

REQUEST FOR PROPOSAL

SALE OF PROPERTY



RFP No: 40007-242504

Proposal Due Date and Time:

April 15th, 2025

2:00 P.M. CST

I. REQUEST FOR PROPOSAL

A. Request

Proposals are being accepted by Baton Rouge Community College for the sale by the College of property commonly known as the BRCC Frazier Building and Arts Building, 555 Julia Street, Baton Rouge, Louisiana ("Property"). A brief description of the Property is as follows:

BRCC's Frazier location is a 3-acre site located in Baton Rouge, Louisiana. There are two primary buildings for conducting administrative and other student support services at this location.

Frazier Building 1 is a 50,714 square foot two-story metal building constructed on girders. It provides space for classrooms, offices, laboratories, and conference rooms.. The building meets current fire and life safety codes.

Frazier Building 2 is an 11,310 square foot single-story metal building constructed on girders. It provides space for classrooms, and laboratories. The building meets current fire and life safety codes.

Responses to this RFP shall submit a proposal that addresses the various components set forth in this RFP.

II. BUILDING INFORMATION AND PROPERTY INFORMATION

The property ownership is under Baton Rouge Community College which operates Baton Rouge Community College. The subject property has a municipal address of 655 Julia Street, Baton Rouge, Louisiana. The subject site consists of two tracts of land. Lots 1 through 12, Square 259, Suburb Swart contains 2.07+/- acres, or 90,000+/- square feet and is improved with the two buildings and related site improvements. Lots 1 through 11, Square C, Suburb Swart contains 1.88+/- acres, or 81,971.56+/- square feet and is improved with asphalt paved parking and fencing, which parking services the two commercial buildings. The total area of the subject tract contains **3.95+/- acres, or 171,971.56+/- square feet**. The tracts front on Julia Street, Highland Road, St. Charles Street, Myrtle Street, Terrace Street and Royal Street.

The subject improvements consist of two commercial buildings. The main building, designate as the Frazier Building, contains a total area of 51,472+/- square feet of which 48,246+/- square feet are enclosed building area and 3,226+/- square feet are covered areas. This building is two stories.

The second building, designated as the Arts Building, is a single-story commercial building which contains a total area of 10,244+/- square feet of which 9,872+/- square feet are enclosed building area and 372+/- square feet are covered.

Additional site improvements include aluminum fencing, concrete paved parking and drives area and a metal mechanical building. The total enclosed building area contains approximately **58,118+/- square feet** of area.

III. CONDITIONS GOVERNING SALE OF PROPERTY

A. Offer

Interested parties must offer to purchase the Property in cash at closing. All Bidders must complete and submit the Offer to Purchase (Attachment A) indicating the amount offered for the Property. All valid offers must remain open for sixty (60) days from the opening date of the RFP and the College reserves the right to formally accept any offer within that time period.

B. Purchase Price

Purchase price must be paid in cash at closing. The minimum purchase price is \$4,000,000

C. Commission

Any commission to be paid to an agent or broker shall be paid by the Buyer and shall not be deducted from the Purchase Price.

D. Earnest Money Deposit

Sealed proposals must include an earnest money deposit of 5% of the Purchase Price, in the form of a certified or cashier's check, payable to Baton Rouge Community College and must be submitted together with the signed Offer to Purchase (Attachment A). The earnest money will be returned to all unsuccessful bidders with sixty (60) days of the proposal due date. If a bidder's proposal is accepted, the earnest money deposit will be applied to the purchase cost.

E. Pre-Proposal Conference

A Pre-Proposal Conference and Walk Through will be held on March 12, 2025 at 2:00 p.m., CST. Attendance is highly recommended. The location of the Conference is at the Property.

F. Submission of Proposal

To be considered, sealed proposals must be submitted no later than 1:30 p.m., CST – April 15th, 2025. Proposal opening will be held at 2:00 p.m. on April 15, 2025, at **BRCC Magnolia Building, Dumas Room, 201 Community College Dr, Baton Rouge, La 70806**.

All proposals must be mailed or delivered to:

Baton Rouge Community College
Attn: Bland Washington/RFP# 40007-242504
7515 Jefferson Hwy, #326
Baton Rouge, LA 70806

BRCC's Frazier location is a 3-acre site located in Baton Rouge, Louisiana. There are two primary buildings for conducting administrative and other student support services at this location.

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G. Provision of Notices

Those interested in submitting a proposal are encouraged to provide contact information to Bland Washington, Director of Purchasing at washingtonb@mybrcc.edu Providing contact information will allow the College to provide notification if an addendum to the RFP is issued or the RFP is cancelled. Those who choose not to provide contact information are solely responsible for checking with the Lapac website for any issued addenda or a notice of cancellation.

H. Award

The College will award the Proposal to the highest acceptable offer. In addition to the amount of the offer, the College will take into account contingencies and exceptions contained in each Proposal. The sale of the Property is subject to final approval of the LCTCS Board of Supervisors. The College reserves the right to reject any and all offers.

I. Schedule of Events

	Date & Time (CST)
Pre-Proposal Conference & Walk Through:	March 12 th , 2025 @ 2:00 p.m.
Deadline to receive written inquiries:	March 19 th , 2025 @ 2:00 p.m.
Deadline to answer written inquiries:	March 27 th , 2025, COB
Proposal Opening: (To be held at BRCC Magnolia Building; Dumas Room, 201 Community College Dr, Baton Rouge, La 70806)	April 15 th , 2025 @ 2:00 p.m.
Notification of Award:	To be determined

NOTE: The College reserves the right to deviate from these dates when in the best interest of the College.

J. Exceptions to the RFP

Any exceptions, from the provisions of this RFP, which are desired by the Bidder, shall be specifically noted in the proposal submitted, including additional requirements or requests. The exceptions to be listed shall include any contingencies to closing the transaction including but not limited to financing and feasibility contingencies.

K. Questions

Questions regarding this RFP or the need for additional information should be submitted in writing by email to washingtonb@mybrcc.edu no later than March 19th, 2025 at 2:00 pm, CST. The College will email all potential proposers who have submitted their contact information to Bland Washington, Director of Purchasing an addendum which will address any questions submitted by the submittal date. It is recommended that all interested parties visit the Property before submitting a proposal.

L. Conflict of Interest Information

Information on possible conflicts of interest should be provided in the proposal. Such information will be taken into account in making a selection of the Bidder. Should a conflict arise during the RFP process, the Bidder shall immediately advise the College of such conflict.

Attachment A

OFFER TO PURCHASE TO PURCHASE THE BRCC FRAZIER BUILDING AND ARTS BUILDING

RFP# 40007-242504

TO: Baton Rouge Community College
Attn: Bland Washington
7515 Jefferson Hwy, #326
Baton Rouge, LA, 70806

_____, herein called the “Buyer” hereby offers and agrees to purchase from Baton Rouge Community College (“College”) at the price and subject to the terms and conditions contained in this Offer, the following described Property.

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Closing shall be within sixty (60) days of acceptance of this Offer, unless otherwise agreed upon by the parties. This sale is subject to the approval of the LCTCS Board of Supervisors and the College reserves the right to reject all offers.

SUBMITTAL: To ensure proper identification and handling, submit your Offer in a sealed envelope. The Offer may be hand delivered or mailed to the following address:

Baton Rouge Community College
Attn: Bland Washington/RFP# 40007-242504
7515 Jefferson Hwy, #326
Baton Rouge, La, 70806

All sealed offers will be accepted until April 15, 2025 at 1:30 p.m.

Timely delivery of the Offer is the sole responsibility of the Bidder. Late offers, as determined by the College time/date stamp, will not be accepted. All offers shall remain valid for a period of sixty (60) days from the RFP opening date.

The successful Bidder will be determined by the College based on the bid amount and any exceptions and contingencies identified by the Bidder. Bids must remain valid for sixty (60) days from the bid opening date during which time the College may accept or reject any Offer.

OFFER TO PURCHASE

Total Purchase Price Offered: \$ _____

Earnest Money Deposit: \$ _____

Balance Due on Closing: \$ _____

Agent Commission and all closing cost are the responsibility of the Buyer and are not included in the purchase price. Sale to be without warranty: "As is, Where is". Price to be paid in cash at the closing.

ATTACH CERTIFIED OR CASHIER'S CHECK AS EARNEST MONEY DEPOSIT (5%)

Name of Buyer: _____

Address: _____

Telephone Number: _____

Email Address: _____

Date: _____

Agent (if applicable): _____

Agent Address: _____

Agent phone & email: _____

Please list exceptions and contingencies to the RFP (use additional sheets if necessary):

Signature of Buyer: _____

Print Name and Title: _____

Date: _____

Signature of Agent (if applicable): _____

Print Name and Title: _____

Date: _____