REQUEST FOR PROPOSALS
for the
Purchase and Redevelopment
of
14335 US Highway 66
Pontiac, IL 61764

Release: April 18, 2016
Responses Due: June 1, 2016

Livingston County Board Office
112 W. Madison St.
Pontiac, IL 61764
(815)844-6378
OVERVIEW

The County of Livingston, a body politic, through its Public Property Committee, hereby requests the submission of proposals for the purchase and redevelopment of 14335 US Highway 66. This site consists of the former Livingston Manor Nursing Home building, parking lot, boiler house, two storage buildings and a sewage treatment building.

The entire site is owned by Livingston County and will be conveyed to the selected respondent under the terms of an executed Purchase and Redevelopment Agreement. The County will consider all proposals that contemplate a future use of the property. To be considered, responders must submit a proposal in response to this Request for Proposals (RFP), in the manner and timeline described herein. The County makes no representations or warranties as to the condition of the property, and proposes to sell the property “as is, where is, with all faults.”

PROPOSAL DUE DATE

Three copies of each proposal should be submitted to the Livingston County Board Office by 2:00 p.m. on June 1, 2016. All proposals are to be addressed to:

Livingston County Board Office
112 West Madison Street
Pontiac, IL 61764

The following notation must be noted in the lower left-hand corner of the envelope:

Purchase and Redevelopment Proposal
2:00 p.m. on June 1, 2016

Proposals will be opened immediately following in the Committee Room of the Livingston County Historic Courthouse. You may be (but are not required to be) present during that meeting.
CHANGES IN REQUEST FOR PROPOSAL (RFP)

Livingston County reserves the right to amend, modify or cancel this RFP at any time. If it becomes necessary to revise any part of the RFP, or otherwise provide additional information, an addendum will be issued by the county and furnished to all firms that have notified the County Board Office of their interest. Interested parties should contact the County Board Office at (815)844-6378. Please acknowledge the receipt of any addenda in the appropriate section, as directed in the addendum.

CONTRACT NEGOTIATIONS

Livingston County reserves the right to negotiate a contract after the successful developer is selected. Selection will be based only on the proposal submitted and subsequent interviews, if any; therefore, the proposals must be complete. Submission of a proposal shall constitute a valid offer, which may be accepted by the county for a period of ninety (90) days following the proposal opening.

QUESTIONS CONCERNING THIS RFP SHOULD BE DIRECTED TO:

Any questions regarding the above procedure or the contents of this RFP must be made in writing and directed to:

Alina Hartley, Administrative Resource Specialist
Livingston County Board Office
112 West Madison Street
Pontiac, IL 61764
(815)844-6378
ahartley@livingstoncountyil.gov

All questions must be submitted by no later than 4:30 p.m. on Wednesday, May 18, 2016.

PROPRIETARY INFORMATION

Any restrictions on the use of data contained within a proposal and all confidential information must be clearly stated at the top and bottom of each
Proprietary information submitted in a proposal, or in response to the RFP, will be handled in accordance with applicable Illinois statutes.

To the extent permitted by law, it is the intention of Livingston County to withhold the contents of the proposals from public view until such time as competitive or bargaining reasons no longer require non-disclosure, in the opinion of Livingston County. At that time, all proposals will be available for review in accordance with the Illinois Freedom of Information Act.

**INCURRING COSTS**

Livingston County is not liable for any costs incurred in replying to this RFP.

**ACCEPTANCE / REJECTION**

Livingston County reserves the right to accept or reject any or all proposals in part, or in total, as deemed to be in the best interest of Livingston County and to waive all minor irregularities in the proposal process. Any submission that is deemed non-responsive, or does not meet the requirements is subject to rejection. Changes proposed by the responder to the terms and conditions contained herein or any deviation from the requirements outlined in this request must be clearly marked and identified in the bid proposal response.

Firms whose proposals are not accepted will be notified as soon as the awarded contract has been approved.

**Property Description**

The property will be subdivided as per the attached Plat of Survey (Exhibit A), dated July 24, 2012, labeled Parcel A, consisting of 17.82 acres more or less. The current main structure was built in 1965 and is a one story, 44,494 square foot, joisted masonry building, originally constructed as a County Nursing Home. A building detail report is included as Exhibit B, and includes a description of each structure located on the property.

These structures were built prior to the inception of zoning within the County and therefore the parcel is currently zoned as farm ground. Any development of the
property will require official zoning approval, however, Livingston County agrees to waive all fees associated with the zoning process.

Environmental Conditions
The County has not commissioned its own environmental assessment of the site, nor does it intend to do so, however, the County does believe that there are potential contaminatees on site. Assessment, abatement and mitigation will be required for any renovation of the building and should be taken into consideration when submitting a proposal in response to this RFP.

It is the responsibility of the selected respondent to investigate all environmental conditions of the site to its own satisfaction, and any studies performed will be solely the respondents cost. The County will grant the selected respondent right-of-entry for the purpose of conducting geotechnical and environmental tests. The respondent must provide the County with an acceptable Certificate of Insurance and the respondent must agree to provide the County with copies of any and all geotechnical, environmental and/or other test reports obtained.

Site Access for Potential RFP Respondents
A walkthrough will be scheduled for all potential respondents. Potential respondents interested in participating in a walkthrough should notify the County Board Office at 112 W. Madison St. Pontiac, IL 61764, (815)844-6378, with the name, address and contact information of their representative no later than May 9th, 2016.

Proposal Format
1. A formal Letter of Interest on the letterhead of the primary developer. If there is a development team, all parties should be identified within the letter of interest.

2. Identification of the respondent/business/developer including appropriate contact information. This should include a description and general history of the individual, firm or entity that is anticipated to become the owner of record, and/or will have primary responsibility for implementing the development proposal. Any prior experience in implementing this type of redevelopment should be highlighted in this section.
3. Description of the Development Proposal which shall include, at a minimum, the following information:
   - Purchase price offered.
   - Development plan and timetable for the future use of the property.
   - Estimated cost of improvements and approximate schedule for completion.
   - Proposed sources and uses of funds.

4. A minimum of three references are required in responding to this RFP. The references should include commercial or trade references that can attest to the financial wherewithal or capability of the respondent. At least one reference shall be from a potential lender or banking institution with which the respondent has a current relationship.

5. The respondent (including all firms and principals) must identify and describe any and all current, pending or threatened litigation against them related to their business or real estate dealings.

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   112 West Madison Street
   Pontiac, IL 61764

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   Purchase and Redevelopment Proposal
   2:00 p.m. on June 1, 2016

**Evaluation of Proposals**

All proposals will be reviewed and evaluated by the Public Property Committee based upon the information contained within. A review of the qualified proposals will identify potential developers that most closely meet the needs of Livingston County. Capability, efficiency and purchase price will be among the criteria considered in evaluating proposals.
Entity: 100 LIVINGSTON COUNTY
Site: 05 LIVINGSTON MANOR NURSING HOME
Building: 01 NURSING HOME
14335 US HWY 66
PONTIAC, IL 61764
Department: 00 NONE
Year Built: 1955 Year Acquired: 1965
Nbr. of Stories: 1 Square Footage: 44,494
Basement: NO Adds/Renovations: NO
Occupancy: GNH NURSING HOME
Frame Type: JM JOISTED MASONRY
ISO Class: 2 JOISTED MASONRY
GPS Latitude: 
GPS Longitude: 
Flood Zone: 
Fire Protection: FIRE ALARM

GENERAL BUILDING CHARACTERISTICS
Exterior Walls: BRICK ON CONCRETE BLOCK,
Roofing: BUILT-UP SMOOTH,
Foundation: CONCRETE FOUNDATION WALLS,
Floor Finish: TILE, CARPETING
Ceiling Finish: ACOUSTICAL,
Partitions: DRYWALL/STUDS, CONCRETE BLOCK
Services: 
Features: 
ELECTRICAL
PLUMBING
HEATING
AIR CONDITIONING

VALUATION CONCLUSIONS
Replacement Cost New: 9,154,300
Exclusion Amount: 549,350
Replacement Cost Less Exclusions: 8,604,950

Produced by MAXIMUS
Entity: 100 LIVINGSTON COUNTY
Site: 05 LIVINGSTON MANOR NURSING HOME
Building: 02 BOILER HOUSE
14335 US HWY 66
PONTIAC, IL 61764
Department: 00 NONE
Year Built: 1965 Year Acquired: 1965
Nbr. of Stories: 1 Square Footage: 2,160
Basement: NO Adds/Renovations: NO
Occupancy: GPWG BOILER HOUSE
Frame Type: JM JOISTED MASONRY
ISO Class: 2 JOISTED MASONRY
GPS Latitude:
GPS Longitude:
Flood Zone:
Fire Protection:

GENERAL BUILDING CHARACTERISTICS
Exterior Walls: BRICK ON MASONRY.
Roofing: ASPHALT SHINGLES,
Foundation: CONCRETE FOUNDATION WALLS.
Floor Finish: SEALER,
Ceiling Finish:
Partitions:
Services: ELECTRICAL
PLUMBING
HEATING
Features:

VALUATION CONCLUSIONS
Replacement Cost New: 175,500
Exclusion Amount: 6,960
Replacement Cost Less Exclusions: 168,540

Produced by MAXIMUS
Entity: 100 LIVINGSTON COUNTY
Site: 05 LIVINGSTON MANOR NURSING HOME
Building: 03 STORAGE BUILDING #1
14335 US HWY 66
PONTIAC, IL 61764
Department: 00 NONE
Year Built: 1965 Year Acquired: 1965
Nbr. of Stories: 1 Square Footage: 1,200
Basement: NO Adds/Renovations: NO
Occupancy: GPWG STORAGE BUILDING
Frame Type: WD WOOD
ISO Class: 1 FRAME/COMBUSTIBLE
GPS Latitude:
GPS Longitude:
Flood Zone:
Fire Protection:

GENERAL BUILDING CHARACTERISTICS
Exterior Walls: WOOD SIDING ON STUDS,
Roofing: METAL,
Foundation: CONCRETE SLAB ON GROUND,
Floor Finish: SEALER,
Ceiling Finish:
Partitions:
Services: ELECTRICAL
Features:

VALUATION CONCLUSIONS
Replacement Cost New: 51,700
Exclusion Amount: 2,060
Replacement Cost Less Exclusions: 49,640

Produced by MAXIMUS
**Entity:** 100  LIVINGSTON COUNTY  
**Site:** 05  LIVINGSTON MANOR NURSING HOME  
**Building:** 04  STORAGE BUILDING #2  
14335 US HWY 66  
PONTIAC, IL 61764  
**Department:** 00  NONE  
**Year Built:** 1965  
**Year Acquired:** 1965  
**Nbr. of Stories:** 1  
**Square Footage:** 1,200  
**Basement:** NO  
**Adds/Renovations:** NO  
**Occupancy:** GPWG  STORAGE BUILDING  
**Frame Type:** JM  JOISTED MASONRY  
**ISO Class:** 2  JOISTED MASONRY  
**GPS Latitude:**  
**GPS Longitude:**  
**Flood Zone:**  
**Fire Protection:**  

### GENERAL BUILDING CHARACTERISTICS

- **Exterior Walls:** CONCRETE BLOCK,  
- **Roofing:** ASPHALT SHINGLES,  
- **Foundation:** CONCRETE SLAB ON GROUND,  
- **Floor Finish:** SEALER,  
- **Ceiling Finish:**  
- **Partitions:**  
- **Services:** ELECTRICAL  

### FEATURES:

### VALUATION CONCLUSIONS

- **Replacement Cost New:** 62,600  
- **Exclusion Amount:** 2,460  
- **Replacement Cost Less Exclusions:** 60,140  

Produced by MAXIMUS
GENERAL BUILDING CHARACTERISTICS
Exterior Walls: METAL SIDING/STUDS,
Roofing: METAL,
Foundation: CONCRETE SLAB ON GROUND,
Floor Finish: SEALER,
Ceiling Finish: 
Partitions: 
Services: ELECTRICAL
Features:

VALUATION CONCLUSIONS
Replacement Cost New: 28,500
Exclusion Amount: 1,110
Replacement Cost Less Exclusions: 27,390

Produced by MAXIMUS