

# **REQUEST FOR PROPOSAL**

**WASHINGTON COUNTY, TENNESSEE**

## **PROJECT:**

**LEASE OF COUNTY FARM PROPERTY**

## **LOCATION:**

**WASHINGTON COUNTY FARM  
115 COUNTY FARM ROAD  
JONESBOROUGH, TN 37659**

## RFP COUNTY FARM LEASE SPECIFICATIONS

1. Sealed proposals will be received by Washington County Purchasing Dept., at the Washington County Courthouse located at 100 E. Main Street, 2<sup>nd</sup> Floor Jonesborough, Tennessee, until 2:00 P.M., Wednesday, January 31, 2024.
2. Proposals may be hand delivered or mailed to: Washington County, Purchasing Department, 100 E. Main Street, 2<sup>nd</sup> Floor, P.O, Box 219, Jonesborough, TN 37659.
3. Proposals must be in a sealed envelope and noted on the outside of the envelope “**RFP FOR LEASE OF COUNTY FARM**”.
4. Any proposals received after the 2:00 P.M. deadline will not be considered.
5. It is the intent of this RFP to solicit proposals for potential lease of the County Farm that is owned by Washington County, TN Government
6. Washington County is seeking to obtain a wide range of realistic and obtainable ideas and proposals in an effort to find the highest and best use for this county asset as well as the proposal that fits well with the surrounding neighborhood(s).
7. All proposals must be self-funded by the proposer with no required funds from Washington County. Proposals shall be specific as to outline grants or other funding sources that may be in place for their use. Washington County will in no way assist with Grant Writing or applying for grants on behalf of the proposer.
8. Washington County would like a minimum 5-year lease for the building/property. The lease would renew on an annual basis upon both parties agreeing to a renewal.
9. There is a cemetery located on the property and all necessary/required preservations must be maintained by the proposer.
10. The County Farm property is currently zoned A-1 (General Agriculture District). If your proposed use of the County Farm would require re-zoning you would need to address it in your proposal and state what type of zoning would be required for your use.
11. Any proposals received that do not comply with the minimums in the specifications shall be deemed non-responsive.
12. The proposer will be responsible for carrying all insurance/liability coverage on the building/property for the duration of the lease. A copy of the Certificate of Insurance must be provided to Washington County, TN on a yearly basis.
13. The proposer must submit a proposal with detailed description of their intended use of the County Farm for the lease duration as well as their proposed monthly/yearly lease payments. The proposer may also be asked to address the Washington County-Owned Property Committee to give a presentation and answer any questions/concerns the committee may have regarding the proposal. The County may consider leasing the property in whole or in part depending on the proposal.

14. If no proposals are accepted by Washington County, they may also consider selling all or a portion of the property but any such sell would have to be conducted by public auction or sealed bids.
15. Property location: 115 County Farm Road, Jonesborough, TN 37659
16. The County Farm is comprised of approximately 47.5 acres and was used as the County Rest Home until approximately 2008. Attached are photos and data sheets that should help to give an overview of the property.
17. Please contact Willie Shrewsbury at the Washington County Purchasing Department (423-753-1642) with any questions you may have concerning the RFP.
18. Pricing is just one of the considerations of the proposal and Washington County reserves the right to choose the proposal that is in the best interest of the County for current and future needs. Washington County also reserves the right to negotiate the lease terms and pricing with proposers.
19. All legal aspects of a potential lease must be agreed upon by the proposer and Washington County, TN and their legal staff.
20. **Washington County reserves the right to accept or reject any and all proposals and to waive informalities, irregularities and technicalities in the proposal process.**

SUBJECT PHOTOGRAPHS



FRONT



REAR

SUBJECT PHOTOGRAPHS



AGRICULTURAL VIEW



AGRICULTURAL VIEW

SUBJECT PHOTOGRAPHS



ENTRY



TYPICAL HALLWAY



SPRINKLER SYSTEM



ASSEMBLY AREA



KITCHEN



TYPICAL TOILET

SUBJECT PHOTOGRAPHS



COMMERCIAL OVERHEAD HEAT



ASSEMBLY AREA



WINDOW AC UNIT



WATER SYSTEM



ELECTRICAL PANEL



BASEBOARD HEAT



SUBJECT PHOTOGRAPHS



FIRE/EMERGENCY SYSTEM



ASPHALT PARKING



ASPHALT ENTRY DRIVE



WATER SYSTEM



ELECTRICAL PANEL



STORAGE BUILDING



SUBJECT PHOTOGRAPHS



ADDITIONAL REAR VIEW



BARN



SHED



AGRICULTURAL VIEW

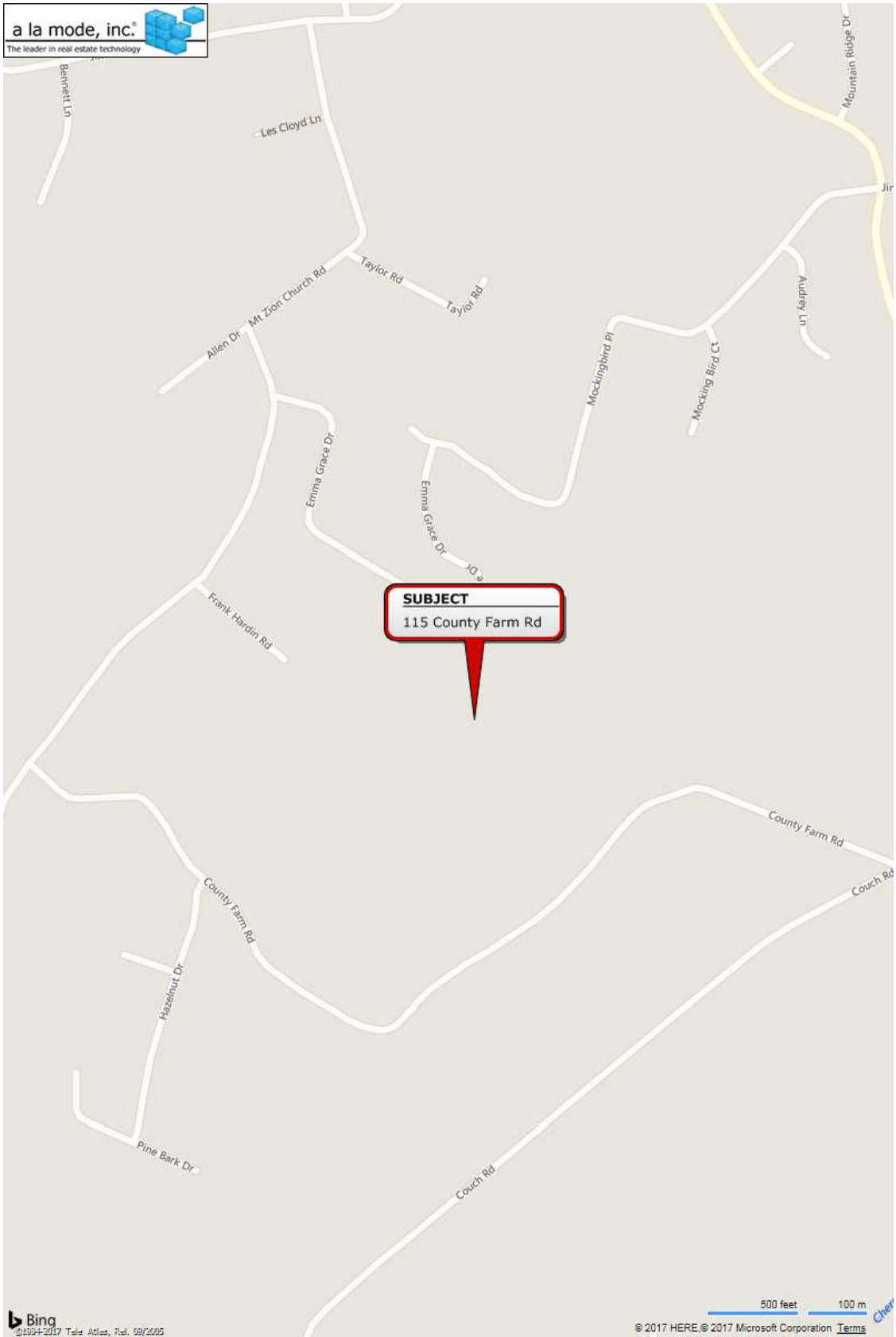


ENTRY DRIVE



ENTRY DRIVE

# SUBJECT LOCATION MAP



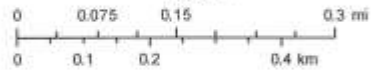
# SUBJECT TAX MAP

Washington County - Parcel: 068 199.00



August 8, 2017

1:9,028

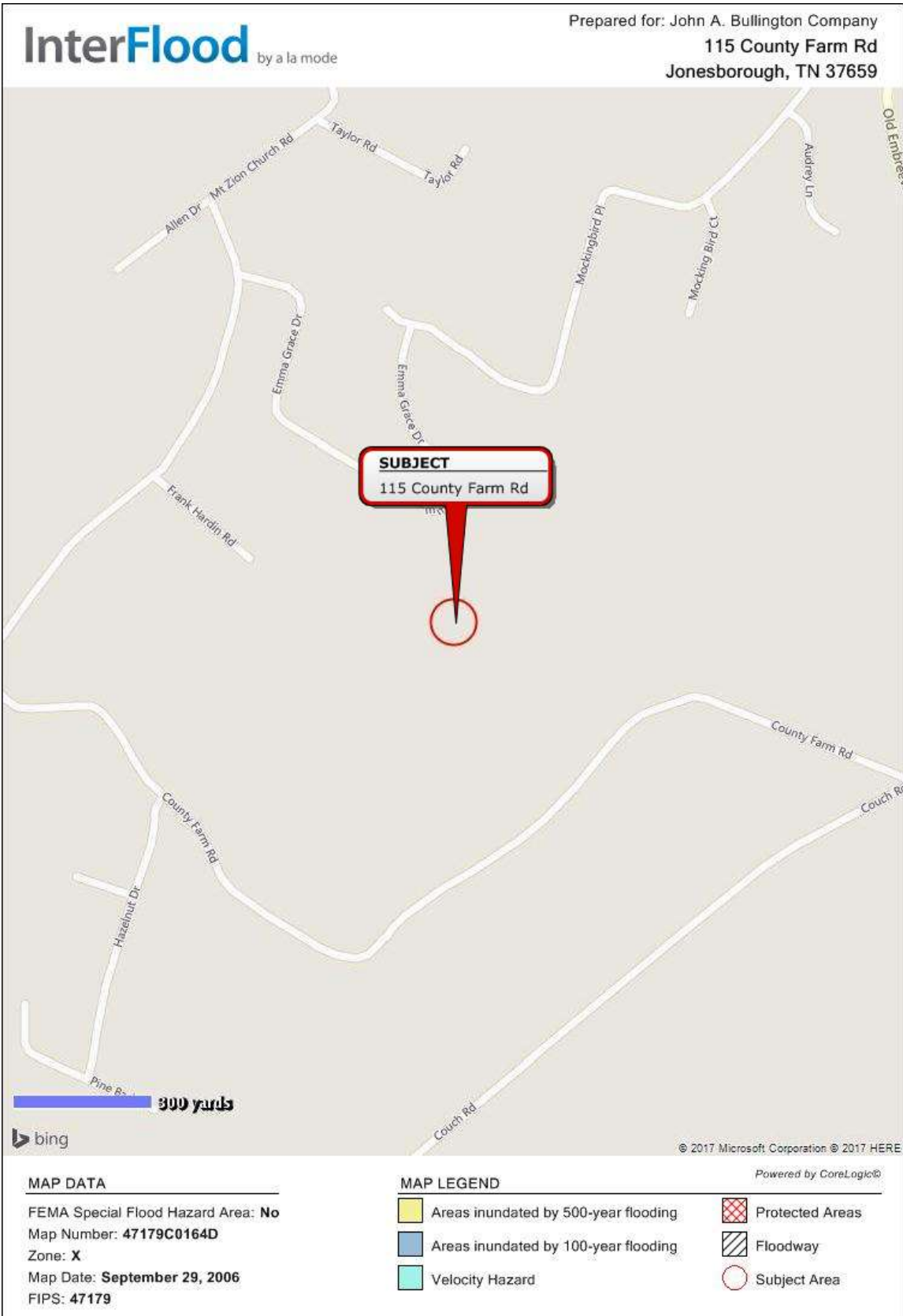


TM Controller - DLG  
Sources: Esri, HERE, DeLorme, USGS, Intermap, INCREMENT P, NRCan,  
Esri Japan, IGN, Esri China (Hong Kong), Esri Korea, Esri (Thailand),  
Mapbox, NNG, © OpenStreetMap contributors, and the GIS User  
Community

The property lines are compiled from information maintained by your local county Assessor's office but are not conclusive evidence of property ownership. It is a court of law.



# SUBJECT FLOOD MAP



# SUBJECT AERIAL MAP



## **STATEMENT OF INTENT – EQUITY AND FAIRNESS:**

Washington County will not discriminate against any individual for any reason and will provide services to all citizens in a nondiscriminatory fashion. It is the intent of the county to fully comply with the provision of Title VI and Title VII of the Civil Rights Act of 1964. The county is committed to a moral, ethical, and legal responsibility to ensure equitable employment practices and the delivery of city services regardless of an individual's race, color, religion, national origin, age, disability, gender or political affiliation.