

**REQUEST FOR PROPOSALS (RFP)
FOR
THE PURCHASE OF REAL PROPERTY OWNED BY INDEPENDENT SCHOOL
DISTRICT #256**

May 27, 2025

**THE PROPERTY IS COMMONLY
KNOWN AS:**

JEFFERSON SCHOOL

**PROPERTY ADDRESS: 601 BUCHANAN ST
RED WING, MN 55066**

Tax Parcel ID 55.5801360

All proposals and other communications must be addressed and
returned to:

**Independent School District #256
Purchase of Real Property RFP
2451 Eagle Ridge Drive
Red Wing, MN 55066**

PROPOSALS MUST BE RECEIVED NO LATER THAN 3:00 PM LOCAL TIME

ON Thursday, July 24th, 2025

REQUEST FOR PROPOSALS
FOR
INDEPENDENT SCHOOL DISTRICT #256

I. PURPOSE OF THE REQUEST FOR PROPOSALS

Independent School District #256, Red Wing, Minnesota (the "District") will accept proposals for the purchase of District owned property known as Jefferson School located at: 601 Buchanan Street, Red Wing, Tax Parcel ID 55.5801360 (the "Property"). The District has the right to reject any or all proposals.

Responses to this Request for Proposals ("RFP") must address each component as set forth herein. Proposals must be in writing.

II. PROPERTY INFORMATION

The District intends to sell the Property, which is known as Jefferson School.

The Property is approximately 94,525 sf \ 2.17 acres and consists of a two story masonry building, playground, and green space. The Property is located in an established residential district in the City of Red Wing, Minnesota.

The two story building on the Property was built in 1916 and is approximately 36,557 gross square feet in size. The Property served as an elementary school until 2003. From 2003-2015, it was leased by Goodhue County Education District. Since 2015, it has been used off and on by the District for summer programming and office space during construction of other buildings by the District. The playground and green space have been made available to the public when not in use by the District.

The Property is currently zoned Two Family Residential (see attached Exhibit 2). The respondent shall be responsible for determining whether its intended use of the Property complies with local land use regulations. The respondent will be responsible for seeking any land use or other governmental approvals necessary for its intended use of the Property at its own expense. The District will agree to cooperate with the respondent in seeking those approvals.

III. CONDITIONS GOVERNING THE SALE OF THE PROPERTY

A. Offer

All respondents must complete and submit the Offer to Purchase form (attached as Exhibit A) indicating the amount being offered for the Property. The offer must not be subject to any type of financing contingency. All offers submitted to the District in response to this RFP shall remain valid for sixty (60) days from the opening date of the RFP. This time period may be extended by mutual agreement of the District and the proposer(s). The Property is being sold by the District "AS IS."

B. Purchase Price

The purchase price must be paid in full to the District either by wire transfer or certified check at closing.

C. Closing Fees and Costs

The successful respondent will be solely responsible for paying all closing fees and costs, including, but not limited to, a survey, if desired by respondent, any tests desired by respondent, title commitment fees, title search and examination fees, any title insurance premiums or the cost of any endorsements, closing fees charged by the closing company, any brokers' fees or commissions, respondent's attorneys' fees, the state deed tax, the cost of recording the deed, and any escrow fees. The District will be responsible for the cost of making title to the Property marketable and the District's attorneys' fees.

D. Commission

The District agrees and acknowledges that it has not engaged the services of any agent or broker for the sale of the Property. In the event that the successful respondent has engaged an agent or broker, the respondent will be solely responsible for the payment of said agent or broker, and said fees must not be deducted from the purchase price.

E. Earnest Money Deposit

Within five business days after all parties signing a purchase agreement, the successful respondent will be required to deposit 10 percent of the purchase price, as earnest money, with a title company who will hold the earnest money in escrow. The earnest money will be applied to the purchase price.

F. Site Visit

A site visit will be held on at 8:00 am on June 18, 2025 at the Property. Attendance by interested respondents is highly recommended but not required.

G. Submission of Proposals

To be considered, a sealed written proposal must be submitted by the respondent to the District either by mail or personal delivery no later than 3:00 p.m. on July 24, 2025. No proposals submitted by electronic mail or facsimile will be accepted. The outside of the envelope must be marked "PURCHASE OF REAL PROPERTY RFP" and delivered to:

Independent School District #256
Purchase of Real Property RFP
2451 Eagle Ridge Drive
Red Wing, MN 55066

All submissions are subject to the Minnesota Data Practices Act, Minnesota Statutes Chapter 13.

H. Provision of Contact Information

Those interested in submitting a proposal are encouraged to provide contact information to Bob Jaszczak, the District's Superintendent at: bjaszczak@rwps.org. This will allow the District to contact interested parties in the event that there are any addenda or changes to this RFP. Individuals who do not submit contact information to the District shall be solely responsible for independently verifying if any addenda or other changes have been issued for this RFP by contacting the District in writing prior to the submission deadline.

I. Selection

The District will select the proposal that is in the best interests of the District and will support the best use of the Property in the District's sole discretion. The sale of the Property is subject to the approval of a purchase agreement between the successful respondent and the District by the School Board. The District reserves the right to negotiate with respondents and to reject any and all offers.

J. Schedule

8:00 a.m. on June 18, 2025	Pre-proposal site visit at the Property
3:00 p.m. on July 24, 2025	Proposals due
5:30 p.m. on July 28, 2025	Proposal opening

K. Questions about Property and/or RFP

All questions or requests for clarification should be submitted in writing via electronic email to bjaszczak@rwps.org. The District shall not be responsible for the delay in the transmission of any request for clarification or other communication. The District will make all questions and answers available to all interested parties.

M. Conflict of Interest

Any respondent who has a conflict of interest or potential conflict of interest shall disclose the same in its offer. The District will review any potential conflicts of interest in its evaluation of the proposals.

IV. SUBMISSION REQUIREMENTS

A. Required Content

At a minimum, the following information must be included in all proposals:

1. Cover Letter

The respondent must submit a cover letter committing the respondent to purchasing the Property on the terms and conditions set forth in this RFP and providing information regarding the respondent's intended use of the Property.

2. Offer to Purchase

The respondent must complete the Offer to Purchase Property form as is with no changes or alterations (attached as Exhibit A)

V. EVALUATION CRITERIA

The District reserves the right to contact some or all of the respondents to clarify non-material aspects of their offers. In evaluating the proposals, the District's selection will be based upon those factors deemed necessary to promote the best interests and welfare of the District, the neighborhood, and the community, including, but not limited to, the best use of the Property.

VI. REJECTION OF PROPOSALS

A. Selection does not guarantee a Purchase Agreement.

This RFP shall not create any legal obligation of the District to evaluate any proposal that is submitted or to enter into any purchase agreement with a respondent who submits a proposal except on terms and conditions that the District deems, in its sole and absolute discretion, to be satisfactory and desirable. All proposals should contain an affirmative statement regarding whether there is any "conflict of interest" with the District, its elected and appointed officials, and the respondent.

The District reserves the right to reject any and all proposals received and the right to waive non-material formalities and technicalities according to the best interests of the District. The District reserves the right to select a respondent or multiple respondents for the purchase of the Property.

By submitting a proposal, the Respondent acknowledges its understanding of the requirements of this RFP and agrees to be bound to the same when negotiating the purchase agreement, if its proposal is selected by the District.

B. No Liability for Expenses or Costs

The District is not responsible for expenses or costs incurred by respondents in connection with this RFP process and submitting an RFP. This includes, but is not limited to, costs associated with preparing the proposal and of participating in any site visits, oral presentations, or negotiations.

VII. SELECTION

A. Completion

The Respondent's proposal must be complete in order to be considered by the District for selection.

B. Purchase Agreement

The selected proposer will be required to enter into a purchase agreement with the District for the purchase of the Property. The purchase agreement is subject to the approval of the District's board.

EXHIBIT 1: OFFER TO PURCHASE REAL PROPERTY

SUBMITTAL: To ensure proper identification and handling, submit your offer in a sealed envelope. This Offer must be submitted by 3:00 pm on July 24, 2025 to:

Independent School District #256
Purchase of Real Property RFP
2451 Eagle Ridge Drive
Red Wing, MN 55066

Timely delivery of the offer is the sole responsibility of the Respondent. The offer must be submitted by personal delivery or mail. Late offers will not be accepted. All offers shall remain valid for a period of 60 days from the RFP opening date. The time period may be extended by mutual agreement of the District and the proposer.

TO: Independent School District #256
Purchase of Real Property RFP
2451 Eagle Ridge Drive
Red Wing, MN 55066

_____, herein called the "Buyer," hereby offer and agree to purchase the Property known as Jefferson School, located at 601 Buchanan Street, Red Wing, MN (Tax ID 55.5801360) from Independent School District #256 ("District") subject to the terms and conditions contained in this Offer and the District's Request for Proposals due July 24, 2025 at the price set forth below:

\$ _____

The proposed use of the property will be: _____

I understand that possession shall be granted upon closing. Transfer of the Property shall be by quit claim deed.

I also understand that closing shall be within sixty (60) days of approval of a purchase agreement by the District's Board, unless otherwise agreed to by the parties. This purchase is subject to approval by the District's Board and the District reserves the right to reject any and all offers.

I am aware/not aware of any potential conflict of interest with respect to my purchase of the Property. If there is a potential conflict of interest, please state the potential conflict of interest here:

I understand and agree to the terms set forth in this offer and also in the District's Request for Proposals.

Date: _____

By: _____

Its: _____

EXHIBIT 2 – City of Red Wing Zoning Regulations *(respondent is responsible for verifying that these regulations are still in effect with respect to the Property and are accurate)*

Zoning District: Two Family Residential (R-2)

Permitted Uses:

1. Single Family Detached and Duplex Housing
2. Family Day Care (provided outside of a center, typically within a provider's home)
3. Group Home (less than 7 handicapped persons living as one housekeeping unit)
4. Parks and Open Space

Certificate of Compliance: (City Staff approval process)

1. Public and Private Schools
2. Religious Institutions

Conditional Uses, Not Inclusive: (Planning Commission and City Council approval process):

1. Colleges and Universities
2. Community Services (senior centers, museums, police stations, etc.)
3. Congregate Housing (shelter and limited services for the elderly)
4. Day Care Center (15+ persons providing individual care less than a 24-hour day)
5. Group Residential Facility (foster homes, maternity shelters, battered women shelters, etc.)
6. Medical Facilities
7. Nursing and Personal Care (nursing homes)
8. Multiple Family Residential (3-4 units)
9. Multiple Family Residential (5+ units as part of a PUD; see Note below)
10. Planned Unit Development (PUD)

NOTE: PUDs allow up to 10 housing units per acre; however, the reuse of an existing institutional or commercial building located within an existing developed residential district may calculate density based on going out 250 feet beyond the property development boundaries, and subtracting the existing housing density within that larger area from the 10 total units per acre allowed on the development property (Section 47-060).

Further information on setbacks and other regulatory requirements may be found on the City's website www.red-wing.org, Community Development Department, or by contacting the department at 651-385-3623.