



PROPERTY DESCRIPTION

Bids will be received at the City of Brecksville, Office of the Purchasing Director, 9069 Brecksville Road, Brecksville, Ohio 44141 until 12:00 PM on February 3, 2023, for the real property described below:

The property is located on the east side of Highland Drive, south of Oakes Road. The property, owned by the Brecksville-Broadview Heights City School District, is located at 9457 Highland Drive, Brecksville, Ohio 44141, and includes parcel number **603-15-009**. The site consists of 21,159 gross acres, and has a net usable area of 20.93 acres, net of existing right-of-way and any additional deductions when applicable. The site has a one story, brick/block School Building, built in 1953, with 46,786 sq. ft. of useable area.

On June 9, 2022, the Brecksville Planning Commission adopted a motion to recommend to City Council that the Highland Drive School Property, which was previously zoned Community Facilities, be rezoned to **Residential Single Family R-20 with Conditional Use of C-F Community Facilities, Class C and D only**. City Council had (3) individual readings of this legislation and adopted the issue for placement on the November 2022 ballot. The issue was considered by the electorate of our City, and passed.

BIDDER RESPONSIBILITIES/DUE DILIGENCE

The City of Brecksville and School District make no representations as to unforeseen encumbrances on the property or exact property boundaries. **This property is sold "AS IS".** The bidder must investigate the property for all liens, judgments, taxes, assessments, easements or other encumbrances that would attach to the property, including any possible encumbrance by the City of Brecksville or School District. The City of Brecksville and School District recommend that you consider retaining an attorney to do the research and provide you with a title opinion. The bidder has the responsibility to verify the property with regard to size, zoning, development potential, structural and mechanical, plumbing integrity, etc., to the extent the bidder is satisfied and understands what is being acquired. The City of Brecksville Building Department (440) 526-2630 can assist with interpreting the City of Brecksville development regulations, ordinances and codes.

BID PROCESS

1. A Bid for School District-owned property must be submitted in writing on a *City of Brecksville Offer to Purchase Form* and must include a ten percent (10%) bid deposit. The *City of Brecksville Offer to Purchase Form* may be obtained at the Brecksville City Hall, 9069 Brecksville Road, Brecksville, Ohio 44141 during normal business hours.

2. The interior of the subject property may be viewed during one of the (4) scheduled open site visits provided in the bid materials.
3. There is a minimum bid requirement of Seven Hundred Thirty Five Thousand Dollars (\$735,000.00).
4. The *City of Brecksville Offer to Purchase Form* must be submitted with a ten percent (10%) bid deposit in the form of a cashier's check or money order made payable to: Brecksville-Broadview Heights City School District . Offers without deposits will not be accepted for consideration.
5. Submit the *City of Brecksville Offer to Purchase Form* to the City of Brecksville Purchasing Office in City Hall by the deadline of 12:00 p.m. on February 3, 2023. Offers submitted are confidential and will be reviewed by representatives of the City and School District before presenting a recommendation to the Board of Education.
6. Developers are required to submit a Qualifications Statement based on the general criteria provided. See "Qualifications Statements" below.
7. Bidders identified in the *City of Brecksville Offer to Purchase Form* will be contacted as soon as possible by the City of Brecksville Purchasing Office with a status of the offer submitted and if it will be presented to the Board of Education for review and consideration.
8. Non-exclusive criteria for bid consideration include purchase price and time of performance.
9. The Brecksville-Broadview Heights City School District, through its duly authorized constituted officials, reserves the right to reject any, part, or all bids, to waive informality in any bid, and to hold all bids for a period of forty-five (45) days before acceptance.
10. Bidder agrees to follow the terms and conditions outlined in Resolution #5263 between the City of Brecksville and the Brecksville-Broadview Heights City School District. Copy of Resolution provided on flash drive.

QUALIFICATIONS STATEMENTS

The City of Brecksville, on behalf of the Brecksville-Broadview Heights City School District, is requesting Qualifications Statements for the development of the property at 9457 Highland Drive in Brecksville, Ohio.

Criteria to be considered includes, but is not limited to: general project approach; strength, experience and location of project manager and key staff; past performance and experience with development projects of similar scope and size; financial capability; and capacity to perform the work.

1. Cover Letter
2. Executive Summary
3. Team Composition
4. Qualifications of Development Team and Relevant Experience
5. Developer Financial Capability
6. Developer Capacity
7. References



Contact for Bid Process:

Rebecca Riser, Director of Purchasing
City of Brecksville

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