

Old Arlington High School Property

Request for Letters of Interest

Arlington Public Schools is pleased to offer this opportunity for interested parties to submit a Letter of Interest (LI) for the purchase or lease of the District's Old Arlington High School Property located at 135 S French Ave, Arlington, WA.

Overview

Arlington Public Schools (the "District") is seeking letters of interest to purchase or lease the Old Arlington High School Property, consisting of a three-story building and land (the "Property") located on South French Ave within the city of Arlington. This Property is a treasure to the greater Arlington community and the District has interest that the use of the Property be well received by the public. This offering presents, interested and capable parties, the ability to either purchase, or enter into a long-term lease, of the Property. The Property offering and the District's selection process are outlined below.

SECTION 1: PROPERTY OFFERING

Summary

Address: 135 S French Ave, Arlington, WA 98223 (known as the Old Arlington High School) within the jurisdiction of the city of Arlington.

Land Area: The Old Arlington High School is situated on approximately a 2-acre parcel of land that will be separated from the current larger parcel of 24 acres of land. The District intends to perform a boundary line adjustment to separate the Old Arlington High School building and parking lot from the large parcel to create the Property.

Parcel Number: the larger property parcel number is 31051100102000.

Zoning: P-SP, a public space zone in the city of Arlington. Uses allowed via a zoning, special or conditional permit in the P-SP zone consist of, but are not limited to, office services and public facilities. Any interested party should perform their own zoning due diligence for the Property.

Existing Building Area: Approximately 82,044 SF

Description

The Old Arlington High School is a school building with an historical presence. This school building features, classrooms, a cafeteria, a commons space, and a large performing auditorium with balcony seating. These property improvements were built in 1936, remodeled in 1978/79 and used by the District for Arlington High School until 2003. The first floor of the building currently houses the District's Support Services. The District also leases approximately 25% of the first floor of the building to Kids Kloset, a non-profit organization.

Neighborhood

The Property fronts French Avenue. There is a middle school just to the east of the Property and the surrounding neighborhood consists of single-family homes and a medical campus.

Current Improvements

The Old Arlington High School is 84 years old. Currently the building is in need of significant repairs. Below are needed repairs of which the District is aware:

- Earthquake resistance, plumbing (there is no water source currently available in the 2nd and 3rd floors), electrical, roof rejuvenation, some window replacement, wall repair, woodwork repair and refinish, and flooring.
- The soil site class is "C" indicating very dense soil and soft rock. Earth ground shaking hazard level is high with a low liquefaction potential.
- There are two areas that have restricted access: the attic/roof access and the main office area. We can mitigate the office area when needed to allow viewing.

Any prospective purchaser and or lessee must perform its own due diligence to determine the requirements for development of the site as it relates to conformance with all local, state, and federal regulations.

Environmental

Information about hazardous materials present on the site is available as outlined in this document. **Prospective purchasers/lessees should conduct their own environmental review and other due diligence.**

Available Property Information

The District has made the following materials available to interested parties for the specific purpose of evaluating a potential purchase or lease of the Property. For access

to the electronic document library, interested parties should contact the District's Real Estate Advisor identified below:

- ALTA Commitment for Title Insurance (2020, Chicago Title Company of Washington) Chain of Title
- Asbestos Notebook – regarding the asbestos throughout the building

Real Estate Advisor

Cynthia Berne
Long Bay Enterprises, Inc.,
(206) 937-9536 office
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Cynthia@longbayenterprises.com

Agency Disclosure & Disclaimer

Arlington Public Schools has engaged Long Bay Enterprises, Inc. ("Long Bay") as real estate advisor and broker ("Real Estate Advisor") on an exclusive basis in connection with a proposed sale or lease of the Property, located at 135 S French Ave, Arlington, WA 98223. For more information on Washington's law of real estate agency, see RCW 18.86.120.

This Request for Letters of Interest ("RFLI") is available to any party interested in responding to purchase or lease of the Property from the District. By acceptance of this RFLI, each recipient agrees to use this RFLI, and related information provided by the District and the Real Estate Advisor, exclusively for the purpose of evaluating a potential purchase or lease of the Property.

This RFLI has been prepared based partly upon information furnished by the District which has reviewed this information and authorized its use for the purpose and manner described in this RFLI. Neither the District nor its Real Estate Advisor make any representations or warranties with regard to the accuracy or completeness of the information contained herein. The District and the Real Estate Advisor have conducted a limited review of the information contained in this RFLI, but have not independently verified the accuracy or completeness thereof. Nothing contained in this RFLI should be construed as a representation by any person as to the future potential or performance of the Property.

EACH POTENTIAL PROPOSER IS EXPECTED TO CONDUCT ITS OWN DUE DILIGENCE.

SECTION 2: SELECTION PROCESS

In order to maximize participation in the RFLI process, the District is interested in receiving letters of interest to purchase or lease all or a portion of the Property. Letters of interest to purchase or lease **shall** include preserving, retaining and or improving the current structure. Letters of interest should identify key purchase or lease terms and use objectives. All letters of interest should include a proposed schedule outlining any feasibility period and an estimated closing date of the purchase or lease.

The District is open to any and all reasonable offers that are consistent with the following requirements:

- The District requires the preservation of the historical architecture of the exterior and some of the interior spaces.
- The District requires an equivalent of a fair market value for the purchase or lease of the Property.
- Any sale or lease must be contingent on, and preceded by, compliance with the requirements of Chapter 28A.335 RCW, District policies and procedures, and other applicable law.
- Any use of the Property shall not be in conflict with the District's learning environment mission.

Additionally, the District has a preference for proposals that can accomplish any of the following goals:

- The District is interested in ensuring that the existing building is fully utilized
- The District prefers to continue to use the first floor for its Support Services offices and shop or consider an offer of an equal value alternative
- The District has interest that the use of the existing building has a connection to the downtown area

Evaluation Process

Letters of interest will be evaluated by the Evaluation Committee ("Committee"), which will consist of District staff, community members, and the Real Estate Advisor. Proposers may be requested to meet in-person with the Committee as part of the selection process. The Committee will review and evaluate the responses to select candidates that it believes best meets the requirements and goals set forth in this RFLI. The District reserves the right to reject any and/or all proposers and may cancel this RFLI process at any time.

Proposers should submit one (1) Letter of Interest electronically or one (1) original hardcopy Letter of Interest. The LI shall not exceed five (5) pages (single sided).

Minimum Response Requirements

In order to be responsive to this RFLI, Letters of Interest must address, at a minimum, the following:

1. **Overview:** General overview of proposer and or proposers' background. A resume may be submitted but is not required.
2. **Structure:** The proposed method of Property control (purchase or lease).
3. **Proposed Use:** A general description of the proposed use, program and or vision for the Property.
4. **Compensation for Property:** In the case of a purchase, purchase price and proposed Property reinvestment. In the case of a lease, the approximate rent and proposed length of term (in years), and proposed Property reinvestment. Dollar figures for a lease may be stated as a range.
5. **Timeline:** Anticipated timeline for acquisition and development of the site, or improvements and occupancy.
6. **Proposer's Financial Performance:** Information demonstrating the proposer's financial ability to develop what is proposed: either a statement of financial strength and/or ability to close the transaction.
7. **Proposer's Experience:** Submit examples of projects the proposer has successfully completed that are similar in size and character.
8. **Proposer References:** A list of at least five (5) references (including at least two financial institution references).

RFLI Schedule

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| Issue Request for Letter of Interest | Thursday February 27, 2020 4:00PM |
| Guided site tour | Wednesday March 11, 2020 11:00AM |
| Final questions deadline | Monday March 23, 2020 4:00PM |
| Letters of Interest due | Thursday April 23, 2020 2:00PM |
| Interviews if deemed necessary | Week of May 4, 2020 |
| Selection of candidate(s) | Target Date: May 20, 2020 |

General Information

1. Please direct all questions to the District's *Real Estate Advisor*.
2. Without exception, no Letter of Interest shall be accepted after the time and date specified above.
3. Washington State Public Records Act (RCW 42.56) requires public agencies in Washington to promptly make public records available for inspection and copying unless they fall within the specified exemptions contained in the Act, or is otherwise

