



**Request for Proposals
For Sale of the Eurma C. Hayes Center**

**441 East Willow Street
Carbondale, Illinois 62901**

**Proposals Due:
September 30, 2010**

REQUEST FOR PROPOSALS
FOR SALE OF THE EURMA C. HAYES CENTER

Introduction:

The City of Carbondale is requesting proposals from interested parties for sale of the Eurma C. Hayes Center, 441 East Willow Street, Carbondale. The City will accept proposals from all interested parties. Non-profit and for-profit organizations are acceptable, but non-profit organizations are preferred. Priority will be given to entities providing services beneficial to the community and region. Possession date is negotiable. The City reserves the right to determine which proposals are in the best interests of the City and to reject any and all proposals.

The Facility:

The property being offered for sale is located at 441 East Willow Street in the City of Carbondale, Illinois. The building was constructed in 1974 as a community center. The site is approximately 265 feet by 475 feet, containing approximately 125,875 square feet. The land to building ratio is 4.09 to 1. Access is from East Willow Street and East Birch Street. Paved parking exists for approximately 68 cars.

One wing of the building was built to house a child care center. The child care portion of the building contains six classrooms which range in size from 930 square feet to 1,490 square feet. There is also a 533 sq. ft. office area and a small janitorial supply room. There is a commercially equipped kitchen (with adjacent food storage areas) and a 2,400 square foot multi-purpose room. There are three sets of bathrooms in the former child care wing. Each of the classrooms opens directly onto the fenced playground which has modern playground equipment. A parking lot is located to the west of the building and serves all of the building's users. A drawing of the Eurma C. Hayes Center is attached.

The building is a one-story masonry structure, of concrete block and brick. A new roof was recently installed, and energy efficient air handlers were recently installed on the HVAC system. Electric and natural gas services exist, by Ameren CIPS. Water and sewer service are by the City of Carbondale. Telephone service is by Frontier (formerly Verizon).

The interior is arranged as offices, classrooms, and a large multi-purpose room. It would be feasible to separate the interior for use by multiple tenants. Total building area is 30,785 square feet. The property is identified as Tax Parcel 15-16-476-029-0030. It is currently zoned R-1-5. There are no known environmental restrictions or concerns, as the property lies in an established residential neighborhood. As a City-owned building, there is no property tax currently assessed on the property. Annual utility bills are approximately \$48,100.

Fair Market Value on the property has been estimated to be \$460,000.

Items to Be Provided or not Provided by the City:

Sale will include equipment and cooking and serving implements in the kitchen. This includes a commercial stove, dishwasher, refrigerator units, freezers, pots and pans, dishes, silverware, etc.

Sale does not include equipment, furniture, and materials (books, toys, etc.) in the classrooms in the former child care wing. This includes audio/video equipment, cribs, cots, lockers, chairs, tables, changing tables, etc. Also not included is the furniture in the child care offices including desks, chairs and file cabinets.

Building Modifications:

The City will provide the building "as is" under current conditions and configuration. If the proposed use would require building modifications or remodeling of the space, to accommodate the proposed use, the purchaser will be responsible for these.

Tenant Leases:

Several tenants currently occupy the building. These are listed on Attachment 1. Most of these are year-to-year leases, expiring on or before April 30, 2011. One multi-year lease is in effect for the SIU Early Childhood (Head Start) program. This program is the only lease generating actual cash income to the City.

Items to Be Submitted to City with Proposal:

The following items shall be submitted to the City as part of the proposal:

1. The name, address, and legal status of the provider. If a partnership or corporation, the names of the partners or principal stock holders. The name and contact information for the principal person responsible for the proposal.
2. A complete statement of the services to be provided and the clientele to be served, and the days and hours of operation.
3. A statement of the tenant's experience and qualifications in providing the services described above.
4. Financial statements or proformas to demonstrate tenant's past and future financial stability.
5. A statement of the ability of the tenant to secure liability insurance to hold harmless the City from any damages resulting from any occurrences in the building.
6. A statement of the purchase price proposed to be paid to the City.
7. A proposed possession date.

Submission of Proposals:

All proposals shall be submitted in writing and must be received by 12:00 Noon, Central Daylight Time on September 30, 2010 at the office of the Purchasing/Risk Management Coordinator, Finance Department, City of Carbondale, 200 South Illinois Avenue, P.O. Box 2047, Carbondale, Illinois 62902-2047. No late proposals will be considered.

Consideration of Proposals:

City staff will review all proposals. The review may include interviews and requests for more information. The City reserves the right to make further inquiries of persons who submit proposals in order to secure clarifications and to seek any additional information to assist the City with making a decision on the proposals. The City reserves the right to accept, reject or allow amendments through negotiations of any and all proposals. The City Council of the City of Carbondale will make the final decision regarding the acceptance of a proposal and the rejection of any or all proposals.

For Further Information Contact:

Allen D. Gill, City Manager
City of Carbondale
200 S. Illinois Avenue
Carbondale, Illinois 62902-2047
(618) 457-3226

Attachments: 1. List of Leases
2. Floor Plan
3. Site Plan

Attachment 1

Eurma C. Hayes Center
Current Leases and Expiration Dates

1. SIU Early Childhood Education Program
3,135 square feet
Expires: October 31, 2014 (lessee option to renew)
Rent Income: \$24,555 per year

2. Attucks Community Services
4,013 square feet
Expires: October 31, 2010
Rent Income: \$0

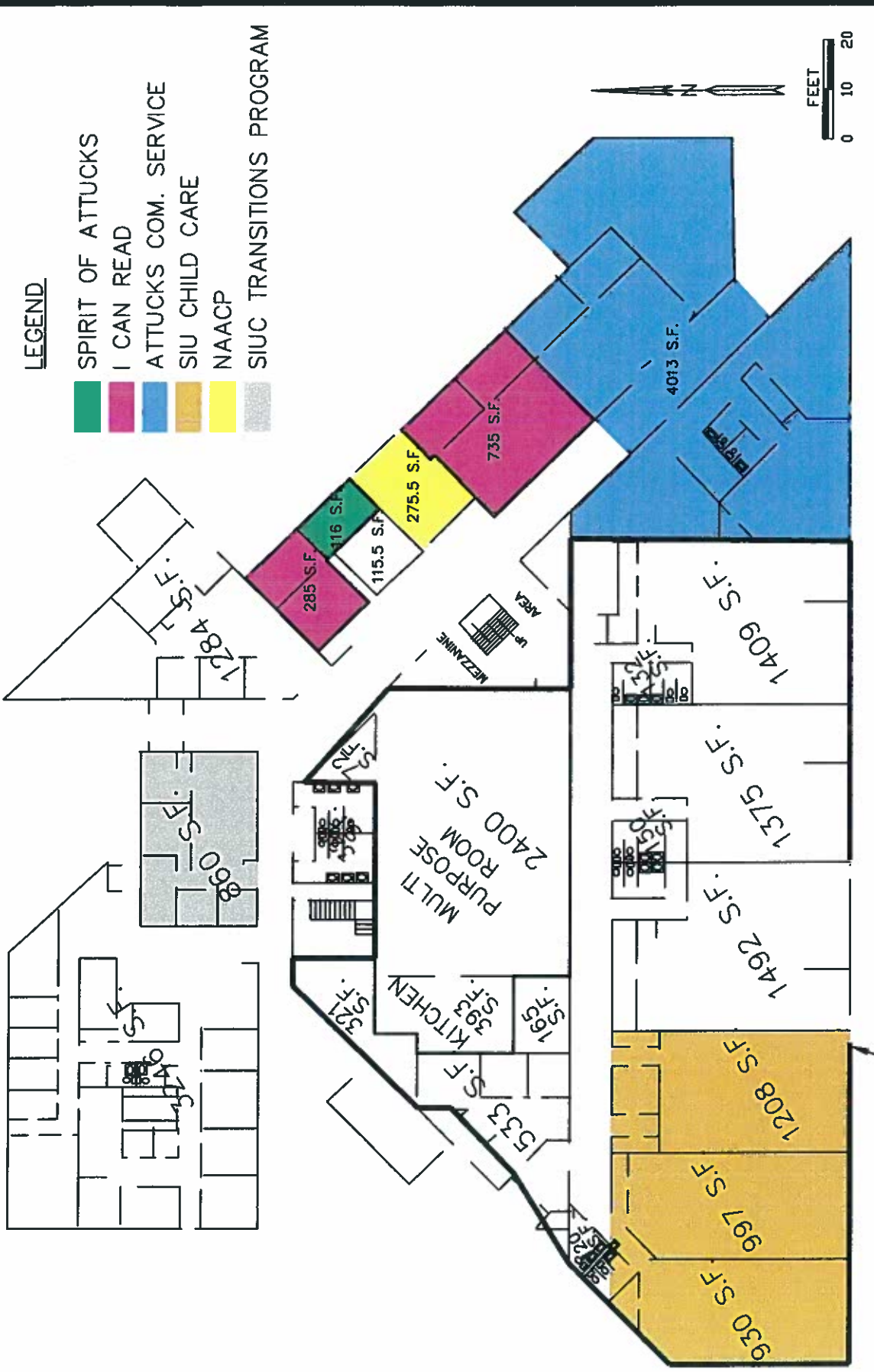
3. I Can Read
1020 square feet
Expires: April 30, 2011
Rent Income: \$0

4. SIU Transitions Program
860 square feet
Expires: April 30, 2011
Rent Income: \$1.00

5. NAACP
275.5 square feet
Expires: April 10, 2010
Rent Income: \$0

LEGEND

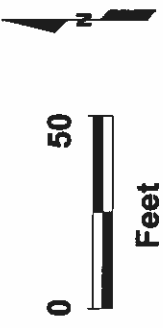
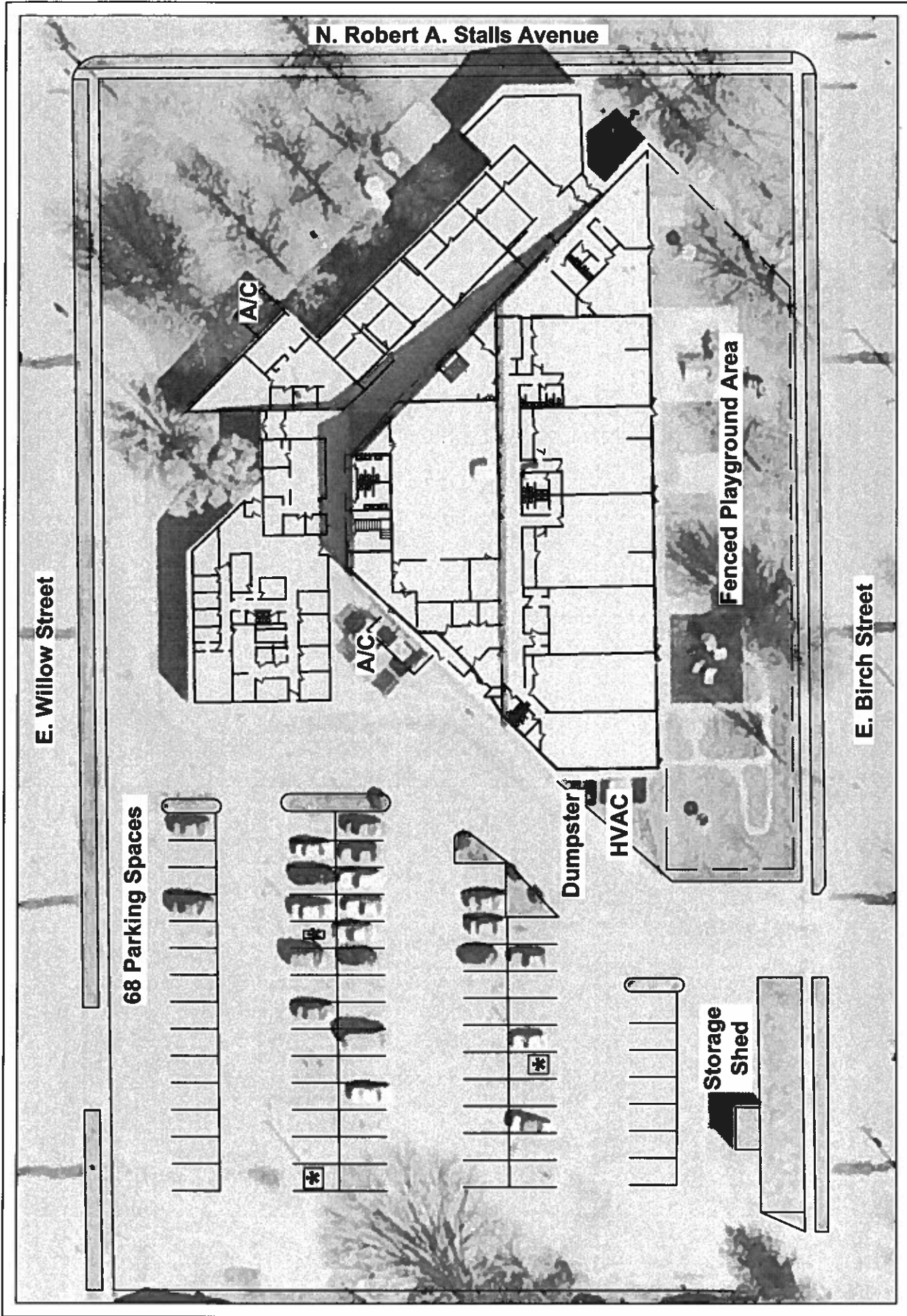
- SPIRIT OF ATTACKS
- I CAN READ
- ATTACKS COM. SERVICE
- SIU CHILD CARE
- NAACP
- SIUC TRANSITIONS PROGRAM



Child Care Wing

CITY OF CARBONDALE ENGINEERING DEPARTMENT	EURMA C. HAYES CENTER	PLOT VIEW: PLOT
DRAWN BY: BF, RP DATE: 3/29/04	FILE: T:\Misc-Proj\Echayest.dwg	

NOTE: SQUARE FOOTAGE IS APPROXIMATE



EURMA HAYES CENTER

⊛ Parking Lot Light

