



SECTION II

VACANT COMMERCIAL PROPERTY FOR SALE CITY OF SAVANNAH, CHATHAM COUNTY, GEORGIA EVENT # 5028

The City of Savannah is offering for sale to the public one (1) vacant, commercially zoned property. Electronic responses will not be accepted.

2.0 **Property Description**

A. 1230 Montgomery Crossroads

The subject property consists of an unimproved, vacant, commercial lot fronting Montgomery Crossroads. Said parcel is identified as Tax Parcel Identification Number (PIN) 2-0494-10-015 and legally described as LOT 96A, RECOMBINATION OF LOTS 96 97 98 GROVE PARK SUB (in the Grove Park neighborhood). The parcel is approximately one-half acre in size and contains no buildings, and is being sold in “AS IS, WHERE IS” condition.

The current zoning of the property is PUD-BC (Planned Business Commercial). Allowable uses include a variety of commercial applications. A complete list of allowable uses, lot coverage ratios, setbacks, and related information can be referenced at the following link: <http://savannahga.gov/index.aspx?NID=1123>

All public utilities (water, sewer, and stormwater drainage) are available to the site. The property is located in Flood Zone AE. Sale of the property is subject to a utility easement held by Georgia Power. Details of such easement are recorded in the Chatham County Clerk of Superior Courts, Book 718, Pages 662-667.

Subject Property



Subject Property Location



2.1 Proposals are to include the following information:

A proposal form is included as part of this RFP, known as Section III, for the information requested in this section.

2.1.1 Offer/Purchase Price for Property: The price willingly offered for the listed property. The price should be a firm price in U.S. dollars. No ranges or contingencies will be accepted.

2.1.2 Proposed Use: Provide a description of the proposed use(s) of the property.

2.1.3 Proposed Schedule for Development and Occupancy: Provide a proposed schedule for development of the premises and occupancy.

2.2 The successful purchaser must be able to provide a deposit, in the form of cash or a cashier's check, equating to five (5%) percent of the approved amount within five (5) working days after the proposal is awarded by the City.

2.3 Basis of Award: Proposals will be evaluated based upon all information submitted in response to this RFP. The City reserves the right to request clarification of information submitted and to request additional information from one or more respondents. The City may, at its option, request any or all proposers to make oral presentations.

Purchase Price	70 points
Proposed Use	15 points
Proposed Project Timeline for Development and Occupancy	<u>15</u> points
Total Points	100 points

2.4 Seller is offering the properties **AS IS - WHERE IS, with no warranties**. The fee simple interest in the property shall be conveyed by limited warranty deed at closing.

2.5 Copies: One (1) unbound, printed, and signed original and two (2) identical, printed copies of the proposal and supporting documents must be submitted in response to the RFP. All responses must relate to the specifications as outlined. No electronic submissions will be accepted.

2.6 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.

2.7 The property will be available for inspection by appointment. The successful purchaser will be provided up to thirty (30) days for due diligence and inspections of the property after award. During this inspection period, the successful purchaser may terminate at any time and receive a full return of the deposit. However, if the successful purchaser does not terminate during the due diligence period, then the deposit shall become non-refundable and will be retained by the City as consideration, but will be credited against the purchase price at closing.

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

2.9 Closing Procedures: If the successful proposer elects to continue toward closing after the expiration of the due diligence period, then the closing will occur within thirty (30) days. The City will prepare the deed and related closing statement, and the closing will occur at the offices of the attorney for the City of Savannah.

SECTION III

PURCHASE PRICE PROPOSAL

Purchase price proposals and other requested information shall be submitted in a sealed envelope clearly marked Purchase Price Proposal for Selling of Properties, RFP Event # 5028 and include the name of the proposer.

ALL PROPOSERS MUST BE REGISTERED SUPPLIERS ON THE CITY'S WEBSITE TO BE AWARDED AN EVENT. PLEASE REGISTER AT WWW.SAVANNAHGA.GOV. ELECTRONIC SUBMISSIONS WILL NOT BE ACCEPTED.

A. Total Proposed Purchase Price for 1230 Montgomery Crossroads:

\$ _____

(fixed, firm price)

Proposed Use:

Proposed Schedule for Development and Occupancy:

SUBMITTED BY: _____

PROPOSER: _____

SIGNED: _____

NAME (PRINT): _____

ADDRESS: _____

CITY/STATE: _____ **ZIP** _____

TELEPHONE: (_____) _____

Area Code

FAX: (_____) _____

Area Code

EMAIL: _____

INDICATE MINORITY OWNERSHIP STATUS OF BIDDER (FOR STATISTICAL PURPOSES ONLY):

CHECK ONE:

- NON-MINORITY OWNED** **ASIAN AMERICAN**
 AFRICAN AMERICAN **AMERICAN INDIAN**
 HISPANIC **OTHER MINORITY Describe** _____
 WOMAN (non-minority)

CONFIRM RECEIPT OF ANY ADDENDA ISSUED FOR THIS PROPOSAL:

ADDENDUM # _____

DATE _____

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, and women;
- (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