

***Request for Proposal: Private Developer for the
Mahaska County Residential Care
Facility***

PLEASE TAKE NOTE: This document constitutes a Request for Proposal, and is not a request for professional services. This Request for Proposal is not a request for a proposal or bid for a construction contract, but it is subject to Iowa Code §403.8 related to transfer of real property. Moreover, any acceptance of a proposal may result in a binding contract between the County and the proposer, contingent upon certain legislative acts of the County related to sale of land and approval of a Development Agreement.

Notice to Proposers: Sealed proposals will be received at the Mahaska County Auditor's Office, Oskaloosa, Iowa until the time and date specified below for:

**Private Developer for the
Mahaska County Residential Care
Facility**

Proposals must be made to the County as to how the proposer would complete private development and purchase of the Residential Care Facility as more specifically described herein. The County retains the right to reject proposals as non-responsive, to ask for clarification, to enter into negotiations to discuss cost, scope of work, procedures, and final work product. No contractual relationship will exist between any proposer and the County unless and until all legislative actions required to execute a development agreement and convey the property are complete.

Address or Deliver Proposals to: Mahaska County Auditor, 106 S. 1st St., Oskaloosa, Iowa 52577 before the time and date specified below. All proposals shall be enclosed in a sealed envelope. Faxed and e-mailed proposals will not be accepted.

Proposals due: 4:30 p.m. on September 18, 2015

Questions should be directed via e-mail to auditor@mahaskacounty.org

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Request for Proposal: Private Developer for the Mahaska County Residential Care Facility

Section 1: Background Information

This Request for Proposal (RFP) is directed to private developers and development teams interested in contracting with Mahaska County for the purchase and development of the Mahaska County Residential Care Facility (the “RCF Property”). The RCF Property is located at 2554 Ford Avenue in western Mahaska County. In addition to the residential care facility (“RCF”), the RCF Property includes a number of additional out-buildings and structures.

The RCF was constructed in 1976 by Mahaska County to house mental health and disability patients that were in the County’s care. Mahaska County operated the facility until 1989. At that time, Mahaska County entered into a contract with Country Life Health Care, Inc. for independent operation of the facility. Country Life ceased operating the facility on June 30, 2015.

The RCF Property abuts several 100 acres of tillable farm ground. The farm ground is not part of this Request for Proposal.

Development of the RCF property is envisioned as a privately-owned project which will involve active use of the residential care facility in any manner consistent with its design. Proposals that involve abandonment of the residential care facility will not be accepted. Proposals that involve demolition of the residential care facility will be considered.

Section 2: About the Residential Care Facility Property

With reference to Exhibit 1 below, the RCF Property includes a 60 bed care facility (A) of approximately 35,000 square feet. The Property is located on Ford Avenue, about 300 feet south of Highway 92. The Property is in close proximity to Oskaloosa (7 miles east), Pella (17 miles northwest) and Knoxville (19 miles west)



Exhibit 1

The 60 bed care facility (A) includes water service through Mahaska Rural Water. Wastewater is treated in two lagoon ponds. The developer will be entitled to purchase the Property with the lagoon ponds (Exhibit 2; general purchase site boxed in yellow) or without the lagoon ponds (Exhibit 3; general purchase site boxed in yellow).



Exhibit 2



Exhibit 3

The purchase site that includes the lagoons (Exhibit 2) is about 38 acres in size and the site that does not include the lagoons (Exhibit 3) is about 15 acres in size.

With reference to Exhibit 1, in addition to the 60 bed care facility, the Property includes a detached three stall garage (B). The garage measures 24' by 40' and includes three 10' wide, 8' tall overhead doors. The garage has a metal roof with concrete floor and includes electrical service.

The Property includes a 20' by 24' shop (C) with asphalt shingles and a concrete floor. The shop has electrical service. A 77' by 36' machine shed (D) is south of the garage (B). The machine shed (D) has a metal roof and a gravel floor. The south side of the machine shop is open and includes three 14' wide, 9 ½' tall openings for access. The machine shed has electrical service.

East of the machine shed (D) is a 40' by 20' storage shed (E). The shed includes a concrete floor, asphalt shingles and electrical service.

The east side of the Property features a 52' by 52' barn (F). The barn includes four 12' wide, 8' tall openings on the south side for access. The barn has a concrete floor. The southwest side of the property includes a second machine shed (G). The machine shed measures 50' by 44' and has a concrete floor and metal roof. The machine shed has 4 openings on the east side that measure 12' wide and 8 ½' tall for access.

The property includes a grain bin (H) with a 20' sidewall and 28' in diameter (approximately 12,000 bushel). The grain bin was manufactured by Long. The grain bin includes a dryer. The property includes an abandoned water tower (I).

Inspection of the property by potential developers may be arranged by contacting a member of the Mahaska County Board of Supervisors.

Section 3: Submittal Requirements

All proposals will be evaluated by the Mahaska County Board of Supervisors. All proposals must be printed on 8 ½" x 11" paper and shall be enclosed in a sealed envelope and marked as "RCF Property Proposal." Each proposal must include:

1. Legal name and address of the development entity.
2. Primary contact person and contact information.
3. Narrative describing the planned use for the RCF Property.
4. Proposed Purchase Price.
5. A description of the entity's financial capacity to obtain and develop the property consistent with its planned use.

Section 4: Reservation and Disclosures

Reservation: Issuance of this RFP does not commit Mahaska County to enter into a Development Agreement, pay any costs incurred in preparation of a response to this request, or to procure or contract any services or supplies. Mahaska County reserves the right to reject any and all proposals and to make recommendations for changes in any proposal submitted, to waive informalities or irregularities, and may, in the process of this recommendation, allow the developer to make such recommended changes in its proposal. Mahaska County reserves the right to require additional information from the developer, financial or otherwise, and to hold meetings with any developer to review the offer and development proposal, and to waive any of the requirements set forth herein. The Mahaska County Board of Supervisor may, at the conclusion of its review, enter into a Development Agreement with the selected developer.

Disclosure of Proposal Content: After the deadline for submissions of proposals, the contents of the proposals will be open for inspection by the public. Trade secrets or proprietary information that are recognized as such and are protected by law may be withheld if clearly identified as such in the proposal.

Disposition of Proposals: All proposals become the property of Mahaska County will not be returned to the bidder.

Independent Contractor: The selected entity will act as a separate legal entity and will not be in joint venture, employment or be otherwise affiliated with Mahaska County. The developer is responsible for all insurance, salaries, contracts, withholding taxes, social security, unemployment, worker's compensation and other taxes and other liabilities it incurs in connection with purchase and use of the RCF Property, and shall hold Mahaska County harmless from any and all claims for the same. Mahaska County shall have the right to verify the accuracy of all information submitted and to make such investigation

as it deems necessary or appropriate to determine the ability of a prospective developer to carry out the Project. Mahaska County reserves the right to reject any response where the evidence or information does not satisfy Mahaska County that the prospective developer is qualified to carry out their proposal, is a person or firm of good reputation or character, or if the developer refuses to cooperate with and assist Mahaska County in the making of such investigation.

Property Subject to Split: The site chosen by developer (Exhibit 2 or Exhibit 3) will be subject to one or more splits from the larger parcels to which the site belongs. If the size of the site as split is less than the acreages recited herein (38 acres for the site with lagoon ponds and 15 acres for site without the lagoon ponds), the developer will be entitled to reduce the purchase price by \$12,500 per acre.

Section 5: Evaluation Criteria

The Mahaska County Board of Supervisors will evaluate each proposal individually and in the context of all other proposals. Proposals must be fully responsive to the requirements described in Section 3, and to any subsequent requests for clarification or additional information made by Mahaska County. Proposals failing to comply with the submission requirements or those unresponsive to any part of this solicitation may be disqualified. Mahaska County may, at its sole discretion, elect to waive requirements either for all proposals or for a specific proposal.

The criteria against which each proposal will be considered may include the following, as well other factors considered by Mahaska County as appropriate:

1. Compliance with Submittal Requirements, as specified above.
2. Proposed use of the RCF Property.
3. Fiscal benefit to Mahaska County.

Mahaska County will notify proposers of the acceptance and/or rejection of proposals upon the conclusion of the evaluation process.