

Property

The School Board of Osceola County ("SDOC") is seeking a Purchaser for the Covington Property (the "Site") located at Pine Tree Drive in the City of Saint Cloud (the "City"). The goal of this RFP is to select a Purchaser to complete an economically viable, residential development.

Seller: School Board of Osceola County

Address: Pine Tree Drive, Saint Cloud, FL 34772

Current Future Land Use/Zoning: MDR/MH-2

Parcel ID: 26-26-30-0725-0001-0630

Lot Size: 18.75 Acres

Proposal Description and Submission Requirements

Proposals are due by May 6, 2022 by 5 P.M. Eastern Standard Time. Proposals should demonstrate the capacity and creativity of the Purchaser to transform the parcel included in this RFP by following high development standards and presenting the best economically viable project. It is expected that proposals will include the appropriate scale of development for the neighborhood in which it is located and will be no more than 175 dwelling units. The Purchaser will be required to coordinate design and review with the City of Saint Cloud to ensure that the proposed project complements the neighborhood's and City's goals.

The Purchaser should submit the proposed package digitally via email. The proposal should be combined into one file in PDF format. The PDF should be under 10MB in size. Do not send hard copies. The proposal should be addressed to:

Jill Rose, Senior Vice President
Jill@BBDRE.com
Bishop Beale Duncan Realty, LLC
250 N Orange Avenue
Suite 1500
Orlando, FL 32801

Questions and comments should be submitted via email to Rebekah Marrero at Rebekah@bbdre.com

All responses should include the following RFP Summary Page as the cover page of the proposal package. This page should be fully completed by the Purchaser. ALL RESPONSES MUST BE RECEIVED BY THE RESPONSE DUE DATE AND TIME AS STATED IN THE RFP TIMELINE for consideration. Any late responses will not be reviewed.

The following Proposal Requirements will serve to establish a Purchaser's overall capacity to complete this acquisition:

1. RFP Summary Table

Ownership Entity	
Primary Contact Name	
Address	
Phone	
E-mail	
Equity Partners	
Architect	
Contractor	
Consultant(s)	

2. Ownership Entity (single owner, partnership, LLC)

- a. Proposed Party Names and Percentage Interest

3. Development Entity

- a. Relevant Development Experience
 - i. Resumes or biographies of the proposed development team
 - ii. Fact sheets for similar projects (images, date, location, concept, funding sources)

4. Letter of Intent to Purchase the Property

- a. Purchase Price
- b. Deposit Structure and Release
- c. Proposed Contract Timeline
 - i. Due Diligence
 - ii. Approval Period
 - iii. Closing Date
 - iv. Contingencies

5. Project Narrative

- a. In Depth Project Description – specific use (Fee Simple or Build to Rent), number of units, number of stories
- b. Conceptual Design
 - i. Site Plans
 - ii. Relevant Inspirational Elevations and Renderings
- c. Re-zone Strategy

6. Entitlement Requirements

- a. Land Use Attorney

Selection Process

After the Seller has completed its evaluation of the submittals, a Purchaser who is placed on the short-list may be asked to interview with the Seller. However, a short-listed proposal may be accepted without the need for an

interview. If an interview is deemed necessary, the Purchaser will be provided with a time that is determined by the Seller.

The Seller's intention is to enter an exclusive negotiation period with the selected Purchaser.

During the exclusive negotiation period, the Seller and Purchaser will work towards having a mutually agreeable Purchase and Sale Contract within 30 days of Purchaser's receipt thereof.

- A Purchaser may be selected based on, but not limited to, the following criteria:
- Purchase Price and Terms
- Experience completing similar development projects
- Appropriateness and viability of proposed plan
- Ability to secure financing, including prior transactions completed with funding sources

The Purchaser is responsible for designing a project that meets the current or intended zoning regulations and building codes adopted by the City and is otherwise compliant with the law.

The Seller reserves the right to verify the accuracy of all information submitted. The Seller in its sole discretion may or may not select a proposed Purchaser.