

**WORCESTER CENTRAL SCHOOL DISTRICT
REQUEST FOR PROPOSALS (“RFP”)
SALE OF PROPERTY**

INTRODUCTION AND GENERAL INFORMATION:

The Worcester Central School District (hereinafter, the “**District**”) requests submissions of proposals from entities and/or individuals to purchase 831 Hollenbeck Road, Town of Worcester, County of Otsego and State of New York, being a portion of tax map number 199.19-1-32.01 consisting of approximately .41± acres of vacant land (the “**Site**”);

One original plus seven (7) copies of the Bid are due by 4 P.M., January 24, 2024, at the following address:

Worcester Central School District
198 Main Street
Worcester, NY 12197
Attn: Timothy Gonzales, Superintendent

Envelopes containing proposals must be labeled as follows:

“Purchase of 831 Hollenbeck Road”

It is the sole responsibility of the Bidder to see that the Bid is received before the submission deadline. **No proposals will be accepted after the designated time or date indicated in the proposal specifications.** The minimum bid for all proposals shall be fifteen thousand dollars (\$15,000.00). Any proposals received after this deadline will be returned unopened to the Bidder. A Bidder shall bear all risks associated with delays in mail, courier services, or hand delivery.

The District reserves the right to reject any or all bids, to negotiate agreements with anyone submitting a bid, to waive any informalities or irregularities, or to accept any proposal which, in the opinion of the Board, will be in the best interest of the District. Issuance of this RFP does not obligate the District to undertake any action.

A. OBJECTIVE

The objective of this RFP is the disposition of the District’s unused real property. Only bids offering to purchase the entire Site shall be considered. The Site will be sold “AS IS, WHERE IS.”

B. TENATIVE RFP TIMELINE

Release of RFP to Potential Providers:	January 4, 2024
Proposal Due Date:	4 PM on January 24, 2024
Award Date:	January 24, 2024

Please note that the above-listed dates are tentative only. The District reserves the right to revise the timeline as necessary.

C. THE SITE

Real property situated in the Town of Worcester, County of Otsego and State of New York, being a portion of tax map number 199.19-1-32.01 consisting of approximately .41± acres of vacant land, at 831 Hollenbeck Road; including all rights which the seller has in or with the property. It is the Bidder's responsibility to verify all utility and site condition information. The former use as a school is a permitted use; however, information for the Site should be confirmed by contacting the Town of Worcester.

D. BROKERS

Bids shall be accepted from Principal Bidders only. No brokerage fees, finder's fees, commissions or other compensation will be payable by the District in connection with the selection of the developer or purchaser of the Site.

E. SUBMISSIONS

All bids must be submitted in accordance with the provisions, requirements, terms, and conditions contained herein. The District seeks bids only for the entire property. Bids for less than the entire property will not be considered.

Any reasonable inquiry to determine the responsibility of a Bidder may be undertaken. The submission of a Bid shall constitute permission by the Bidder for the District to verify all information contained therein. If the District deems it necessary, additional information may be requested from the Bidder. Failure to comply with any such request may disqualify a Bidder from further consideration. The Bidder shall disclose any and all current or pending litigation actions which are related, directly or indirectly, to other contracts of similar land development nature.

Bids (1 original, 7 copies) shall include the following and may be presented in the format of the Purchase and Sale contract attached. The below information shall be clearly labeled:

- A. Name;
- B. Address;
- C. Federal ID number (if any) for Principal Bidder;
- D. Price offered to purchase the Site.

F. THE PURCHASE AND SALE CONTRACT

The selected Bidder will be required to agree to and sign the District's Purchase and Sale, submitted as an addendum to this RFP, as Exhibit "A". The District reserves the right to negotiate with all Bidders on terms and conditions of any purchase and sale contract.

The District retains the option of canceling the award if the successful Bidder fails to accept such obligations. Any purchase offer is subject to Board of Education approval as well as the provisions of New York Education Law §1804(6)(c)

G. CRITERIA FOR EVALUATING PROPOSALS:

The District's Board of Education will receive all proposals. Board members will review the proposals received and will further evaluate them, using the criteria listed below.

The Board reserves its rights to examine any other criteria and take the same under consideration and to reject any Bid despite its compliance with these criteria if it determines that to do so would be in its best interests.

- Price of proposal;
- Prior experience with Bidder;
- Solvency of Bidder; and
- Proposed future use of the premises.