

Request for Proposal: Developer for Carroll County's Mallard View 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 §331.361 related to transfer of real property. Moreover, any acceptance of a proposal may result in a binding contract between Carroll County and the proposer, contingent upon certain legislative acts of the County related to sale of land and approval of a Development and Sale Agreement.

Proposals must be made to Carroll County as to how the proposer would complete private development and purchase of the Mallard View 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.

Developer for the Mallard View Residential Care Facility

Sealed proposals will be received prior to 4:00 PM on December 16, 2016 at the Carroll County Auditor's Office, 114 E. 6th Street, Carroll, Iowa. Six copies of all proposals shall be enclosed in a sealed envelope. Faxed and e-mailed proposals will not be accepted. Questions should be directed to: Supervisor Neil Bock at 712-830-0094 or via email at neiljbock@yahoo.com or Supervisor Gene Meiners at 712-830-5856 or via email at gmeiners@netins.net.

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Section 1: Background Information

This Request for Proposal (RFP) is directed to individuals, organizations, private developers and development teams interested in contracting with Carroll County for the purchase or lease and development of Carroll County's Mallard View Residential Care Facility (Mallard View). Mallard View is located at 17504 Mahogany Avenue in Carroll County approximately ½ mile north of the City of Carroll's corporate limits. In addition to Mallard View, unless otherwise proposed, the development agreement will not include any of the out-buildings and other structures on the Mallard View site. Carroll County will retain permanent access to the County's communication tower located on the property. The Mallard View site is more or less 4.75 acres. An exact survey will not be completed until a contract is finalized.

The Mallard View Property abuts approximately 112 acres of farm ground. The farm ground is **not** part of this Request for Proposal.

The original Carroll County residential care facility was constructed in 1937 to house mental health and disability patients that were in the County's care. The current Mallard View facility was constructed in 1976, with additions in 1982, 1985 and 1986 to replace the original 1937 facility that was demolished in 2008. Carroll County operated the facility until 1990. At that time, Carroll County entered into a contract with Mallard View, Inc. for independent operation of the facility. Mallard View, Inc. is estimated to cease operating the facility on or near December 31, 2016.

Development of the Mallard View property is envisioned as a privately-owned project. Carroll County may consider a long-term lease of the facility. Proposals that involve the reuse, redevelopment or reconstruction of the Mallard View facility will be considered. Proposals that involve demolition of the facility will also be considered.

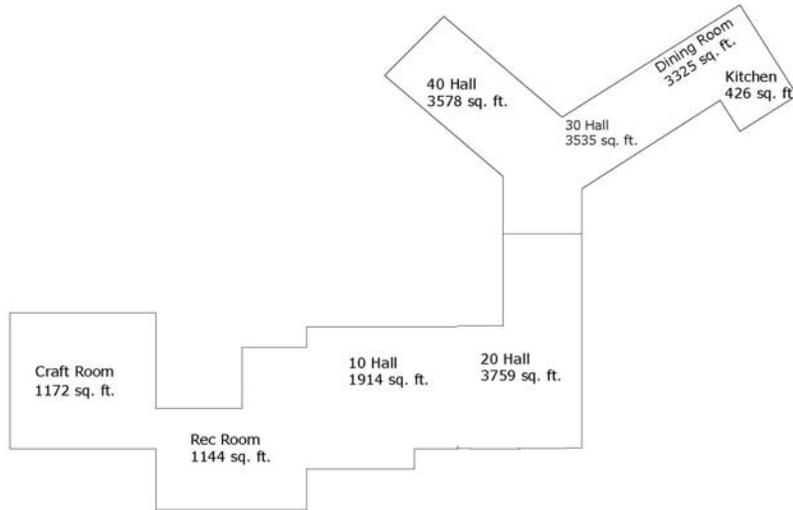
Section 2: About the Mallard View Property

With reference to Exhibit 1 below, the Mallard View Property includes a 47 bed care facility (A) of approximately 18,500 square feet on the main floor and 10,500 square feet on the lower level. Mallard View is located on Mahogany Avenue, about ½ mile north of the City of Carroll. Mallard View is served by the City of Carroll water utility and is connected to the City of Carroll wastewater collection and treatment system. Mallard View is currently zoned Agriculture-2 and in the AG Preservation Zoning Overlay District. The Mallard View property is under the zoning jurisdiction of the City of Carroll.

Exhibit 2

Below is a generalized sketch plan of the Mallard View facility. Dimensions are generalized and should be verified by the proposer.

Mallard View



Inspection of the property by may be arranged by contacting Supervisor Neil Bock at 712-830-0094 or via email at neiljbock@yahoo.com or Supervisor Gene Meiners at 712-830-5856 or via email at gmeiners@netins.net.

Section 3: Submittal Requirements

All proposals will be evaluated by the Carroll 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 “Mallard View 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 Mallard View Property to include the proposed value of construction and final valuation of the property once redevelopment is completed.
4. Proposed Purchase Price or Proposed Term and Length of Lease
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 Carroll 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. Carroll 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. Carroll 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 Carroll 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 Carroll 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 Carroll 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 Mallard View Property, and shall hold Carroll County harmless from any and all claims for the same. Carroll 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. Carroll County reserves the right to reject any response where the evidence or information does not satisfy Carroll 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 Carroll County in the making of such investigation.

Section 5: Evaluation Criteria

The Carroll 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 Carroll County. Proposals failing to comply with the submission requirements or those unresponsive to any part of this solicitation may be disqualified. Carroll 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 Carroll County as appropriate:

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

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