



**FLORIDA INSTITUTE OF TECHNOLOGY
MELBOURNE, FL**

REQUEST FOR PROPOSAL

PROPERTY SALE

VERO BEACH MARINE LABORATORY

June 1, 2017

REQUEST FOR PROPOSAL

INTRODUCTION AND OVERVIEW

Florida Institute of Technology (“The University”) is seeking qualified buyers to bid for the purchase of the Vero Beach Marine Laboratory Property.

The property known as the Vero Beach Marine Laboratory is located at 805 46th Place East, Vero Beach, Florida. The property is a 4.09-acre property located in Indian River County, north of the City Limits of Vero Beach and south of the City Limits of Indian River Shores. The property has numerous buildings that have been used for research, with one building off-line. The University is seeking prospective Buyers to make proposals for the purchase of the property.

Information relevant to the Request for Proposal is included in the appendix. The University reserves the right to waive any irregularity or defect in any submission, request clarification or additional information regarding Proposals at its sole discretion. The University will assume no liability for any expense incurred by a Proposer in replying to this RFP.

“AS-IS” SALE

The property will be conveyed “as-is” with no warranties or representations as to its condition or suitability for any particular purpose.

OPTIONAL PRE-PROPOSAL TOURS

Pre-proposal tours are scheduled for Tuesday, June 6, 2017 (1pm - 3pm) and Wednesday, June 14, 2017 (9am - 11am). Please RSVP your attendance to Dory Sigman at dsigman@fit.edu. These are the only tours scheduled.

RFP TIMELINE

Release date – June 1, 2017
Site Visits – June 6, 2017 (1pm – 3pm) & June 14, 2017 (9am – 11am)
Questions due by 1:00 pm – June 30, 2017
Questions and responses will be distributed by – July 14, 2017
Proposals due – August 1, 2017
Proposers under consideration will be notified – August 15, 2017
Decision – September 1, 2017
Negotiate Purchase and Sale Agreement – Completion by September 29, 2017

INSTRUCTIONS TO PROPOSERS

Sealed proposals must be received on or before the August 1, 2017. Proposals received after the due date will not be considered.

Proposers shall submit (1) clearly marked original, three (3) photocopies and one (1) electronic version (either email or on a flash drive) of their Proposal Package. Proposals must be received in one envelope marked "PROPOSAL" and sent to:

Dory Sigman at dsigman@fit.edu
Florida Institute of Technology
150 W. University Blvd.
Miller Bldg Rm 112
Melbourne, FL 32901
Attn: Dory Sigman

Proposal Packages must include:

- A letter of introduction
- A proposed timeline for taking occupancy of the Property
- An offer of payment for the Property
- A document providing evidence of Proposer's financial capability to complete the purchase

Failure to provide any of the above requested information may result in disqualification of the Proposal. The University reserves the right to request additional information pertaining to the Proposal Package, or any other matters related to the Request for Proposal. Proposal documents, including the Offer of Payment, must be signed by persons authorized to contractually bind the Proposer.

Questions regarding the Request for Proposal must be made in writing and submitted electronically to Dory Sigman dsigman@fit.edu. Questions are due no later than 1:00 pm July 1, 2017.

SELECTION CRITERIA

Complete responses to this RFP will be evaluated by the University staff. Decisions to sell the Property are at the sole discretion of the University. This RFP process shall not create a binding obligation on the part of the University to sell the property unless and until a Purchase and Sale Agreement has been executed.

The selection criteria shall include, but not be limited to the following:

- Completeness of the Proposal Packet
- Offered purchase price
- Timing of transaction
- Business terms associated with the purchase of the property
- Financial viability

UNIVERSITY'S RIGHT TO WITHDRAW, CANCEL, OR SUSPEND RFP

The University reserves the right to withdraw, cancel or suspend the RFP for any reason and at any time with no liability to any prospective Proposer for any costs or expenses incurred in connection with the RFP or otherwise.

PROPOSER'S RIGHT TO WITHDRAW PROPOSAL

A proposal may be withdrawn by written request of the Proposer prior to the proposal due date.

CHANGES

This Proposal shall not be modified, altered or changed except by mutual agreement confirmed in writing by an authorized representative of each party to this Proposal.

CONFLICT OF INTEREST

The Proposer affirms that, to the best of its knowledge, its proposal does not present a conflict of interest with any party, which may be affected by the terms of a Purchase Agreement, resulting from this RFP. The Proposer agrees that, should any conflict or potential conflict of interest become known, it will immediately notify the University.

COLLUSION

The Proposer has not, directly or indirectly entered into any agreement, participated in any collusion, or otherwise taken action in restraint of a free, competitive offering in connection with his proposal; and that all statements contained in the Proposal response are true and correct.

HOLD HARMLESS

The Proposer shall bear the full responsibility for all risks of loss relating to this proposal. The Proposer shall not hold the University responsible for any loss associated with the Proposal.

CONFIDENTIALITY

Information provided to the Proposer is the property of the University and will not be used for any purpose other than that specifically authorized in this Proposal without the written authority of the University. The University will not divulge information provided by the Proposer to other Proposers.

APPENDIX

SHORT LEGAL DESCRIPTION

805 46th Place East
Vero Beach, Florida 32963

Indian River County, Florida

Parcel: 32402000000001000004.0

BEING A PARCEL OF LAND LYING IN E 10 A - OF GOV LOT 1 (A/K/A GOV TRACKING STATION) SEC 20-32-40 MORE PART DESC: FROM, SW COR OF SEC 20, RUN N 89 DEG 42 MIN - 15 SEC E ALONG SEC LINE, 346.80 FT MORE OR LESS TO A CONCRETE MONUMENT MARKING, SW COR OF GOV TRACKING STATION FOR - P.O.B, TH N 0 DEG 13 MIN 15 SEC E ALONG W LINE OF SAID TRACKING STATION, 212.0, FT TO CONCRETE MONUMENT: TH S 89 DEG 15 - MIN 45 SEC E, 116.00 FT TO CONCRETE MONUMENT, TH N 0 DEG 13 MIN 15 SEC E, 295.20 FT TO CONCRETE MONUMENT, TH S 89 - DEG 15 MIN 45 SEC E, 184.28 FT TO CONCRETE MONUMENT, TH CONT S 89 DEG 15 MIN, 45 SEC E, 46 FT MORE OR LESS TO MEAN HIGH WATER LINE OF ATLANTIC OCEAN, TH SELY ALONG MEAN HIGH WATER LINE, 519 FT, MORE OR LESS TO S LINE OF SEC 20, TH S - 89 DEG 42 MIN 15 SEC W ALONG SEC LINE 47 FT TO CONCRETE MONUMENT, TH CONT S 89, DEG 42 MIN 15 SEC W, 436.48 FT TO P.O.B."

APPENDIX

VERO BEACH AERIAL VIEW

