

Request for Proposal (RFP)# 16-08
for
Purchase of the Old Blacksburg High School Property
Issue Date: July 30, 2015
Proposal Due Date and Hour: Thursday, October 1, 2015
3:00 p.m.

Montgomery County Purchasing Department
755 Roanoke Street, Suite 2C
Christiansburg, VA 24073-3179

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Purchase of the Old Blacksburg High School Property

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ATTACHMENT A: Terms and Conditions

ATTACHMENT B: Map entitled “Old Blacksburg High School Property (Parcel(s)-070649, 180191, 200385, 070687)”

COUNTY OF MONTGOMERY, VIRGINIA
RFP # 16-08

ISSUE DATE: JULY 30, 2015

Purchase of the Old Blacksburg High School Property
(TO BE COMPLETED AND RETURNED)

GENERAL INFORMATION FORM

QUESTIONS: All inquiries for information regarding this solicitation should be directed to: Heather M. Hall, C.P.M., Procurement Manager, Phone: (540) 382-5784; faxed to (540) 382-5783, or e-mail: hallhm@montgomerycountyva.gov

DUE DATE: Sealed Proposals will be received until **Thursday, October 1, 2015**, up to and including **3:00 PM**. Failure to submit proposals to the correct location by the designated date and hour will result in disqualification.

ADDRESS: Proposals should be delivered to: **Montgomery County Purchasing Department, 755 Roanoke Street, Suite 2C, Christiansburg, Virginia 24073-3179**. Reference the Due Date and Hour, and RFP number in the lower left corner of the return envelope or package.

COMPANY INFORMATION/SIGNATURE: In compliance with this Request For Proposal and to all conditions imposed herein and hereby incorporated by reference, the undersigned hereby offers attached signed proposal.

Full Legal Name (print)			
Business Name / DBA Name / TA Name and Address			
Contact Name/Title		Signature	
Telephone Number	Fax Number	E-mail Address	Date

COUNTY OF MONTGOMERY
RFP# 16-08
Purchase of the Old Blacksburg High School Property

I PURPOSE

The County of Montgomery, Virginia (the “County”) is interested in selling the property commonly referred to as the Old Blacksburg High School Property located at 520 Patrick Henry Drive, in the Town of Blacksburg (the “Town”), County of Montgomery, Virginia. The Property is located in close proximity to Virginia Polytechnic Institute & State University (“Virginia Tech”) and is across the street from the Town Parks and Recreation Complex. The intent and purpose of this Request for Proposals (RFP) is to seek offers for the purchase of the Property through the competitive negotiation process.

II THE COUNTY:

Montgomery County is located in the southwestern part of Virginia in the region known as the New River Valley. This region takes its name from the New River, the Nation's oldest and the world's second oldest river, and includes the counties of Floyd, Giles, Montgomery, Pulaski, and the City of Radford. The County has a land area of 393 square miles and lies in the broad picturesque area between the Appalachian Plateau and the Blue Ridge Mountains. Topography varies from gently rolling to steep mountainous terrain, with elevations varying from 1,300 to 3,700 feet above sea level. The majority of the County is at an elevation of 2,000 feet.

The Town of Blacksburg and the Town of Christiansburg, the County seat, are the population centers of the County and are located approximately 35 miles southwest of the City of Roanoke. Blacksburg is home to Virginia Polytechnic Institute and State University (“Virginia Tech”). Founded in 1872 as a land-grant college, Virginia Tech is the second largest public university in Virginia and one of the country's leading research institutions. The County had a 2015 estimated population of 97,244. (This includes the two incorporated towns, Blacksburg and Christiansburg, which contain a population of 43,609 and 21,533 respectively.) The County is governed by an elected seven member Board of Supervisors, who appoints a County Administrator to administer the day-to-day operation of the County.

III. THE PROPERTY

The Property consists of four separate parcels identified on the County Tax Maps as Tax Map No. 227-A 4, Parcel ID# 070649, Tax Map No. 227-A 4C, Parcel ID# 180191, Tax Map No. 041-A2, Parcel ID# 070687, and Tax Map No. 227-A 4D, Parcel # 200385 (see attached map entitled “Old Blacksburg High School Property (Parcel ID(s)-070649, 180191, 200385, 070687) as Attachment B.) The Property consists of approximately 36 acres with road frontage on Patrick Henry Drive. Located on the Property is the former high school building (not being used), tennis courts, a softball field, baseball field and a paved track with an infield. The Property is surrounded by a single family residential neighborhood and the Town Parks and Recreation complex across Patrick Henry Drive. The Property is currently zoned in the Town as Low Density Residential R-4 with a by right to develop four (4) single family residential units per acre. Given the character of adjoining uses it is unlikely that the Property would be rezoned to a higher residential density or to a more intense commercial or office use. The Property is currently served by public utilities, including water, sewer, electric and natural gas. The Offeror shall be responsible for seeking and confirming with each of the utility providers as to the location of the utilities and whether sufficient capacity is available for the proposed development.

The Property was conveyed to the County by the Montgomery County School Board in 2013 after the School Board deemed the Property surplus. The Board of Supervisors has agreed that the proceeds from the sale of OBHS shall be used to offset current school construction debt or used for future school capital needs.

The County desires to receive offers to purchase the Property that are not subject to or conditioned upon the Property being rezoned by the Town. The County is offering the Property subject to the current zoning. No offer to purchase will be considered that is conditioned upon or subject to the Town rezoning the property prior to purchase.

IV PROPOSAL PREPARATION AND SUBMISSION REQUIREMENTS:

A. GENERAL REQUIREMENTS:

1. RFP Response: In order to be considered responsive, Offerors must submit a complete response to this RFP. One (1) original and nine (9) copies of each proposal must be submitted to:

Heather M. Hall, C.P.M., Procurement Manager
Montgomery County Purchasing Department
755 Roanoke Street, Suite 2C
Christiansburg, VA 24073-3179

Identify on outside of envelope: Sealed RFP # 16-08

RFP Due date and hour: October 1, 2015, 3:00 P.M. Eastern Time Zone

The Offeror shall make no other distribution of the proposal.

2. Proposal Preparations:

- a. Proposal shall be signed by an authorized representative of the Offeror. All information requested should be submitted. The Procurement Manager shall review all proposals to ensure that the required information is included. Failure to submit all information requested may result in a request to submit the missing information. Proposals which are substantially incomplete or lack key information may be rejected as nonresponsive. Mandatory requirements are those required by law or regulation or are such that they cannot be waived and are not subject to negotiation.
- b. Proposals will be reviewed and evaluated by a Committee as designated by the County.
- c. Proposal should be prepared simply and economically, providing a straight forward, concise description of capabilities to satisfy the requirements of the RFP. Emphasis should be placed on completeness and clarity of content.
- d. Proposals should be organized in the order in which the requirements are presented in the RFP. All pages of the proposal should be numbered. Each paragraph in the proposal should reference the paragraph number of the corresponding section of the RFP. It is also helpful to cite the paragraph number, sub-letter, and repeat the text of the requirements as it appears in the RFP. If a response covers more than one page, the proposal should contain a table of contents which cross references the RFP requirements. Information which the Offeror desires to present that does not fall within any of the requirements of the RFP should be inserted at an appropriate place or be attached at the end of the proposal and designated as additional material. Proposals that are not organized in this manner risk elimination from consideration if the evaluators are unable to find where the RFP requirements are specifically addressed.
- e. Each copy of the proposal should be bound or contained in a single volume where practical. All documentation submitted with the proposal should be contained in that single volume.
- f. Ownership of all data, materials and documentation originated and prepared for the County pursuant to the RFP shall belong exclusively to the County and be subject to public inspection in accordance with the Virginia Freedom of Information Act. Trade secrets or proprietary information submitted by an Offeror shall not be subject to public disclosure under the Virginia Freedom of Information Act; however, the Offeror must invoke the protections of Section 2.2-4342 of the Code of Virginia, in writing, either before or at the time the data or other materials to be protected and state the reasons why protection is necessary.

B. SPECIFIC REQUIREMENTS: Proposals should be as thorough and as detailed as possible so that the County may

properly evaluate your offer. Offers are required to submit the following information/items as a complete proposal:

1. The return of the RFP general information form and addenda, if any, signed and completed as required.
2. Describe your company and the company's experience in developing similar properties.
3. Provide the names and roles of the individuals who will be assigned to this project and their experience in developing similar properties.
4. Describe your proposed use of the Property, including how you plan to develop the property and the zoning that will be required to develop the Property. Please describe how your proposed use and zoning designation conforms to the Comprehensive Plan of the Town of Blacksburg.
5. Discuss your monetary offer to purchase the Property and the time frame you will need to close on the Property.
6. Discuss the investment that you propose for the Property, and the anticipated timeframe to develop the Property.
7. Discuss your plan for the Property once it is developed and how that use complements the adjacent areas.
8. Discuss any other issues that you believe the County should consider about your offer to purchase and the overall development plan for the Property.

V. **EVALUATION AND AWARD OF CONTRACT:**

- A. Award of Contract: Selection shall be made of two or more Offerors deemed to be fully qualified and best suited among those submitting proposals on the basis of the evaluation factors included in the Request for Proposal, including price offered. Negotiations shall be conducted with the Offerors so selected. After negotiations have been conducted with each Offeror so selected, Montgomery County shall select the Offeror which, in its opinion, has made the best proposal, and shall negotiate an acceptable Contract to Purchase with that Offeror. Montgomery County may cancel the Request for Proposal or reject proposals at any time prior to an award, and is not required to furnish a statement of the reason why a particular proposal was not deemed to be the most advantageous.

Should Montgomery County determine in writing and in its sole discretion that only one Offeror is fully qualified, or that one Offeror is clearly more highly qualified than the others under consideration, a Contract to Purchase may be negotiated and awarded to that Offeror. Any award is contingent upon the execution of a Contract to Purchase between the parties, a public hearing being held pursuant to Section 15.2-1800 of the 1950, Code of Virginia and public approval by the Montgomery County Board of Supervisors.

- B. Evaluation Criteria: Proposals shall be evaluated by the County using the following criteria:

EVALUATION CRITERIA	WEIGHT
1. Planned use for the property	30
2. Monetary offer to the County for purchase	30
3. Proposed Investment and timetable for investment to be made	20
4. Future tax revenues generated by development	20
	<u>100</u>

VI. **CONTRACT ADMINISTRATION:**

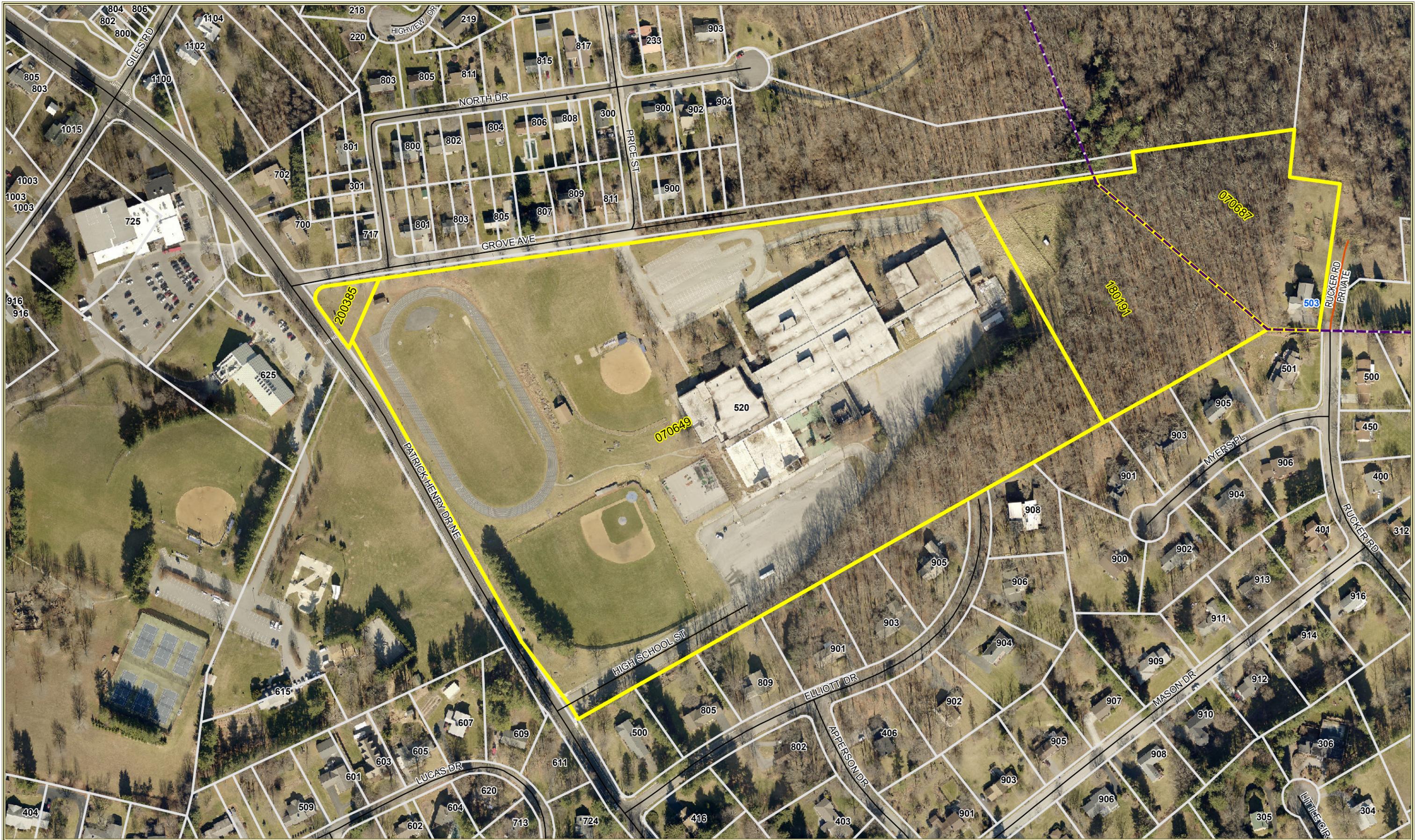
Craig Meadows, County Administrator, shall be identified as the Contract Administrator and shall use all powers under the contract to enforce its faithful performance. The Contract Administrator, or his/her designee, shall determine the amount, quantity, acceptability, fitness of all aspects of the services and shall decide all other questions in connection with the services. The Contract Administrator, or his/her designee, shall not have the authority to approve changes in the services which alter the concept or which call for an extension of time for this contract. Any modifications made must be authorized by the Montgomery County Purchasing Department through

a written amendment to the contract.

**ATTACHMENT A
TERMS AND CONDITIONS**

GENERAL TERMS AND CONDITIONS

http://www.montgomerycountyva.gov/filestorage/16277/16344/16633/16661/RFP_terms_and_conditions.pdf



**Old Blacksburg High School Property
(Parcel ID(s) - 070649, 180191, 200385, 070687)**

Map Prepared by Montgomery County, Va
Planning and GIS Services, 07/30/2015

