



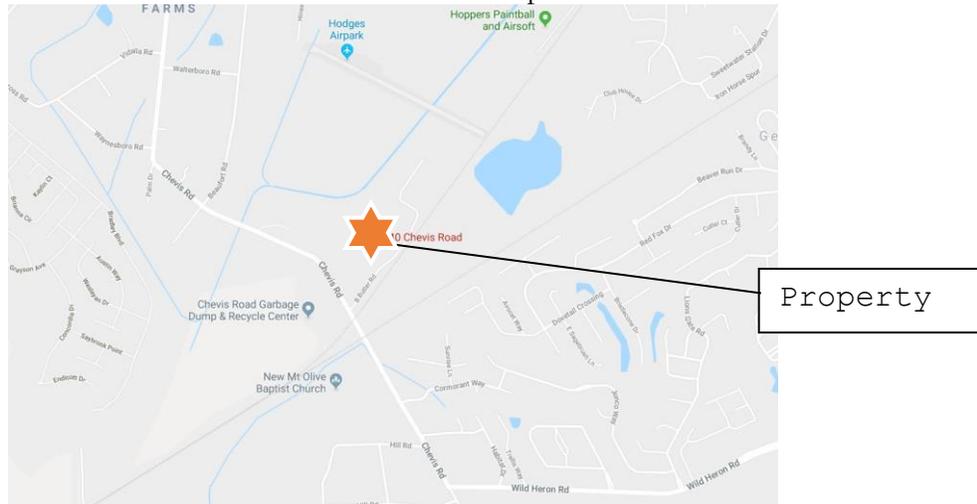
**SURPLUS PROPERTY LOCATED AT 740 CHEVIS ROAD
EVENT NO. 7294**

**SECTION II
SCOPE OF WORK**

- 2.0 Broad Description of Project:** The City of Savannah is offering real property located at 740 Chevis Road, Savannah, Georgia 31419 to the public for sale. The site is approximately 6.17 acres, subject to survey.

Electronic responses will not be accepted.

General Location Map



740 Chevis Road – Former Fire Station #15

SPECIAL CONDITIONS

The deed shall contain a covenant running with the land that the property cannot be owned by an entity exempt from real and personal property taxes, unless such entity enters into an agreement with the City to pay a voluntary equivalent payment in lieu of such property taxes over a specified period of time, or until this condition is waived by the Mayor and Aldermen of the City of Savannah. This covenant shall expire after 20 years.



(Source: Google Earth)

Georgia Code OCGA 36-37-6 governs the process by which municipalities of the State of Georgia dispose of surplus real property. The property was declared surplus and available for sale to the public by the Mayor and Aldermen during a regularly scheduled City Council meeting on January 31, 2019. Surplus real property is offered for sale or lease to the public, either by sealed bid or auction, after due notice has been provided. If the property is offered by sealed bid, the notice shall contain a detailed invitation for proposals and a description of any relevant conditions associated with the sale. Due notice is provided in accordance with State law to allow sufficient time for the property to be exposed on the market and generate responses from the public.

All questions submitted by interested parties in response to this request are assembled by the City's Purchasing Department and posted, along with answers/responses, for the public to review. This public process ensures transparency and equity, and avoids potential conflicts of interest.

2.1 PROPERTY DESCRIPTION

2.1.1 General

The property is located outside the City of Savannah limits in unincorporated Chatham County. Tax Records reports the lot size is +/- 6.17 acres. The lot is partially wooded and irregular in shape. Improvements on-site include a double-wide trailer and a metal warehouse that will convey with the land.

Legal Description: LOT 2 BEASLEY SUB RECOMBINATION OF PORTIONS OF WILD HORN TRACT SMB 14S 21 6.17 AC.



2.1.2 Flood Zone

According to Flood Emergency Management Agency maps, the property is primarily located in flood zone X and has a less than .2% annual chance of flooding every year, and where predicted flood water elevations above mean sea level have been established. The remainder of the property is located in flood zone X-500 and is considered to be at a slightly greater risk of flooding, approximately .2%. An excerpt of the flood map as provided by the Savannah Area Geographic Information System (SAGIS) follows:



Source: SAGIS

The property is zoned R-A. An excerpt of the zoning map follows:



Source: SAGIS

A complete description of allowable uses, setbacks, lot coverage, and other zoning information can be found at the Metropolitan Planning Commission Website via the following link:

<https://www.thempc.org/docs/ord/zoning/county/4-5.1Use.pdf>

2.2 Proposal Format: Proposals shall be submitted in the following format and include the

following information.

- 2.2.1 Offer/Purchase Price for Property: The price willingly offered for the property. The price should be a firm price in U.S. dollars. No ranges or contingencies will be accepted. The final purchase price will be the accepted bid plus advertising, title, and closing fees, if any.
- 2.2.2 Evidence of Financial Capacity: Provide evidence of financial resources, such as a financing commitment letter from an approved lender, cash per bank statement, or financial statement, etc.
- 2.2.3 Proposed Use/Scope of Work: Provide a complete description of the proposed use of the property. Please note whether a re-zoning will be required, and, if so, what zoning will be sought.
- 2.2.4 The successful proposer may be asked for, and must be able to provide, a cashier's check for 10% of the approved amount within 10 working days after the proposal is accepted. The closing will occur within 60 days after acceptance of proposal and approval by City Council unless otherwise stipulated and agreed to by the City of Savannah.
- 2.2.5 Timeline for Project Completion: Identify the proposed schedule for implementing the project, including estimated time for completion.
- 2.2.6 Address of Proposer: Provide the complete physical address and mailing address for the entity proposing to acquire the property. Please also include other contact information such as e-mail address and phone number.

2.3 Basis of Award: Proposals will be evaluated according to the following criteria and weight:

- a) Evidence of financial capacity *(10 points)*
- b) Proposed use/Scope of work *(25 points)*
- c) Fees *(50 points)*
- d) Timeline/Schedule *(10 points)*
- f) Local vendor (Within the city limits of Savannah and has a City of Savannah Business Tax Certificate) participation *(5 points)*

Proposals shall be evaluated by a selection committee. A short list may be developed and interviews conducted with those proposers deemed to be most qualified. The City reserves the right to conduct interviews of any or all proposers at the City's discretion. The City also reserves the right to request a best and final offer (BFO) and to re-score evaluations based on the best and final offer. Proposers may be required to provide clarification of their proposal as part of the BFO response.

2.4 Authority and Discretion

The City of Savannah reserves the right to reject any and all proposals in its sole discretion, or to negotiate with the highest and most responsive proposer.

- 2.5 Seller is offering the property **AS IS with no warranties**. Property shall be conveyed by Quit Claim Deed.
- 2.6 **Delivery**
Proposals, including all required documentation must be submitted manually in hard copy to the address listed in the bid document to ensure receipt by the Purchasing Division on or before 1:30 P.M. (EST) on the date specified in the web page listing for this event. Proposals must be in a sealed envelope and clearly marked with the event number and property description. Electronic submittals will not be accepted.
- 2.7 **Copies:** One unbound, printed, and signed original, six identical, printed copies, and one electronic copy on a flash drive of the proposal and supporting documents must be submitted in response to the RFP. All responses must relate to the specifications as outlined.
- 2.8 **Contacts:** Proposers must submit proposals in accordance with the instructions contained in this RFP. All requested information must be submitted with the proposal. Instructions for preparation and submission of proposals are contained in this package. All questions regarding this request for proposal should be submitted in writing and emailed to the person listed on the summary event page.
- 2.9 **Inspections:** The property will be available for inspection. Further information may be obtained by calling Real Estate Services at 912-651-6524.
- 2.10 **Local Vendor Definition**
A bidder or business shall be considered a local vendor if it meets all of the following requirements:
- a) The bidder or business must operate and maintain a regular place of business with a physical address within the corporate limits of the city, and
 - b) The bidder or business must at the time of bid or quotation submission, have a current city business tax certificate issued by the City for at least one year prior to the issuance of the requested competitive quote, bid, or proposal by the City (a post office box or temporary office shall not be considered a place of business), and
 - c) The bidder or business performs quantifiable services in the ordinary course and scope of its business with the skills, qualifications, and expertise necessary to execute its contractual obligations to the City.
- 2.11 **Qualifications:** Each proposer shall submit a summary of their qualifications and experience. Additional information such as agency brochures, resumes, etc. may be submitted as appropriate.
- 2.12 **Schedule:** Each proposer shall submit a proposed time schedule for the project.
- 2.13 **Purchase Price:** Proposer shall submit proposed purchase price based on the detailed listing in Section 3 of the RFP.

2.14 Acknowledgement of Addenda: Vendor is responsible for determining and acknowledging any addenda issued in connection with this RFP. Addenda must be acknowledged in order for proposals to be considered.

NON-DISCRIMINATION STATEMENT

The prime contractor / bidder certifies that:

- (1) No person shall be excluded from participation in, denied the benefit of, or otherwise discriminated against on the basis of race, color, national origin, or gender in connection with any bid submitted to the City of Savannah or the performance of any contract resulting therefrom;
- (2) That it is and shall be the policy of this Company to provide equal opportunity to all business persons seeking to contract or otherwise interested in contracting with this Company, including those companies owned and controlled by racial minorities, cultural minorities, women, and individuals belonging to other socially and economically disadvantaged groups;
- (3) In connection herewith, we acknowledge and warrant that this Company has been made aware of, understands and agrees to take affirmative action to provide such companies with the maximum practicable opportunities to do business with this Company;
- (4) That this promise of non-discrimination as made and set forth herein shall be continuing in nature and shall remain in full force and effect without interruption;
- (5) That the promises of non-discrimination as made and set forth herein shall be and are hereby deemed to be made as part of and incorporated by reference into any contract or portion thereof which this Company may hereafter obtain and;
- (6) That the failure of this Company to satisfactorily discharge any of the promises of non-discrimination as made and set forth herein shall constitute a material breach of contract entitling the City of Savannah to declare the contract in default and to exercise any and all applicable rights and remedies including but not limited to cancellation of the contract, termination of the contract, suspension and debarment from future contracting opportunities, and withholding and or forfeiture of compensation due and owing on a contract.

Signature

Title

