



REQUEST FOR PROPOSALS

REAL ESTATE FOR SALE FOR NEW LIBRARY

The City of Sedro-Woolley, in partnership with the Central Skagit Rural County Partial Library District, is seeking proposals from interested owners to sell real property to the City for a new library.

The District and the City have formed a pre-design committee for the purpose of recommending a location, conceptual design and project budget to the City Council and District Board of Trustees. To support this effort, the City is requesting proposals.

Minimum site requirements:

1. Size: The minimum usable lot size is 32,000 square feet with a preference for a 44,000 square foot site.
2. Location: Site must be located in Sedro-Woolley with a preference for CBD zoned properties. Site must have good visibility and accessibility for both pedestrian and vehicular traffic.
3. MTCA: The site must be clean and free from environmental contaminants.
4. Single or multiple parcels that are adjoining will be considered; vacant and sites with existing structures will be considered.

Selection Criteria:

Final decisions will be made by the City Council and the District Board of Trustees. In making its recommendations, the pre-design committee will consider the following criteria in selecting a site:

1. Size: does the site meet the minimum size requirements and include the potential for expansion.
2. Cost: is the offer price in the proposal, along with any additional site costs within the project's budget (Note: local governments are prohibited from paying more than fair market value).
3. Location: is the site within walking distance of a significant number of homes, will it enhance the downtown business environment, is it easily accessible and located conveniently for vehicular traffic.

This is a request for proposals and nothing in the RFP requires the City or the District to select any of the properties proposed.

Interested parties should provide six copies of their proposals addressed to Eron Berg, City Supervisor, 325 Metcalf Street, Sedro-Woolley, WA 98284 no later than **4:30 P.M. September 29, 2017**.

PROPOSAL SUBMISSION FORM

CONTACT INFORMATION

Name of Person Completing RFP: _____

Address: _____

Phone Number: _____

Email: _____

SITE INFORMATION

Address(s) of proposed site: _____

Skagit County Parcel Number(s): _____

Site square footage: _____

Proposed offer price: _____

Is this property currently listed for sale? YES NO If yes, please provide a copy of the listing.

Is this property subject to any leases, rental agreements, easements or other encumbrances? YES NO
If yes, please provide a copy of any encumbrances.

Please identify any other site considerations that you believe make this the best site for a new library:

CERTIFICATION

I certify that the information contained in this proposal is complete and correct to the best of my knowledge and that I have the authority to offer this property for sale for the price listed in this proposal.

Signature

Date