

**Blackhawk School District**

**REQUEST FOR PROPOSALS**

**FOR THE SALE AND RE-USE OF**

**THE** **NORTHWESTERN PRIMARY SCHOOL**

**256 Elmwood Boulevard, Darlington, PA 16115**

**RFP Issued: November 26, 2019**

**Proposal Deadline: December 13, 2019**

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**I. INTRODUCTION**

The Blackhawk School District (the “District”) is pleased to announce the offering of the Northwestern Primary School, located at 256 Elmwood Boulevard, Darlington, PA 16115

All references to time in this Request for Proposals (e.g. 9 a.m.) are in the Eastern Time Zone.

The District has retained Weiss Burkardt Kramer, LLC as its exclusive agent to represent the District in this offering. All communication and contact with the District in connection with this RFP will be made by and through Weiss Burkardt Kramer.

The District is seeking creative, broad-based, and competitive proposals from bidders who agree to purchase and redevelop the property in accordance with the terms of this Request for Proposals. All proposals must include an offered acquisition price for the property **(Minimum Acceptable Price is $500,000.00 net to the District)**, a detailed description of the proposed development, as well as a demonstration of the availability of construction and permanent financing.

Minority owned, women-owned, and disability-owned business enterprises and individuals should have maximum opportunity to participate in all components of the project. This includes but is not limited to ownership, financing, design, construction and management. Proposals will be evaluated based on the extent of such participation on the development team.

The property will be open for inspection for bidders from 9:00 a.m. to 12:00 p.m. on November 26, 2019. Interested bidders are required to make plans to visit and to bring anything that may be necessary to formulate a proposal.

Proposals, including all required forms, must be in the format described herein and delivered with the accompanying Two Hundred Fifty Dollars ($250.00) non-refundable review fee made payable to the Blackhawk School District, and delivered to Eric Brandenburg, Business Manager, by 12:00 p.m., Friday December 13, 2019. Late proposals will not be accepted.

***Timetable Summary***

|  |  |
| --- | --- |
| *Activity* | *Date* |
|  |  |
| Release of RFP | November 26th  |
| Property Inspection | November 26th  |
| Written Questions Due | December 6th by 12:00 p.m. |
| Responses Posted on Website | December 11th  |
| Proposals Due | 12:00 p.m., December 13th  |
| Proposal Opening | 12:30 p.m. December 13th  |
| Award of Bid | January 2020 Voting Meeting (to be scheduled) |
| Due Diligence | January 21st – March 21st  |
| Agreement of Sale | April 30th  |
| Closing | May 29th  |

All questions regarding this property and the RFP must be directed to either:

Dr. Robert H. Postupac, Superintendent postupacr@bsd.k12.pa.us

Darrin Fleischman

Supervisor of Buildings and Grounds fleischmandarrin@bsd.k12.pa.us

Missy Delmonico, Secretary delmonicom@bsd.k12.pa.us

**The District reserves the right to refuse any or all proposals.** **All bidders are advised that the property will be sold “as is,” and “where is,” in its existing condition, with no warranties either expressed or implied.**

The District disclaims any and all responsibility for injury to bidders or their agents while examining the property or at any other time. All bidders will be required to sign a “Release and Hold Harmless Agreement” prior to the Property Inspection.

All proposals when submitted become the property of the District and, as such, will become a public document, however, financial information submitted in response will be held as confidential.

By submitting a response to this RFP, the bidder is certifying that they have read and understand all conditions concerning the development of the property being offered, as outlined in this RFP, and that their proposal is made in accordance with this RFP.

**II. TERMS OF OFFERING**

The District is seeking bidders who are willing and able to purchase and develop the property in accordance with the goals as stated herein and in a way that complements and adds value to the community.

The goals of the District in seeking redevelopment proposals for the property include, but are not limited to the following:

1. Achieve a high-quality development that complements adjacent properties and enhances the surrounding community.
2. Ensure that sound market understanding and principles are applied.
3. Provide financial benefits to the District and the local community including, but not limited to, new tax revenues and secondary financial impacts.
4. Support and strengthen the local community redevelopment and business revitalization efforts.

**III. STANDARDS AND CONTROLS**

1. **Property Terms and Conditions**
2. Minimum Acceptable Acquisition Price is $500,000.00 net to District after all settlement/closing costs.
3. The property will be offered in an "as is-where is" condition. The property may contain environment hazards that may need remediation by the bidder prior to redevelopment.
4. The District will bear no responsibility or expense in the removal or treatment of asbestos, lead or other hazardous materials. Bidders shall indemnify and hold the District harmless from claims or damages arising out of or in connection with the presence of or removal of such materials.

**Bidder Responsibilities**

1. Bidder shall be responsible for obtaining at its sole cost: all permits, standard regulatory approvals, approvals for subdivisions, approvals for zoning appeals or regulatory changes of any kind, as well as any required engineering and environmental studies, title reports and insurance for the property, all closing costs, any costs of appraisals, surveys, legal descriptions, and, any other typical development "soft costs" shall be borne by the bidder.

**IV. PROPOSAL CONTENTS**

Bidders are required to submit the following information in the format described below and in sufficient detail to enable the District to give ample consideration to the proposal.

**A. Organizational Information**

(i) **Identity:** Name and Address of bidder and Identification of Authorized Person(s). The name, mailing address, telephone and fax number of the Bidder must be included along with the name of the individual(s) authorized to speak for the Bidder.

(ii) **Development Team Personnel:** List proposed Development Team personnel, to include the managing partner, project manager, and relevant support staff. List proposed consultants who will be part of the Development Team.

(iii) **Status of the Development Organization:** Provide a description of the Development Organization’s terms of incorporation, project history and marketing focus.

(iv) **Description of Development Team’s Overall Organization:** Provide a description of how the Development Team is organized: who will direct the project, and who will contract with whom.

(v) **Disclaimer of Existing Relationship:** Provide a statement of any business, financial or blood relationships with any member, officer or employee of the District.

 **B. Experience and Qualifications**

**Projects of Similar Scope of Work:** Provide a listing of projects, both completed and underway, which are similar in their scope of work to this project. The project listing also should contain names and phone numbers of individual clients who can serve as references for each project. Include financial information outlining method by which such projects are funded.

**C. Development Plan**

(1) General description of Development Concept.

(2) Provide a detailed description of the development concept being offered.

(3) Conceptual Site Plan: Include a rendered conceptual project site plan.

(4) Include reuse of existing facilities, if appropriate, along with any proposed new construction

**V. SUBMISSION REQUIREMENTS**

1. Proposals must include, at a minimum, the requirements listed in this RFP and may include any background or other supporting information that the bidder feels necessary. Proposals should not be elaborate or costly to prepare. They should, however, be prepared in a professional manner and in the format described in this RFP.
2. The District will not be limited to the information provided by the bidder, but may utilize other sources of information useful in evaluating the capabilities of the Bidder. Additional information or modifications to proposals may be requested of any bidder.
3. The District may in its sole discretion reject any or all proposals submitted.
4. **Specific Requirements**

(i) Proposals shall be in the format described herein. (See also Section V). Please submit one original with original signature(s) plus eight (8) copies totaling nine (9) submissions of each proposal (bound in a loose-leaf notebook to lie flat when read) and all materials together in one envelope or package if possible. All proposals must have a table of contents and each section tabbed. All proposals must be delivered to the office of Eric Brandenburg, Business Manager, Blackhawk School District, by 12:00 p.m., on Friday, December 13, 2019. Proposals will be dated and time stamped upon submission and a receipt will be provided.

(2) Proposals shall be submitted with a Two Hundred Fifty Dollars ($250.00) non-refundable fee. The fee shall be presented upon submission of the proposal in the form of a cashier's check made payable to the Blackhawk School District. Any proposals not accompanied with a fee will not be accepted. A list of applicants becomes public information at the proposal deadline.

(3) Proposals or unsolicited amendments to proposals arriving after the closing date and time will not be accepted.

(4) Failure to submit the proposals in the manner described above may result in the proposal being rejected as unresponsive.

**VI. AWARD PROCEDURES**

1. **Step 1 - Initial Review**

Following the Proposal Deadline, District administration will conduct an initial review of all proposals received to determine, at its sole discretion, that the proposals are valid and comply with all of the requirements detailed herein. The District retains the right to accept or reject any or all of the proposals.

1. **Step 2 – Recommendation to Superintendent**

After a detailed review of all proposals, a recommendation of award of the property will be made to the District Superintendent.

1. **Step 3 - Board of Directors Makes the Award**

The Board of Directors of the District will give final approval of the selection of a bidder and make an award for the property to said bidder at a regularly scheduled Public Meeting.

1. **Step 4 - Notification**

Official notice of award will be sent by U.S. Mail to the address and contact person listed in the selected proposal. Bidders who are not selected will be similarly notified by U.S. Mail after a selected Bidder has been offered and accepted the Right of Entry Privilege for the property, described below.

**VII. PROCESS**

1. **Right-of-Entry and Due Diligence Investigation**

Upon selection and notification of award, the District will issue a Release of Liability for a period of thirty (30) days to the selected bidder for the express purpose of conducting a due diligence investigation of the property. Under the Right-of-Entry, the selected bidder, its employees, agents, and representatives may enter the property for the purposes of: carrying out environmental baseline analysis for hazardous materials, property surveys, plats and re-subdivisions as applicable, soil boring data and analysis, analysis of the structure, architectural and engineering studies for proposed rehabilitation, and other relevant activities.

Prior to the execution of the Right-of-Entry the bidder will be required to provide evidence of acceptable insurance coverage with the District listed as an “Additional Insured.”

1. **Purchase and Sale Agreement**

Following the Right-of-Entry and Due Diligence Period, the District may enter into a Purchase and Sale Agreement setting forth the terms and conditions of sale and development of the property.

1. **Earnest Money Deposits**

Upon mutual execution of the Right of Entry agreement, bidder will deliver to the District an initial Earnest Money Deposit equal to one percent (10%) of the proposed purchase price in certified funds made payable to the District. This initial Earnest Money Deposit may be refundable, provided bidder is not in default under the terms of the proposal and the Right of Entry agreement. In the event that after acceptance and award of the selected proposal, bidder fails to carry out the terms of the proposal or Right of Entry agreement, then the District may, at its option, terminate its acceptance of said proposal and all rights thereunder, by giving ten days written notice to bidder. Any Earnest Money Deposits will then become the property of the District.

Upon mutual execution of the Purchase and Sale Agreement, bidder will deliver to the District an additional Earnest Money Deposit sufficient to raise the total Earnest Money Deposit to twenty percent (20%) of the proposed purchase price in certified funds made payable to the District. At this point, the Earnest Money Deposit shall be non-refundable and become the property of the District, provided that the District does not default under the terms of the Purchase and Sale Agreement.

**VIII. ADMINISTRATIVE INFORMATION**

**Issue Date:** The issue date of this RFP is: November 26, 2019

**Issuing Officer:** This RFP is issued by: Blackhawk School District

Represented by: Ira Weiss, Esquire

 Weiss Burkardt Kramer, LLC

 445 Fort Pitt Boulevard, Suite 503

 Pittsburgh, PA 15219

**Obtaining RFP**

This Request For Proposals will be made available free of charge. The RFP may be picked up at the Administrative Offices located at 500 Blackhawk Road, Beaver Falls, PA 15010, Monday through Friday between 9:00 a.m. and 4:00 p.m., November 26, 2019 through December 12, 2019. The RFP can also be obtained from the District’s website at: [www.bsd.k](http://www.bsd.k)12.pa.us.

**Property Inspections**

Northwestern Primary School will be open for inspection by bidders from 9:00 a.m. to 12:00 p.m. on November 26, 2019. Prospective bidders are required to attend and inspect the property.

**Questions and Inquiries**

Written questions and inquiries will be accepted from bidders no later than December 6, 2019 and must be submitted to either:

Dr. Robert H. Postupac, Superintendent postupacr@bsd.k12.pa.us

Darrin Fleischman

Supervisor of Buildings and Grounds fleischmandarrin@bsd.k12.pa.us

Missy Delmonico, Secretary delmonicom@bsd.k12.pa.us

Written responses will be posted on the Blackhawk School District website by December 11, 2019. Questions submitted by any other method will not receive responses.

**Deadline**

The deadline for receipt of proposals is 12:00 p.m. Friday, December 13, 2019. Proposals will be dated and time stamped upon submission and a receipt will be provided. The District will not accept proposals after the deadline. Use of the U.S. Postal Service, private delivery companies or courier services is undertaken at the sole risk of the bidder. It is the bidder's sole responsibility to ensure that the proposal is in the possession of the District by the deadline.

**Submitting Responses to RFP**

All proposals, with the accompanying non-refundable fee of Two Hundred-Fifty Dollars ($250.00) made payable to the Blackhawk School District, must be delivered to:

 Eric Brandenburg, Business Manager

 Blackhawk School District

 500 Blackhawk Road

 Beaver Falls, PA 15010

**SUBMITTALS MUST INCLUDE:** ONE (1) ORIGINAL PLUS EIGHT (8) COPIES TOTALING NINE (9) SUBMISSIONS OF EACH PROPOSAL AND ALL MATERIALS TOGETHER IN ONE ENVELOPE OR PACKAGE IF POSSIBLE.

**Incurring Expenses**

The District shall not be responsible for and will not pay for any cost incurred by any bidder in preparing and submitting a proposal or requested supplemental information in response to the RFP.

**Public Information Act Notice**

All proposals when submitted become the property of the District and, as such, become a public document.

The District commits to handling all information regarding financial assets and holdings of bidders in strictest confidence; therefore, the financial information contained in the proposal will not be included on any posting of the proposals or any other disclosure. Bidders should give specific attention to identifying any additional portions of their proposals that they deem to be confidential, proprietary or trade secrets.

**Compliance with the Law**

By submitting an offer in response to this RFP, the bidder selected for award agrees that it will comply with all Federal, State, and City laws, rules, regulations, and ordinances applicable to its activities and obligations under this RFP.

**EXHIBIT A BIDDER INFORMATION**

**A.1**  **BIDDER INFORMATION**

|  |  |
| --- | --- |
| **Name of Bidder** |  |
| **Address** |  |
| **Contact Person** |  |
| **Email Address** |  |
| **Telephone** |  |
| **Facsimile** |  |

Please be advised that Weiss Burkardt Kramer, LLC, on behalf of the District, will use the above contact information to keep the Bidder informed about the RFP process, to schedule oral representations to the Review Panel or community groups, to make any requests for additional information and notifications regarding selection.

**A.2**  **TYPE OF ORGANIZATION**

|  |  |
| --- | --- |
| **Type of Organization** **(*i.*e., partnership, joint venture, corporation, limited liability company, not the profit organization, etc.):**  |  |

**A.3 PRINCIPALS**

If entity is a joint venture please provide principals for each entity. If entity is a not-for-profit organization please provide a list of the officers of the Board of Directors. Use other sheets as necessary.

|  |  |  |  |
| --- | --- | --- | --- |
| **Principle Name** | **Title/Position** | **Home Address** | **% Interest** |
|  |  |  |  |
|  |  |  |  |
|  |  |  |  |
|  |  |  |  |

**A.4** Check the boxes below regarding each individual and/or business entity buyer and any of the business entities listed above:

|  |  |  |
| --- | --- | --- |
| Party in a pending lawsuit. | Yes | No |
| Indicted for or convicted of any felony within the past 10 years | Yes | No |
| Adjudged bankrupt, either voluntary or involuntary, within the past 10 years.  | Yes | No |
| Unpaid delinquent taxes, municipal liens, and/or outstanding judgments.  | Yes | No |
| Declared in default of a loan or failed to complete a development project. | Yes | No |
| Failed to complete or currently in violation of a Purchase & Sale Agreement or other agreement involving the District and/or Beaver County? | Yes | No |
| Own a property which currently has a housing code violation in Beaver County or elsewhere.  | Yes | No |
| Failed to obtain required building permit for work performed.  | Yes | No |

If the answer to any of the above is yes, please provide a full explanation including as appropriate for each case (1) date, (2) charge, (3) place, (4) court, (5) action taken and (6) current disposition. Attach documentation, as necessary.

**A.5 PROJECT DETAILS**

1. Provide a brief outline of the proposed project.

2. Will you be seeking public tax credits at the state or federal level to complete this project? If so, please explain.

3. Do you intend to seek Tax Increment Financing, LERTA or other public financing or tax abatement? If so, please explain

4. Please include any additional information necessary to explain your project or plans for reuse of the building.

**A.6**  **DISCLAIMER AND CONFLICT OF INTEREST STATEMENT**

I, \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, am an officer authorized to make a binding contractual commitment for the Bidder.

 [\_\_] To the best of my knowledge and belief, I/we have no business, financial or personal relationship or involvement with any member, officer or employee of the Blackhawk School District.

[\_\_] It appears that I/we do have a business, financial or personal relationship or involvement with a member, officer or employee of the District. Details of each of these situations and/or actions are as follows (if necessary, continue on another sheet).

1.\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

2.\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ 3.\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

I have read and understand the provisions of this Disclaimer. I agree to notify the District promptly if any new situation or actions that might be regarded as a potential conflict of interest with my duties as a consultant to the District should develop at any time during my contract period.

Signature\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_­­\_\_

Name & Title:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**A.7**  **CERTIFICATION**

Please note: If the Bidder is a joint venture, this certification form A.7 must be signed by an officer of each entity composing the joint venture.

I, \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, am an officer authorized to make a binding contractual commitment for the Bidder.

I have received, read and understand the provisions of this Request for Proposals (RFP).

I acknowledge that failure to disclose a material fact or to misrepresent a fact can result in disqualification of the development proposal from further consideration. I certify that all information contained in this response to the RFP, including but not limited to, the disclosure information above is true and correct to the best of my knowledge and belief.

I understand by signing this form in conjunction with a response to this RFP, that the District may, at its choosing, conduct a check with Dun and Bradstreet and other credit verification or similar agencies.

I understand that the District is not obligated to pay, nor will it in fact pay, any costs or losses incurred by the Bidder at any time, including, but not limited to, the cost of: (1) any prior actions by the Bidder in order to respond to the RFP, and/or (2) any future actions by the Bidder in connection with any negotiations between the Bidder and the District, including, but not limited to, actions to comply with requirements of the District, Beaver County, or any applicable laws.

I agree that I will not enter into, execute or be a party to any Covenant, Agreement, Lease, Deed, Assignment or Conveyance, or any other written instrument which restricts the sale, lease, use or occupancy of the property or any part thereof, upon the basis of race, color, religion, sex, or national origin and will comply with all Federal, State, and local laws, in effect from time to time, prohibiting discrimination or segregation and will not discriminate by reason of race, color, religion, sex or national origin in the sale, lease, use or occupancy of the property.

Dated: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Bidder Entity: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Signature: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Name & Title: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**EXHIBIT B PROPERTY INFORMATION**

Location: 256 Elmwood Blvd.

 Darlington, Pennsylvania

Tax Parcel: 58-003-0127 and 58-112-0116

Property Owner: Blackhawk School District

Property Rights: Fee Simple Estate

Site Area: 25.00 Acres

Improvements: Gross Building Area

 About 80,800 square feet

**EXHIBIT C OWNED PROPERTY DISCLOSURE FORM**

List all properties owned or sold within the past five years in Beaver County by Bidder and business entities identified in Exhibit A. Use additional sheets as necessary.

|  |  |  |  |
| --- | --- | --- | --- |
| ADDRESSInclude Zip Code | PROPERTY OWNER’S NAME(S) | CURRENTLY OWNED?  If No, enter year sold. | YEAR SOLD |
|  |  | Yes No |  |
|  |  | Yes No |  |
|  |  | Yes No |  |
|  |  | Yes No |  |
|  |  | Yes No |  |
|  |  | Yes No |  |
|  |  | Yes No |  |
|  |  | Yes No |  |
|  |  | Yes No |  |
|  |  | Yes No |  |
|  |  | Yes No |  |
|  |  | Yes No |  |
|  |  | Yes No |  |