

# **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](mailto: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

page of the proposal. 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 contaminants 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 9<sup>th</sup>, 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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Livingston County Board Office  
112 West Madison Street  
Pontiac, IL 61764

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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.

# Plat of Survey

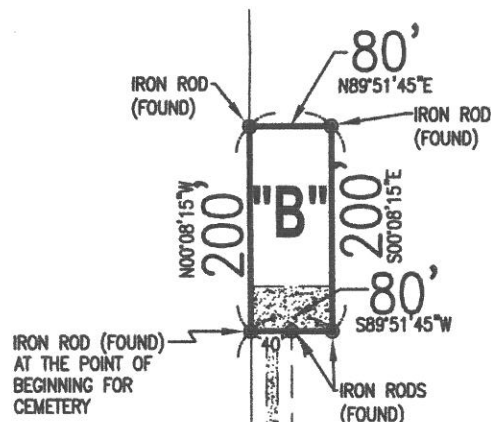
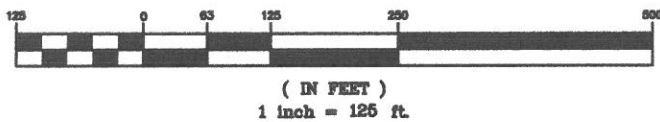
of

"A" A PART OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 27 NORTH, RANGE 5 EAST OF THE THIRD PRINCIPAL MERIDIAN, LIVINGSTON COUNTY, ILLINOIS, LYING WEST OF AND ADJACENT TO F. A. ROUTE 5 / U. S. ROUTE 66 RIGHT OF WAY, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER AND RUNNING; THENCE NORTH 89°50'16" EAST, ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER, 366.98 FEET, TO THE INTERSECTION OF SAID SOUTH LINE WITH THE WESTERLY RIGHT OF WAY LINE OF SAID U.S. ROUTE 66; THENCE NORTH 00°09'54" WEST, ALONG SAID RIGHT OF WAY LINE, 24.25 FEET; THENCE NORTH 57°31'39" EAST, ALONG SAID RIGHT OF WAY LINE, 179.25 FEET; THENCE NORTH 25°31'19" EAST, ALONG SAID RIGHT OF WAY LINE, 280.09 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 25°31'19" EAST, ALONG SAID RIGHT OF WAY LINE, 945.71 FEET; THENCE SOUTH 64°28'41" EAST, ALONG SAID RIGHT OF WAY LINE, 50.00 FEET; THENCE NORTH 25°31'19" EAST, ALONG SAID RIGHT OF WAY LINE, 292.00 FEET; THENCE NORTH 64°28'41" EAST, ALONG SAID RIGHT OF WAY LINE, 50.00 FEET; THENCE NORTH 25°31'19" EAST, ALONG SAID RIGHT OF WAY LINE, 383.39 FEET; THENCE SOUTH 89°50'32" WEST, 123.62 FEET; THENCE NORTH 00°09'28" WEST, 428.91 FEET; THENCE SOUTH 89°50'32" WEST, 578.87 FEET; AND THENCE SOUTH 00°09'28" EAST, 1889.89 FEET TO THE POINT OF BEGINNING. CONTAINING 17.82 ACRES, MORE OR LESS.

"B" LIVINGSTON COUNTY POOR FARM CEMETERY - RECORDED AS DOCUMENT NUMBER 00569490 THAT PART OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 27 NORTH, RANGE 5 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER; THENCE NORTH 00°08'15" WEST, 942.14 FEET ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER TO THE TRUE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°08'15" WEST, 200.00 FEET ALONG SAID WEST LINE; THENCE NORTH 89°51'45" EAST, 80.00 FEET; THENCE SOUTH 00°08'15" EAST, 200.00 FEET; THENCE SOUTH 89°51'45" WEST, 80.00 FEET TO THE POINT OF BEGINNING. CONTAINING 0.367 ACRES, MORE OR LESS, ALL BEING SITUATED IN EPPARDS POINT TOWNSHIP, LIVINGSTON COUNTY, ILLINOIS.

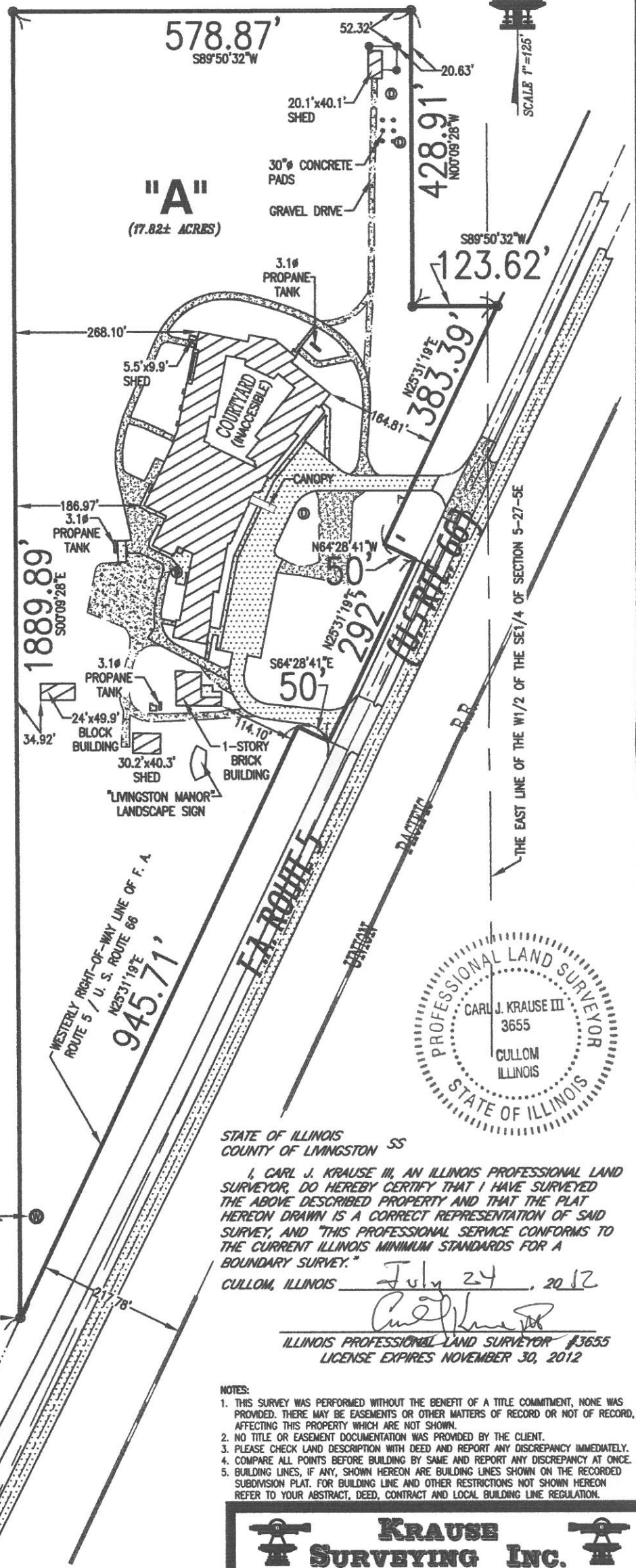
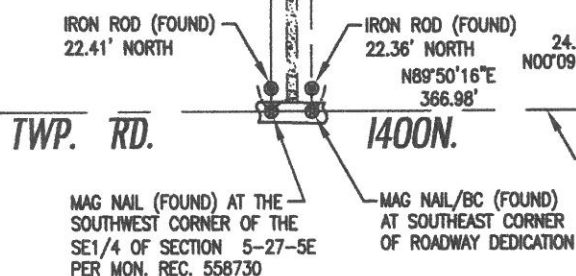
"B1" POOR FARM CEMETERY ROADWAY RIGHT-OF-WAY THAT PART OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 27 NORTH, RANGE 5 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER; THENCE NORTH 00°08'15" WEST, 942.14 FEET, ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER; THENCE NORTH 89°51'45" EAST, 40.00 FEET; THENCE SOUTH 00°08'15" EAST, 942.12 FEET, TO THE SOUTH LINE OF SAID SOUTHEAST QUARTER; THENCE SOUTH 89°50'16" WEST, 40.00 FEET, ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING. CONTAINING 0.865 ACRES, MORE OR LESS, ALL BEING SITUATED IN EPPARDS POINT TOWNSHIP, LIVINGSTON COUNTY, ILLINOIS.

## GRAPHIC SCALE



- PAVEMENT
- GRAVEL
- ASPHALT
- CONCRETE
- ⊙ INDICATES MANHOLE
- IRON ROD SET UNLESS OTHERWISE INDICATED
- ▴ FLAGPOLE

THE LIVINGSTON COUNTY POOR FARM CEMETERY AND DEDICATED ROADWAY (AS SHOWN) ARE PER A SURVEY BY STANLEY HOLZHAUER (NO. 35-3300) AND RECORDED AS DOCUMENT NO. 00569490 IN THE OFFICE OF THE LIVINGSTON COUNTY RECORDER.



STATE OF ILLINOIS  
COUNTY OF LIVINGSTON SS

I, CARL J. KRAUSE III, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY, AND "THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY."

CULLOM, ILLINOIS July 24, 2012

ILLINOIS PROFESSIONAL LAND SURVEYOR #3655  
LICENSE EXPIRES NOVEMBER 30, 2012

- NOTES:
- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, NONE WAS PROVIDED. THERE MAY BE EASEMENTS OR OTHER MATTERS OF RECORD OR NOT OF RECORD, AFFECTING THIS PROPERTY WHICH ARE NOT SHOWN.
  - NO TITLE OR EASEMENT DOCUMENTATION WAS PROVIDED BY THE CLIENT.
  - PLEASE CHECK LAND DESCRIPTION WITH DEED AND REPORT ANY DISCREPANCY IMMEDIATELY.
  - COMPARE ALL POINTS BEFORE BUILDING BY SAME AND REPORT ANY DISCREPANCY AT ONCE.
  - BUILDING LINES, IF ANY, SHOWN HEREON ARE BUILDING LINES SHOWN ON THE RECORDED SUBDIVISION PLAT. FOR BUILDING LINE AND OTHER RESTRICTIONS NOT SHOWN HEREON REFER TO YOUR ABSTRACT, DEED, CONTRACT AND LOCAL BUILDING LINE REGULATION.

**KRAUSE SURVEYING INC.**  
ILLINOIS PROFESSIONAL DESIGN FIRM #184-004647  
"SERVING ILLINOIS LANDOWNERS FOR OVER 50 YEARS"  
115 WEST HACK ST. - P.O. BOX 336 - CULLOM, IL 60929  
PHONE (815) 689-2223 ~ FAX (815) 689-2238  
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DISTANCES ARE MARKED IN FEET AND DECIMALS  
ORDER NO.: 110706  
ORDERED BY: LIVINGSTON COUNTY BOARD



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:

1965

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:

ELECTRICAL

PLUMBING

HEATING

AIR CONDITIONING

Features:

Notes:

VALUATION CONCLUSIONS

Replacement Cost New:

9,154,300

Exclusion Amount:

549,350

Replacement Cost Less Exclusions:

8,604,950



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:**

**Notes:**

VALUATION CONCLUSIONS

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



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:



Notes:

VALUATION CONCLUSIONS

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

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:

Notes:

VALUATION CONCLUSIONS

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

Produced by MAXIMUS



Entity: 100 LIVINGSTON COUNTY  
Site: 05 LIVINGSTON MANOR NURSING HOME  
Building: 05 SEWAGE TREATMENT STORAGE BUILDING  
14335 US HWY 66  
PONTIAC, IL 61764

Department: 00 NONE  
Year Built: 1965 Year Acquired: 1965  
Nbr. of Stories: 1 Square Footage: 800  
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: 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

**Notes:**