary School, located at 701 Hooker Road, Chattanooga, TN 37410.

GENERAL INFORMATION:

The former Piney Woods Elementary School property is located within the Alton Park area of the City of Chattanooga, Hamilton County, Tennessee.

SITE AND BUILDING INFORMATION:

Legal Description: The legal description for the property is recorded in Deed Book 5117, Page 413 Register's Office Hamilton County, Tennessee.

State Tax Map Number: 167L B 001

Building and property parameters: The property consists of approximately 8 acres (subject to survey) and includes buildings of approximately 43,000 square feet.

Zoning: The property is currently zoned *M-1*. Rezoning required for any redevelopment must be considered by the Regional Planning Agency and approved by Hamilton County/City of Chattanooga.

Current Context: For 50+ years, the property was used as the site of the former Piney Woods Elementary School. Currently, the facility is “closed and vacant” and considered surplus to the needs of the Hamilton County Board of Education.

Environmental: Hamilton County Board of Education is unaware of any environmental reports or engineering studies that have been done on the property other than an asbestos management plan which is available for review.

Determination of any environmental issues and correction, abatement, remediation, removal or “clean-up” activities shall be the sole responsibility of the proposer.

Should any environmental audits and/or reports, including but not limited to, Environmental Phase I or II reports be required by the proposer and/or the purchaser/developer, the cost and performance of such reports will be the responsibility of the proposer and/or the purchaser/developer.

Should the purchaser/developer choose to demolish the existing buildings located on the property, it will be the responsibility of the purchaser/developer to determine the demolition requirements as related to environmental concerns, if any, to the property. The purchaser/developer will bear the expense of any demolition and/or environmental remediation relative to the property and/or buildings.

Utilities: It shall be the responsibility of the proposer and/or the purchaser/developer to determine whether the appropriate utilities are available to

the site for any proposed new development on the site. Hamilton County Department of Education will assist the purchaser/developer with obtaining documentation from the various utility companies and other governmental entities regarding utility service to the property.

Storm Water Drainage: It shall be the responsibility of the proposer and/or the purchaser/developer to ascertain the requirements regarding storm water drainage for any proposed development on the property.

GENERAL REQUIREMENTS:

The property will be sold in an "as is" condition. It will be the responsibility of the proposer and/or the purchaser/developer to determine the condition of the buildings including, but not limited to, all mechanical, electrical, plumbing systems and structural conditions of the buildings and the suitability of the property for any proposed new development.

No site plan, boundary or topographical surveys are available for the property. If required by the proposer and/or the purchaser/developer, it shall be the responsibility of the proposer and/or the purchaser/developer to obtain at the proposer and/or purchaser/developer's cost.

Any redevelopment of the property must conform to all building and zoning requirements and/or ordinances as established by the applicable governmental entity including, but not limited to, the City of Chattanooga, Tennessee, the Hamilton County Regional Planning Agency, Hamilton County Government, Air Pollution Control Bureau, and the International Building Codes.

RIGHTS TO INSPECT CONDITION OF THE PROPERTY

During the Request for Proposals submission time and at other subsequent times necessary, the Hamilton County Board of Education will allow the property to be inspected by the proposer and/or the purchaser/developer and to allow the proposer to perform any tests or inspections necessary to satisfy the proposer and/or purchaser/developer as to the condition of the property, its suitability for the proposer and/or the purchaser/developer's intended use, and presence and/or condition of asbestos/asbestos-containing materials, lead or lead containing paint, PCB emissions, and other hazardous or toxic materials; provided, however, that the purchaser and/or purchaser/developer shall make written requests of the Hamilton County Board of Education to conduct these tests and/or inspections; and further provided that the proposer and/or purchaser/developer shall be responsible for these tests and/or inspections and will indemnify and hold Hamilton County, Hamilton County Board of Education, Hamilton County Department of Education, their officers, employees and agents harmless against any and all losses, damages, injuries or claims whatsoever arising out of or in any way related to the tests or inspections.

In preparing its proposal, proposer and/or the purchaser/developer is relying solely upon its own business judgement and the results of its examination and investigation of the property and, in submitting a proposal, expressly warrants Hamilton County, Hamilton County Board of Education, Hamilton County Department of Education its officers, employees and agents have made no representations or warranties, whether express or implied, with respect to

environmental matters of any nature or kind whatsoever relating to the property or any portion thereof; the compliance or non-compliance of any of the property to any applicable municipal or governmental building codes, ordinances, rules or regulations; the habitability of the property; the value, compliance and specifications, location, use, merchantability, design, quality, description, durability, operation or condition of the property or any portion thereof for the proposer or purchaser/developer's proposed usage whatsoever. By submitting its proposal, proposer and/or purchaser/developer realize that it will purchase the property as is, where is, with all faults, if any, in their present condition and subject to all deficiencies and defects, whether known or unknown.

RESTRICTIONS:

Proposer and/or purchaser/developer understands and agrees that the subject property, or any portion thereof, may never be used for a private or parochial school serving pre-K through the 12th grade. Furthermore, the proposer and/or purchaser/developer acknowledge that the deed from the Hamilton County Board of Education to the successful proposer and/or purchaser/developer will include reverter language divesting title of the property from any subsequent owner who would operate such a school on the property or any portion thereof and return the title to the Hamilton County Board of Education. Proposer and/or purchaser/developer agree to incorporate this reverter language into any deed of any subsequent conveyance for the property.

PROPOSAL SUBMISSION:

Proposals and offers to purchase must be submitted (mailed or hand-delivered) to the Hamilton County Real Property Office, Mayfield Annex, 123 E. 7th Street, Chattanooga, TN 37402. A preliminary site plan showing building elevation must be included with proposal submission.

Proposals will be accepted for:

1. the redevelopment of the existing building and property,
2. the demolition of the building and property redevelopment by the purchaser/developer,

The deadline for receipt of proposals is 2:00 p.m. local time on July 3, 2014.

COMPARATIVE EVALUATION CRITERIA:

Staff evaluations of the proposals and recommendation for selecting the proposal will be based on the criteria listed below (not necessarily in order of importance).

1. The overall desirability, aesthetic quality, compatibility, and architectural concept of the proposed project as it relates to the surrounding residential community.
2. Purchase price.
3. Proposed use of the property.
4. Total tax revenues anticipated to be generated by the proposed redevelopment.
5. Financial stability, size, and experience of the proposer and/or purchaser/developer to successfully complete the project.

6. The ability of the proposed project to provide the greatest number of high-quality jobs.
7. The overall economic impact of the proposed project at completion.

REAL ESTATE PURCHASE AGREEMENT:

A real estate purchase agreement, with specific terms, will be negotiated with the purchaser/developer selected.

REAL ESTATE COMMISSION:

Hamilton County Board of Education does not normally enter into exclusive listing agreements with licensed real estate broker/agents. In the event a prospective purchaser chooses to use a broker/agent, it shall be the purchaser's responsibility to pay any commissions or fees above and beyond the sale price of the property.

Hamilton County Board of Education reserves the right to withdraw the request for proposals or to reject any and all proposals for any reason. It is expressly understood that the receipt of any response to the Request for Proposals does not commit Hamilton County Board of Education to the sale of the property and that any proposal must be accepted by action taken by the Hamilton County Board of Education.

Hamilton County Board of Education does not discriminate on the basis of race, color, or national origin. Hamilton County Board of Education is in compliance with the guidelines and procedures of Title VI of the Civil Rights Act of 1964.

Once a proposal has been determined to comply with this request for proposals, discussions may be commenced with proposers to ascertain the proposal most advantageous to Hamilton County Board of Education.

All proposals will be submitted at the proposer's own cost and expense. Hamilton County Board of Education will have no financial obligation relative to the submission of any proposal.

Information regarding competitive proposals will be confidential until the staff has evaluated all proposals. Proposals may be public at such time recommendations are made by the staff to the Hamilton County Board of Education.

QUESTIONS:

Questions regarding the Request for Proposals should be addressed to:

Chuck Teasley, Projects Coordinator
Hamilton County Real Property Office
123 E. 7th Street
Chattanooga, TN 37402
Phone: (423) 209-6444
Fax: (423) 209-6445
Chuckt@Hamiltontn.gov