

DAVIESS COUNTY PUBLIC SCHOOLS

**REQUEST FOR PROPOSALS FOR THE PURCHASE OF  
SCHOOL DISTRICT REAL PROPERTY ANTICIPATED TO BE  
DECLARED AS SURPLUS**

**(Approximately 11.9 acres of real property located at  
1415 East 4<sup>th</sup> Street, Owensboro, KY)**

RFP Dated: September 7, 2017

## **I. INTRODUCTION AND BACKGROUND**

The Daviess County Public School District (“District”) is seeking proposals from qualified parties (“Respondents”) to purchase certain real property consisting of approximately 11.9 acres of real property located at 1415 East 4<sup>th</sup> Street, Owensboro, KY, as more particularly identified below and the description and map depiction attached hereto as Exhibit “A” (“Property”).

It is anticipated that the Property will be declared surplus real property in the future. The District seeks proposals from any party interested in purchasing the Property pursuant to the conditions set forth in the District’s Request for Proposal (“RFP”) upon the Property being declared surplus real property pursuant to Kentucky law. The District will assess all proposals and determine the best options for the District, as described below. The District anticipates that following the less formal RFP process will allow the District to negotiate a purchase and sale agreement which better accommodates the needs of both the District and the potential purchaser.

Respondents are encouraged to submit a purchase proposal in accordance with the requirements set forth herein. The District will review all submitted proposals in accordance with the Proposal Process discussed below. If the District is able to reach an agreement with any of the Respondents, the specific terms and legal considerations of the sale will be documented in a formal purchase and sale agreement to be entered into by the District and the successful Respondent.

## **II. THE PROPERTY**

The Property, identified as Daviess County PVA Parcel No. 1-10-1-3, consists of approximately 11.9 acres of real property located at 1415 East 4<sup>th</sup> Street, Owensboro, KY. The Property is located within the zone P-1, Professional/Service & a portion is in zone I-2, Heavy Industrial. This site consists of a school building, football field, and annex building totaling 107,941 square feet.

## **III. QUALIFICATIONS/ PROPOSAL REQUIREMENTS**

While attempting to allow potential buyers the latitude to draft responses to the RFP which meet their individual needs, the District wishes to provide some general guidelines regarding what it would like to see within the final purchase and sale agreement(s).

- The highest dollar amount for the Property. The RFP response should state the total amount Respondent is willing to pay for the Property.
- The District will consider granting a right of entry to buyers for the purposes of conducting tests and surveys. The RFP response should indicate whether a right of entry is needed and a description of the potential tests and surveys to be requested by Respondent.
- The District will not pay for any broker’s commission and/or finder’s fee applicable to the sale of the Property. Therefore, any commission and/or finder’s fee to be paid to any broker or representative of the successful Respondent shall be paid directly by the successful Respondent by a separate arrangement which does not involve the District.
- Respondent shall have the ability to use the Property for any legal use upon purchase of the Property. However, the District may give special consideration to a use that benefits the community. Further, the District neither warrants nor represents the Property to possess any governmental approval for any specific use.
- Sale of property will be contingent upon (i) formal declaration of the Property to be surplus real property by the Daviess County Board of Education pursuant to Kentucky law, (ii)

approval of the contemplated transaction by the Kentucky Department of Education and (iii) completion of a replacement school – projected completion date is August 2020.

- Proposal may be submitted in conjunction with District's Land Acquisition RFP.

#### IV. QUALIFICATIONS/ PROPOSAL REQUIREMENTS

The District invites qualified persons, public entities and/or private business firms to submit proposals in response to this RFP. Proposals shall include the following:

1. Name and contact information of person/private business firm.
2. The following financial information:
  - a. Report from any financial credit rating service.
  - b. Any other financial statements and/or other documents that would indicate acceptable financial standing and the ability to fund the proposed purchase.
3. Description of proposed use of property.

#### V. PROPOSAL PROCESS

1. The District will begin accepting proposals upon date of issuance of this RFP, and will continue to accept proposals until **October 27, 2017**. It is anticipated that the District's Board shall meet on **November 16, 2017** for the purpose of considering all proposals submitted for the purchase of the Property.
2. Proposals may be mailed or delivered to the address listed at the end of this RFP. All proposals shall be sealed and clearly marked: "DCMS Purchase Proposal." Respondents shall be solely responsible for ensuring its proposal arrives to the District by the deadline set forth above. The District shall not be responsible for any issues with mail delivery or circulation.
3. Telephone or electronic submittals will not be accepted.
4. Any costs incurred by the Respondents in the preparation of any information or material submitted in response to this RFP shall be the sole responsibility of the Respondent.
5. The District reserves the right to reject any and/or all responses, or to withhold the award for any reason. The District may also waive or decline to waive irregularities in any response.
6. The District may begin negotiations with selected Respondents at the District's discretion. The District anticipates negotiations regarding purchase and sale terms to take place from October 28, 2017 to November 16, 2017, and may continue for a longer period of time. If negotiations are successful, the District's Board may invite one or more Respondents to present its/their proposal(s) to the Board.
7. Upon selection of a Respondent, the District shall provide a Purchase and Sale Agreement for the Parties execution which will set forth the terms of the purchase.
8. Upon selection of a Respondent, the Respondent shall deposit 10% of the sale price into escrow with the District. This deposit shall be non-refundable.

## **VI. RECEIPT OF PROPOSALS; CONTACT INFORMATION**

Proposals shall be received by

Sara Harley  
Director of Finance  
Daviess County Public Schools  
1622 Southeastern Pkwy  
Owensboro, KY 42303  
(270) 852-7000

Additional information may be obtained from the following

David Shutt  
Director of Maintenance  
Daviess County Public Schools  
1621 Southtown Boulevard  
Owensboro, KY 42301  
(270) 852-7060

**EXHIBIT A**

DESCRIPTION OF PROPERTY

1415 East Fourth Street  
Owensboro, Daviess County, Kentucky

Daviess County PVA Parcel No. 1-10-1-3

Situated on the north side of East Fourth Street (or the Hardinsburg Road) between said street and the Ohio River, near the eastern limits of the City; Beginning at a stake at the lower bank of the Ohio river at the waters edge, upper corner to W.H. Kearney; thence with his line S. 42 1/2 E. 96 1/4 poles to a stake in the said Fourth Street or Hardinsburg road, corner to the 38 1/4 acres sold to Hathaway and Alsop by John Faulds and wife; thence along the road N. 66 E. 30-6/10 poles to a stake also corner to Hathaway and Alsop 34-1/4 acres on the line of Queen and Mitchell tract; thence N. 42-1/2 W. 96-3/4 poles to a stake on the lowest bank of the Ohio River; thence down the river to the beginning, containing 14 acres, more or less.

AND BEING all or a part of the same real property conveyed to Daviess County Board of Education from Cordie Reno, an unmarried woman, as evidenced by that certain deed dated August 26, 1926, and appearing of record in Deed Book 117, Page 207, in the Office of the Daviess County Court Clerk.

THE FOREGOING EXHIBIT "A" PREPARED BY:

**STEVENSON LAND & TIERNEY**  
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By: \_\_\_\_\_  
Sean S. Land