



SECTION II

RESIDENTIAL PROPERTIES FOR SALE CITY OF SAVANNAH, CHATHAM COUNTY, GEORGIA EVENT # 4623

The City of Savannah is offering three (3) residential vacant lots and three (3) separate residential buildings, totaling six properties, for sale to the public. Electronic submittals will not be accepted.

These properties are briefly described as follows:

2.0 Property Description

- A. 244 McIntyre Street



The subject property consists of an unimproved, vacant residential lot fronting McIntyre Street located two lots north of Augusta Avenue. The parcel is identified as Tax Parcel

Identification Number 2-0027-05-024, legally described as 45 CLAY WD, and is located in the West Savannah neighborhood, City of Savannah, Chatham County, Georgia.

The parcel contains approximately 0.069 acres with dimensions of approximately 30 feet x 100 feet; subject to survey. The property is being sold in “AS IS, WHERE IS” condition.

B. 246 McIntyre Street



The subject property consists of an unimproved, vacant residential lot fronting McIntyre Street located one lot north of Augusta Avenue. The parcel is identified as Tax Parcel Identification Number 2-0027-05-023, legally described as North 28 FEET OF LOT 44 VALE ROYAL TERRACE CLAY WARD, and is located in the West Savannah neighborhood, City of Savannah, Chatham County, Georgia.

The parcel contains approximately 0.064 acres with dimensions of approximately 28 feet x 100 feet; subject to survey. The property is being sold in “AS IS, WHERE IS” condition.

C. 1510 Augusta Avenue



The subject property consists of an unimproved, vacant residential lot fronting Augusta Avenue between McIntyre and Millen Streets. The parcel is identified as Tax Parcel Identification Number 2-0027-05-021, legally described as E PT 43 S E PT 44 CLAY WD, and is located in the West Savannah neighborhood, City of Savannah, Chatham County, Georgia.

The parcel contains approximately 0.115 acres with dimensions of approximately 50 feet x 100 feet; subject to survey. The property is being sold in “AS IS, WHERE IS” condition.

Note: Parcels A, B, and C are adjoining properties, but are listed separately. Proposer are encouraged, but not required, to submit proposals to acquire and develop all three (3) properties. Consideration may be given to proposals that seek to acquire and develop two (2) or more of the three (3) properties.

D. 625 Seiler Avenue



The subject property consists of a one-story single-family frame house with wood siding fronting Seiler Avenue and is situated on a single parcel. Said parcel is identified as Tax Parcel Number 2-0075-01-003, legally described as LOT E ½ 116 ALL GLATIGNY WD GLATIGNY WARD, and is located in the Midtown neighborhood, City of Savannah, Chatham County, Georgia.

The parcel is .097 acres and measures 45 feet x 94 feet. Square footage of the home is 869 square feet with two (2) bedrooms and two (2) bathrooms. The home was built in 1985 and the property is being sold 'AS IS, WHERE IS' condition.

E. 228 Cumming Street



The subject property consists of a one-story single-family frame house with wood siding and brick veneer fronting Cumming Street and is situated on a single parcel. Said parcel is identified as Tax Parcel Number 2-0019-17-031, legally described as LOT 53 MITCHELL WARD, and is located in the West Savannah neighborhood, City of Savannah, Chatham County, Georgia.

The parcel is .065 acres and measures 30 feet x 95 feet. Square footage of the home is 1,083 square feet with two (2) bedrooms and one (1) bathroom. The home was built in 1970 and the property is being sold 'AS IS, WHERE IS' condition.

F. 913 West 39th Street



The subject property consists of a one-story single-family frame house with wood siding fronting West 39th Street and is situated on a single parcel. Said parcel is identified as Tax Parcel Number 2-0073-21-009, legally described as LOT 6 BLOCK A DEMERE WARD, and is located in the Cuyler-Brownville neighborhood, City of Savannah, Chatham County, Georgia.

The parcel is 0.08 acres and measures 32 feet x 110 feet. Square footage of the home is 1,344 square feet with three (3) bedrooms and two (2) bathrooms. The home was built in 1930 and the property is being sold 'AS IS, WHERE IS' condition.

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. Partial proposals will be accepted.

2.1.1 Offer/Purchase Price for Property: The price willingly offered for one (1) or more of the listed properties. The price should be a firm price in U.S. dollars. No ranges or contingencies will be accepted.

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

2.1.3 Proposed Schedule for Development: Provide a proposed schedule for development and occupancy.

2.1.4 Address of Proposer: A complete mailing address for the location of the entity proposing to acquire the property. Please also include other contact information such as e-mail address and phone number.

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. The City will deposit these funds in its property acquisition general fund account.

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	60 points
Proposed Scope of Work and Renovation/Construction Costs	20 points
Project Timeline	15 points
Local Vendor Participation (Within the City limits of Savannah and has a current City of Savannah Business tax certificate)	5 <u>points</u>
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.
- 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 properties will be available for inspection by appointment. The successful purchaser will be provided up to ten (10) days for due diligence and inspections of the property after award and contract. 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 five (5) days of buyer's receipt of notice to close or the expiration of the due diligence period, whichever comes first. 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.
- 2.10 Minority/Woman Business Enterprise Goals:** The City of Savannah has not established a M/WBE goal for this project, however, MWBE participation is encouraged in all City events whenever possible.
- 2.11 Local Vendor Definition:** A proposer or business shall be considered a local vendor if it meets all of the following requirements:
- (a) The proposer 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 proposer or business must at the time of bid or proposal submission, have a current city business tax certificate issued by the City, and
 - (c) The business owner must serve a commercially useful function, meaning performance of real and actual service in the discharge of any contractual endeavor. The contractor/vendor must perform a distinct element of work for

which the business owner has the skills, qualifications, and expertise, as well as the responsibility for the actual performance, management, and supervision of the work for which he/she has been contracted to perform.

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 # 4623 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 244 McIntyre Street: \$_____

(fixed, firm price)

Proposed Use and Schedule:

B. Total Proposed Purchase Price for 246 McIntyre Street: \$_____

(fixed, firm price)

Proposed Use and Schedule:

C. Total Proposed Purchase Price for 1510 Augusta Avenue: \$_____

(fixed, firm price)

Proposed Use and Schedule:

D. Total Proposed Purchase Price for 625 Seiler Avenue: \$ _____
(fixed, firm price)

Proposed Use and Schedule:

E. Total Proposed Purchase Price for 228 Cumming Street: \$ _____
(fixed, firm price)

Proposed Use and Schedule:

F. Total Proposed Purchase Price for 913 West 39th Street: \$ _____
(fixed, firm price)

Proposed Use and Schedule:

TOTAL PROPOSAL PRICE \$ _____

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

PROPOSED SCHEDULE OF M/WBE PARTICIPATION

All M/WBEs listed **must be certified as a minority-owned or women-owned business** by the City of Savannah or a federally-recognized or state-level certifying agency (such as USDOT, State DOT, SBA 8(a) or GMSDC) that utilizes certification standards comparable to the City of Savannah **prior** to the due date of this bid. **Other business certifications that do not specify majority woman or minority ownership may not be substituted. Proof of M/WBE certification from the certifying agency is required to accompany the bid.** A firm that has submitted an application for M/WBE certification but has **not** been certified is **not** qualified as a certified M/WBE and will not be recognized as such during the City's evaluation process. To expedite verification, please provide accurate phone numbers for all M/WBEs listed and ensure firms understand contact will be made following bid submittal.

Name of Proposer: _____ Event No. 4623
 Project Title: _____

NOTE: Unless certified through the City of Savannah M/WBE Program, proof of M/WBE certification must be attached for all firms listed.

Name of M/WBE Participant	Name of Majority Owner	Telephone	Address (City, State)	Type of Work Sub-Contracted	Estimated Sub-contract Value	MBE or WBE	Certified? (Y or N)	Certifying Agency? (City of Sav. or Other)
					%			
					%			
					%			

MBE Participation Value: _____ % WBE Participation Value: _____ % M/WBE Participation Value: _____ %
The undersigned will enter into a formal agreement with the M/WBE Subcontractors/Proposers identified herein for work listed in this schedule, conditioned upon executing a contract with the Mayor and Aldermen of the City of Savannah. The Prime's subcontractor that subcontracts work must enter into a formal agreement with the tier subcontractor identified herein for work listed in this schedule. The Prime may count toward the goal any tier of M/WBE subcontractors and/or suppliers that will be utilized in the contract work. However, when an M/WBE subcontracts part of the work, the value of the subcontracted work may **only** be counted toward the goal **if the tier subcontractor is an M/WBE**. Any work an M/WBE firm subcontracts to a non-M/WBE firm **will not count toward the M/WBE goal**. It is the responsibility of the Prime contractor to advise all M/WBEs of this requirement and to ensure compliance by subcontractors.

Joint Venture Disclosure

If the prime bidder is a joint venture, please describe the nature of the joint venture, the level of work and the financial participation to be provided by the Minority/Female joint venture firm in the space provided below.

Joint Venture Firms	Level of Work	Financial Participation

Printed name (company officer or representative): _____

Signature: _____ Date: _____

Title: _____ Email: _____

Telephone: _____ Fax: _____

The Minority/Women Owned Business Office is available to assist with identifying certified M/WBEs. Please contact the M/WBE Office at (912) 652-3582. The City of Savannah's certified M/WBE registry is posted on its website @ www.savannahga.gov

Developing a Strong M/WBE Participation Plan

Key facts every bidder/proposer needs to know prior to developing their M/WBE Participation Plan:

1. All bidders/proposers must submit a “Proposed Schedule of M/WBE Participation” which identifies the minority and/or woman-owned companies that have agreed to participate in the project if awarded. All companies listed on the form must be certified as either minority-owned and controlled or woman-owned and controlled. The City does not accept a company’s “self-identification” as minority or woman-owned.
2. **Proof** of M/WBE certification from the certifying agency is required to accompany the bid; and certification must have been completed by the City of Savannah, a federally-recognized or a state-level certifying agency (USDOT, State DOT, SBA 8(a) or GMSDC) utilizing certification standards comparable to the City of Savannah.
3. The certification must have been approved prior to the due date of this bid. A firm that has submitted an application for certification but has not been certified will not be counted toward the M/WBE goal.
4. The M/WBE Office **will be contacting all M/WBE firms** included in the bidder’s M/WBE Plan to confirm each: a) was contacted by the bidder/proposer; b) performs the type of work listed; and c) agreed to participate.
5. To expedite the verification process, bidders/proposers need to: provide accurate phone numbers for all M/WBEs listed; ensure M/WBEs know to expect to be contacted by phone and email; request M/WBEs be accessible during the critical period before bid-opening; and advise M/WBEs that City staff **must** receive the M/WBE’s confirmation that the firm agreed to participate in the bid/proposal in order for the prime contractor to receive credit toward their proposed M/WBE participation goals.
6. If a proposed M/WBE cannot be confirmed as certified, performing the type of work described or agreeing to participate, the bidder/proposer will be notified and given a pre-determined period to submit a correction. If an M/WBE still cannot be confirmed or replaced, the proposed percentage of participation associated with the unverified M/WBE firm will **not be counted** and **will be deducted** from the overall proposed M/WBE goal.
7. Any tier of M/WBE subcontractors or suppliers that will be utilized in the contract work may count toward the MBE and WBE goal **as long as the tier subcontractors/suppliers are certified M/WBEs**. Work that an M/WBE subcontracts to a non-M/WBE firm does **not** count toward the M/WBE goal.
8. M/WBEs must perform a “**commercially useful function**” which is the provision of **real and actual work or products**, or performing a distinct element of work for which the business has the skills, qualifications and expertise, and the responsibility for the actual management and supervision of the work contracted.
9. Per the *Proposed Schedule of M/WBE Participation* “the undersigned (bidder/proposer) will enter into a formal agreement with the M/WBE Subcontractors/Proposers identified herein for work listed in this schedule, conditioned upon executing a contract with the Mayor and Aldermen of the City of Savannah.” **This signed commitment is taken seriously by the City**, so do not list M/WBEs you do not plan to utilize. Any proposed changes must be pre-approved by the M/WBE Office, be based on legitimate business-related reasons, and still meet the M/WBE participation goals per the City’s contract.
10. A bidder who is a certified M/WBE may count toward the goal the portion of work or services on a City contract that is actually performed by the M/WBE, including: the cost of supplies/materials purchased or equipment leased for contract work, fees for bona fide services such as professional or technical services, or for providing bonds or insurance specifically required for the performance of a City contract.
11. If awarded the contract, the MWBE Office **will be reviewing your company’s subcontracts, invoices and payment records** to substantiate the completion of work and payment of M/WBEs. If the prime contractor is an M/WBE that is being included in its M/WBE goal, the prime contractor must maintain records **that will be inspected** to prove the portion of work performed, cost of work, and payments to the prime company.
12. Most bids for goods and materials do not have specific MWBE goals established for the contract. If no goals are include in the scope of work or General Specifications, you are not required to submit MWBE participation but encouraged to do so when the opportunity is available. The City maintains this information for statistical purposes only and it is not reflected in the award decision.