

# **REQUEST FOR PROPOSAL**

## **SALE OF PROPERTY**



**RFP No: 40007-242510**

**Proposal Due Date and Time:**

**June 30<sup>th</sup>, 2025**

**2:00 P.M. CST**

## I. Request

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

The BRCC Frazier location is a **3.95-acre site** located in Baton Rouge, Louisiana. There are two primary buildings on-site used for administrative functions and student support services:

- **Frazier Building:** A 50,714 square foot, two-story metal building constructed on girders. It includes classrooms, offices, laboratories, and conference rooms. The building meets current fire and life safety codes.
- **Arts Building:** An 11,310 square foot, single-story metal building constructed on girders. It includes classrooms and laboratories. This building also meets current fire and life safety codes.

Proposals must address all components outlined in this RFP.

## II. Building and Property Information

The property is owned and operated by **Baton Rouge Community College** and is municipally addressed as **555 Julia Street, Baton Rouge, LA**.

The property consists of two tracts:

- **Lots 1–12, Square 259, Suburb Swart:** ~2.07 acres (~90,000 sq. ft.), improved with two commercial buildings and site improvements.
- **Lots 1–11, Square C, Suburb Swart:** ~1.88 acres (~81,971.56 sq. ft.), improved with asphalt-paved parking and fencing that services the buildings.

**Total land area:** ~3.95 acres (~171,971.56 sq. ft.)

### Improvements:

- **Frazier Building:** ~50,714 sq. ft. total area (48,246 sq. ft. enclosed, 3,226 sq. ft. covered).
- **Arts Building:** ~11,310 sq. ft. total area (9,872 sq. ft. enclosed, 372 sq. ft. covered).
- Additional site improvements include aluminum fencing, concrete-paved parking and drives, and a metal mechanical building.

**Total enclosed building area:** ~58,118 sq. ft.

### III. Conditions Governing Sale of Property

#### A. Offer

##### A. Offer

Interested parties must propose to purchase the Property in cash at closing. Each proposer shall complete and submit the Offer to Purchase (Attachment A), indicating the proposed purchase price and/or submit a written proposal that clearly expresses the proposer's intent to acquire the Property.

Each offer must include the following:

- A minimum proposed purchase price of Four Million Dollars (\$4,000,000).
- An earnest money deposit equal to no less than one percent (1%) of the proposed purchase price, submitted in accordance with Section D of this RFP.
- A statement of intent to close on the Property within one hundred fifty (150) days of the College's written notice of award. All due diligence activities are expected to be conducted during this 150-day period.

All offers must remain firm and irrevocable for a period of sixty (60) days from the RFP opening date. Baton Rouge Community College reserves the right, in its sole discretion, to accept or reject any proposal during this time.

#### B. Purchase Price

The full purchase price must be paid in **cash at closing**. The minimum acceptable offer is **\$4,000,000**.

#### C. Commission

Any commission due to an agent or broker must be paid by the **Buyer** and **may not** be deducted from the purchase price.

#### D. Earnest Money Deposit

All proposals must include an earnest money deposit of at least **1%** of the proposed purchase price. Acceptable forms:

- Certified check
- Cashier's check
- Wire transfer (instructions available upon request; must be completed within 3 business days of proposal submission)

Details:

- Deposits will be **refunded in full** to unsuccessful proposers within **60 days** of the proposal deadline.
- For the selected proposer, the deposit will be **applied to the purchase price** at closing.
- If the selected proposer withdraws due to a material issue discovered during due diligence (with proper documentation), BRCC may return the deposit at its sole discretion.
- Failure to include the deposit in the correct form/amount may render a proposal **non-responsive**.

### **E. Pre-Proposal Conference**

A **Pre-Proposal Conference and Walk-Through** will be held on **May 29, 2025, at 2:00 p.m. CST** at the property. Attendance is **highly recommended**.

### **F. Submission of Proposal**

Proposals must be **sealed** and submitted by **1:30 p.m. CST, June 30, 2025**. The proposal opening will occur at **2:00 p.m. CST** the same day at:

#### **BRCC Magnolia Building – Dumas Room**

201 Community College Drive  
Baton Rouge, LA 70806

Mail or deliver proposals to:

#### **Baton Rouge Community College**

Attn: Bland Washington / RFP #40007-242510  
7515 Jefferson Hwy, #326  
Baton Rouge, LA 70806

**Late submissions will not be accepted.**

### **G. Provision of Notices**

Proposers are encouraged to provide contact information to **Bland Washington, Director of Purchasing**, at [washingtonb@mybrcc.edu](mailto:washingtonb@mybrcc.edu). This will ensure timely notification of any addenda or cancellation. Those who do not provide contact information are responsible for monitoring the **LaPAC website** for updates.

## H. Award

BRCC will award the sale to the **highest acceptable offer**, considering the offer amount, contingencies, and exceptions. The sale is subject to **final approval by the LCTCS Board of Supervisors**. BRCC reserves the right to reject any or all proposals.

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## IV. Schedule of Events

Event	Date & Time (CST)
Pre-Proposal Conference & Walk-Through	May 29, 2025 @ 2:00 p.m.
Deadline to Submit Written Inquiries	June 12, 2025 (Close of Business)
Proposal Opening	June 30, 2025 @ 2:00 p.m. (BRCC Magnolia Building, Dumas Room)
Notification of Award	To Be Determined

# Attachment A

## OFFER TO PURCHASE

### BRCC Frazier Building and Arts Building

#### RFP #40007-242510

**TO:**

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

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\_\_\_\_\_, hereinafter referred to as the “Buyer,” hereby offers and agrees to purchase from **Baton Rouge Community College** (the “College”) the following described property, subject to the terms and conditions of this Offer:

### Property Description

The BRCC Frazier location is a **3.95-acre site** located at **555 Julia Street, Baton Rouge, Louisiana**. The site includes two primary buildings used for administrative and student support services:

- **Frazier Building:** A 50,714 square foot, two-story metal building constructed on girders. It contains classrooms, offices, laboratories, and conference rooms. The building meets current fire and life safety codes.
- **Arts Building:** An 11,310 square foot, single-story metal building constructed on girders. It includes classrooms and laboratories. The building also meets current fire and life safety codes.

The sale is subject to final approval by the LCTCS Board of Supervisors.

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## Closing Terms

Closing shall occur within **one hundred fifty (150) days** of acceptance of this Offer, unless otherwise agreed to in writing by the parties. The sale is **“As Is, Where Is”**, and the purchase price must be paid in **cash at closing**.

All offers shall remain valid for a period of **sixty (60) days** from the RFP opening date. The College may accept or reject any offer within this timeframe

## OFFER TO PURCHASE

Total Purchase Price Offered: \$ \_\_\_\_\_  
Earnest Money Deposit: \$ \_\_\_\_\_  
Balance Due on Closing: \$ \_\_\_\_\_

*Note: Buyer is responsible for all closing costs and any agent/broker commissions. These shall not be deducted from the purchase price.*

**A certified or cashier's check equal to 1% of the proposed purchase price must be attached to this Offer as the earnest money deposit.**

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: \_\_\_\_\_