

**GRIFFIN-SPALDING COUNTY LAND BANK AUTHORITY
REQUEST FOR PROPOSAL
SALE OF REAL PROPERTY LOCATED AT
522 MERIWETHER STREET, GRIFFIN, SPALDING COUNTY, GEORGIA
MAY 9th, 2024**

Griffin-Spalding County Land Bank Authority, (hereinafter "GSCLBA") is seeking Requests for Proposals for the rehabilitation and disposition of real property, AS IS WHERE IS AND WITH NO WARRANTIES, for the property more particularly described as follows:

All that tract or parcel of land lying and being in Land Lot 143 of the 2nd District of Spalding County, Georgia and being more particularly described as follows:

Beginning at an iron rod found at the intersection of the Southerly right of way of Meriwether Street and the Easterly right of way of South 12th Street Extension (50 foot right-of-way); thence, along the Southerly right of way of Meriwether Street, North 58 degrees 11 minutes 49 seconds East a distance of 348.11 feet to an iron rod found; thence South 32 degrees 50 minutes 00 seconds East a distance of 186.06 feet to a point on the Northerly right of way of West College Street (50 foot right of way); thence along the Northerly right of way of West College Street, South 72 degrees 36 minutes 12 seconds West a distance of 310.19 feet to a point on the Easterly right of way of South 12th Street Extension; thence along said right of way along a curve to the right a distance of 43.94 feet (said arc being subtended by a chord bearing North 77 degrees 03 minutes 23 seconds West a distance of 41.91 feet and a radius of 41.44 feet) to a point on the Easterly right of way of South 12th Street Extension; thence along said right of way North 46 degrees 41 minutes 58 seconds West a distance of 82.39 feet to an iron rod found and the point of beginning;

LESS AND EXCEPTING HOWEVER,

All that tract or parcel of land being more particularly shown and designated as Area: 0.244 Acres, on a plat of survey entitled "Property Survey for Bobby F. Newberry" prepared by Kenneth E. Presley & Associates, dated August 1, 1995, a copy of which said plat is recorded in Plat Book 21, page 741, Spalding Superior Court records; said plat together with the metes, bounds, courses and distances as shown thereon is incorporated by reference and made a part hereof as fully as if set out herein.

Said tract is more particularly shown and designated as Area: 0.854 Acres on the above described property survey, being improved property known as 522 Meriwether Street, Griffin, Georgia, 30223, according to the present system of numbering in Spalding County, Georgia.

It is the intent of GSCLBA to sell the property AS IS and WHERE IS with no warranties except the warranty of title for the time the property has been owned by GSCLBA. Written offers to purchase shall include the offer amount and other terms as proposed by the offeror in response to the following criteria, to include that the closing shall take place within 60 days of the binding agreement date and shall be closed by the law firm of Beck, Owen & Murray which shall represent GSCLBA at said closing. Responses to this solicitation are due no later than 5:00 p.m. on July 10th, 2024. Sealed responses are due to Mr. David E. Penland, Attorney, One Griffin Center, 100 S. Hill Street, Suite 600, Griffin, Georgia 30223. Proposals received shall be opened in public at the GSCLBA meeting on the 11th day of July, 2024 scheduled for 4:00 pm at Historic City Hall, 201 East Solomon St. Griffin, Georgia. A tabulation of all proposals received shall be available for public inspection following the opening of all proposals. The members of the Griffin-Spalding County Land Bank Authority will evaluate the proposals en banc prior to making its decision.

The complete Request for Proposal document is available for review at the City of Griffin website (<https://www.cityofgriffin.com>) or the Georgia Procurement Registry website at (<https://ssl.doas.state.ga.us/gpr/>).

Legal ad to run twice not less than 15 days preceding the last date for the receipt of proposals.
Please run the legal ad on the following date:

Saturday, May 25th, 2024

Saturday, June 1st, 2024

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SCOPE OF WORK

Located on the property is a structure known as Haisten’s Hospital and it is a great contribution to the historical and architectural significance of the City of Griffin and Spalding County, Georgia. Haisten’s Hospital is located on .854 acres and is comprised of a main building with multiple out buildings, totaling approximately 10,500 square feet. It is imperative that the property’s historical and architectural significance be maintained and preserved. As such, all responses should address:

- 1) The responding firm’s plan for rehabilitation and repair of the property in accordance with the “Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings,” as published by The Secretary for the United States Department of the Interior and the “Georgia Historic Preservation Handbook” as published by the Georgia Trust for Historic Preservation.
- 2) The responding firm’s planned use of the property in accordance with all appropriate zoning ordinances and the most recent Comprehensive Plan of the City of Griffin.
- 3) A proposed timeline for the rehabilitation and preservation of the property.
- 4) Whether or not the firm would consider providing a performance bond for this project.

COMPANY BACKGROUND & EXPERIENCE

Responding firms are to provide:

- 1) A summary of the firm’s background, to include its mission statement and its current operations.
- 2) A summary of the firm’s qualifications to the rehabilitation and repair of the property in accordance with the standards listed above including but not limited to the following:
 - a. The number of employees currently working for the firm.
 - b. The firm’s general contractor’s license, if applicable.
- 3) A summary of any similar projects completed by the firm.
- 4) Provide at least five (5) professional references including the names, addresses, telephone numbers, and email addresses (preferably regarding projects similar to this), for the firm.
- 5) Provide information to demonstrate the firm’s financial ability to rehabilitate and repair the Property including but not limited to the firm’s Profit and Loss (P&L) Statements and Balance Sheets for the preceding three years.

RESPONSE EVALUATION RUBRIC

<u>Responses received shall be evaluated based on the following criteria and weights:</u>	
<u>15pt</u>	<u>Responding Firm’s Qualifications and Background</u>
<u>10pt</u>	<u>Sales price offered for the property</u>
<u>15pt</u>	<u>Proposed use of the property and said proposed use’s benefit to the community.</u>
<u>15pt</u>	<u>Responding Firm’s plans to maintain the historical and architectural significance of the property</u>

<u>15pt</u>	<u>Responding Firm's financial ability to complete its proposed plan</u>
<u>10pt</u>	<u>Responding Firm's prior experience preserving historic properties</u>
<u>15pt</u>	<u>Proposed project timeline</u>
<u>5pt</u>	<u>Professional References</u>
<u>Total:</u> 100pt	

GSCLBA reserves the right to reject any and/or all proposal, call for new proposals, to waive any informalities in an offer, and to select the most responsive offer with terms acceptable to GSCLBA. GSCLBA reserves the right to accept, reject, and/or negotiate all offers or parts thereof deemed by the Board to be in the best interest of the citizens of the City of Griffin, Spalding County, and the preservation of the Property's historical significance.

GSCLBA reserves the right to request clarification of information submitted and to request additional information from any respondent.

GSCLBA reserves the right to award any contract to the next most qualified respondent if the successful respondent does not execute a contract within thirty (30) days after the selection of the respondent.

Any proposal may be withdrawn up until the date and time set above for opening of the sealed proposals. No offer may be modified or withdrawn for a period of one hundred-twenty (120) calendar days thereafter.

By submitting a proposal, all proposing parties certify that their proposals are made without collusion or fraud and that they have not offered or received any inducements from any other person or party in connection with their proposals, and that they have not conferred with any GSCLBA employee or official having official responsibility for this transaction of any payment, loan, subscription, advance, deposit of money, services, or anything of value of more than nominal value, present or promise, unless consideration of substantially equal or greater value was exchanged.

By submitting their sealed proposals, all respondents certify that they are not currently debarred from submitting bids or proposals on contracts by any agency of the State of Georgia and the federal government, nor are they an agent of any person or entity that is currently debarred from submitting bids or proposals on contracts by any agency of the State of Georgia or the federal government.

Those submitting responses do so entirely at their expense. There is no expressed or implied obligation by the GSCLBA to reimburse any individual for any costs incurred in preparing or submitting proposals or providing additional information when requested by the GSCLBA.

Submittal

All interested parties should submit three (3) copies of the offer, which should include a proposed sales contract and documentation responsive to the above requests. Proposals received after this deadline will not be considered.

Responses are to be addressed to:

Mr. David Penland
Attorney for GSCLBA
One Griffin Center
100 S. Hill Street, Suite 600
Griffin, Georgia 30223

The deadline for submittal is 5pm, July 10th, 2024. The proposal should be delivered in a sealed envelope clearly marked, "Proposal for 522 Meriwether Street." GSCLBA shall assume no responsibility for responses that are received after the deadline or submittals that are not properly addressed or identified.

All questions regarding this Request for Sealed Proposals should be made prior to the submittal and addressed to the point of contact:

Mr. David Penland
Attorney for GSCLBA
One Griffin Center
100 S. Hill Street, Suite 600
Griffin, Georgia 30223
dpenland@beckowen.com

The deadline for questions is 5:00 pm, June 10th, 2024.
Responses to questions will be provided by 5:00 pm, June 30th, 2024.

Responding firms shall have no contact related to this solicitation with elected or appointed officials of the City of Griffin, Spalding County, members of the Selection Committee, members of the GSCLBA board, or its employees other than as directed above, during this process. Any such contact will subject the respondent to immediate disqualification for consideration. Contact may only be made to the designated point of contact for this request listed above.