

MERRICK COUNTY, NEBRASKA
REQUEST FOR PROPOSALS
FOR
PURCHASE AND REDEVELOPMENT
OF
PROPERTY LOCATED AT 1715 26TH STREET, CENTRAL CITY, NEBRASKA
CURRENTLY OPERATED AS MERRICK MEDICAL CENTER

The Merrick County Board of Supervisors are requesting from qualified and interested persons and companies (collectively, "Respondents") proposals for the purchase and redevelopment of the property located at 1715 26th Street, Central City, Nebraska, the building currently operated as the Merrick Medical Center (the Property).

Facility Description

The facility is currently being used as a hospital but with a new hospital being built, this property will become vacant in 2022 so the County Board of Supervisors is seeking to put the property to its best use in the best interests of the County. The facility is also adjoined by an assisted living facility that the County will continue to retain and use as such a facility. The respondent should address in their proposal how to best incorporate the proposed use with the assisted living facility as to how the building could be adapted and how the common areas such as the grounds and parking areas would be used.

Proposals Sought

The County is seeking a buyer or buyers for the Property. The successful Respondent(s) must propose and undertake a project or projects that utilize the property so that it enhances the area and surrounding properties and also will not interfere with the continued operation of the adjoining assisted living facility that will continue to be owned by the County.

The successful Respondent must finance the purchase and redevelopment themselves. The County will review proposed financing for suitability and feasibility.

The County desires to see the Property developed and redeveloped for a use that will benefit the County and the area while complying with all applicable zoning and other regulations.

Proposal Information

To be considered, a Respondent shall provide nine (9) copies of the proposal to the County Clerk's office, 1510 18th Street, Central City, Nebraska 68826 on or before 4:00 p.m. Central Standard Time on March 21, 2022. Respondents shall submit all proposals in opaque sealed envelopes/packages marked on the exterior with the following legend: "Proposal to Purchase Property at 1715 26th Street".

County personnel and the County Board of Supervisors will review the proposals. The County reserves the right to choose the proposal that is most advantageous to the County and can reject any and all responses and proposals for any reason at its sole and absolute discretion, without obligation of any kind to any Respondent(s).

Upon completion of the review, the County will attempt to negotiate a purchase with the selected Respondent. In making that determination, the County Board will consider the following criteria:

1. Experience in redeveloping similar properties;
2. Financial resources and financing proposal;
3. Reuse and renovation/redevelopment proposal;
4. References; and
5. Other criteria as the County Board of Supervisors may determine at its sole discretion.

If the County, in its sole and absolute discretion, is unable to negotiate a purchase with the selected Respondent, or if it determines no responses are satisfactory in the first instance, it may proceed in any manner it sees fit.

Site Visit

Qualified Respondents who intend to submit a proposal shall be allowed to tour the Property prior to submitting a proposal. Respondents may schedule one tour by contacting the County Clerk at the County offices during regular business hours. The County Clerk will have to arrange the tour with the current Hospital staff to arrange for the appropriate date and time for such tour. If the Respondent raises questions during the tour, the Respondent shall submit their questions in writing to the Clerk and the County will attempt to answer such questions and any and all questions and answers will be available to other potential Respondents and the public.

Requirements for Proposals

All proposals shall contain at least the following information. Please organize the information in the order listed below to assist in the review of the proposals. Please present the proposals in binder or other format that allows for easily removing pages for photocopying. Respondents may include other information that would be helpful to the County during review, but photocopies of large volumes of generic information are strongly discouraged. Failure to provide the requested information or submission of an incomplete or nonresponsive proposal may result in the rejection of the proposal.

1. **Respondent Profile.** Include Respondent name, address, contact person, telephone and facsimile numbers and e-mail addresses. Provide the type of entity (e.g., individual, corporation, limited liability company) and state where organized. Provide a brief description of the relevant history of the Respondent, number of years in business, business location, number of employees and other background information regarding the Respondent that would be helpful in the review of the ability of the Respondent to successfully redevelop the Property.
2. **Financial Information.** Furnish a copy of the Respondent's most recent audited or CPA-reviewed financial statements, if available. If audited or CPA-reviewed financial statements are not available, please provide copies of the most current internally prepared financial statements certified by an officer of the Respondent as being materially accurate. Financial information of

Respondent(s) not selected will be returned upon request. The County may destroy proposals at its sole and absolute discretion on or after October 1, 2022.

3. Resumes. Furnish resumes or other similar declarations of relevant education and experience of the principal(s) of the Respondent.
4. Property Redevelopment/Rehabilitation Experience. Please set forth a detailed description of the plans for redevelopment and reuse of the Property. Describe how the Respondent plans to redevelop and rehabilitate the Property, including a reasonably detailed timeline and financing proposal. Describe how the Respondent plans to use the Property after redevelopment and rehabilitation. Please state whether the Respondent has ever developed a similarly situated property, and if so, provide details regarding such project(s).
5. Reference. Please provide at least three (3) references. One reference should be from a bank or financial institution. The other references may include people associated with previous relevant projects the Respondent has completed.
6. Purchase Proposal. Please state the purchase price and terms under which the Respondent proposes to purchase the Property. The County will not and cannot directly finance the purchase.
7. Timeline and Schedule. Include a detailed proposed timeline and schedule for the proposed redevelopment and rehabilitation project. This timeline and schedule should include all necessary steps to finance, entitle and construct the project. The County understands real estate development involves uncertainties and delays, and the proposed timeline and schedule may therefore include appropriate caveats and contingencies.

Additional Considerations.

Proposals should provide straightforward and concise descriptions of the Respondent's ability to satisfy the requirements of this RFP. The proposal must be complete and accurate. Omissions, inaccuracies or misstatements may cause the County to reject a proposal, in the County's sole and absolute discretion. The County may reject a proposal if it is conditional or incomplete, or if it contains alterations of forms or other irregularities, or for any other reason deemed necessary by the Board.

Non-Disclosure and Disclosure of Proposals

The County will hold proposals in confidence as protected from disclosure as confidential business information during the review process until the County has made a decision to issue an award to the selected proposal. Thereafter, all proposals will be treated as documents subject to disclosure under Nebraska Public Records Law (Neb. Rev. Stats. Sections 84-712 et seq.)

If a Respondent believes any portion of its proposal contains confidential or proprietary information, exempt from public disclosure under law, Respondent must submit that information with its proposal in a separate sealed envelope labeled "Confidential Information". Except as compelled by court process, the County will not release any such documentation claimed to be exempt from disclosure that is submitted in said manner without prior written notice to the Respondent.

In exchange, the Respondent agrees to indemnify, defend and hold harmless the County, and its officials, employees, representatives, and agents, from any and all claims or actions related to the Respondent's proposal to this RFP.

Selection

The County Board of Supervisors will review each proposal based upon the merit of the entire proposal and attempt to rank them as to which would be in the best interest of the County. Actual award of a contract is contingent upon the Board approval and successful negotiation of an appropriate purchase and sale agreement and supporting and related documents.

Reservation of Rights

Notwithstanding anything to the contrary in this RFP, the County reserves the right to reject any or all proposals and to re-issue this RFP in its sole and absolute discretion. The County may waive any minor informalities or irregularities in any proposal that are immaterial and inconsequential in nature. The County reserves the right to request additional written or oral information from a Respondent to clarify its proposal.

All proposals become the property of the County once submitted. All costs associated with development of the proposal shall be the sole responsibility of the Respondent and shall not be charged or chargeable in any manner to the County.

The Respondent waives any rights or remedies against the County in the event of any challenge to the County's ownership or disposition of the Property.