

Facility & Support Services

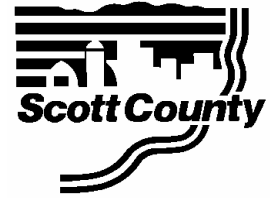
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REQUEST FOR BIDS/PROPOSALS – Sale/Redevelopment of Real Property

SCOTT COUNTY FACILITY & SUPPORT SERVICES

Sealed Bid Sale of Parcels for Redevelopment – 5th and Ripley Streets , Davenport

PROJECT # FSS0509-03

SUMMARY

Scott County Facility and Support Services is soliciting bids for the sale of several parcels of land including structures located in the 400 block of West 5th Street and the 500 block of Ripley Street in Davenport, IA. The structures include several single and multi-family dwellings that were most recently occupied in 1998. All of the parcels are within the Hamburg Historical District and are subject to City of Davenport ordinances regarding use and redevelopment.

Below are general specifications for the sale by sealed bid and particular information concerning the parcels of land. Questions about this project may be directed to Dave Donovan (563-326-8228) or Tammy Speidel (563-328-3241) Scott County Facility and Support Services, Davenport, IA.

PURPOSE

As part of a multi-year effort, the Scott County Board of Supervisors is accepting offers for the purchase of the properties outlined herein. The Board is seeking to find a responsible bidder/purchaser that would redevelop said properties with a viable plan for re-use.

Alternative funding sources may be available for the redevelopment of said properties. Contact the City of Davenport, Community and Economic Development Department (563-326-7766) for more information.

Scott County is soliciting these bids as part of a dual effort for said properties. In addition to proposals for sale, Scott County is accepting bids for demolition. If no responsible bids for the sale and redevelopment of said parcels are received, the Scott County Board of Supervisors will likely pursue permits for demolition and award the demolition contract to the successful bidder.

BIDDING REQUIREMENTS

1. **Bids for this item must be submitted by Wednesday, October 26, 2005 at 2:00 p.m.** Proposals received after that time will not be considered. Bids must be submitted to the following address and labeled as follows:

SEALED BID – Proj #FSS0509-03
Attn: Scott County Purchasing Division
428 Western Avenue
Davenport, Iowa 52801-1004

2. Bids must include 5% earnest money with the bid. Acceptable forms of earnest money are: cashier's or certified check. The earnest money from bidders other than the successful bidder shall be returned immediately following the award of bid. The award of bid is expected on November 17, 2005.
3. Closing on the sale will be scheduled for approximately 30-60 days past the award of bid. Potential purchasers that are not able to execute closing on the sale within the allotted time shall forfeit their earnest money and the award shall be cancelled.
4. Scott County reserves the right to reject any or all bids. All decisions of Scott County, Facility & Support Services and the Scott County Board of Supervisors are final and are not subject to appeal.
5. Scott County will only entertain proposals that include all the parcels described herein. No individual or partial offers will be accepted. Bids must be made for all parcels, including structures.
6. Minimum bid – the minimum bid for the collective sale of the properties is \$150,000. Scott County reserves the right to not accept bids for less than the minimum bid amount.
7. Bids must bear the signature of the responsible person submitting the bid or of a principal officer of the organization submitting.
8. Submission of a bid or proposal shall constitute agreement with all the terms and conditions contained herein.

PROPERTY DESCRIPTIONS

The properties are located at the northwest corner of 5th and Ripley Streets within the City of Davenport, with six existing boarded-up residential structures and three vacant parcels. Individual descriptions are as follows:

512 Ripley – larger structure and lot, last used for multi-tenant
Empty parcel, first lot at 5th and Ripley

Empty parcel, next lot west from 5th and Ripley
412 West 5th Street – single family dwelling and lot
416 West 5th Street – single family dwelling and lot
418 West 5th Street – single family dwelling and lot
420-422 West 5th Street – duplex dwelling and lot
424 West 5th Street – duplex dwelling and lot
Empty parcel, rear of 424 West 5th Street

Attached is a diagram depicting said parcels in relationship to adjacent streets and neighboring parcels. Dark shading indicates the parcels for sale in this solicitation.

