CITY OF LOOKOUT MOUNTAIN, GEORGIA

NOTICE OF REQUEST FOR PROPOSALS

The City of Lookout Mountain, Georgia, has issued a Request for Proposals (RFP) for the purchase and development of the former Fairyland Shopping Center site, now vacant, located in front of City Hall on Lula Lake Road. Copies of the RFP and other written materials are available at City Hall, 1214 Lula Lake Road, Lookout Mountain, Georgia. **Prospective bidders should obtain and review the RFP which includes conditions of bidding and sale and other important information.**

The property is being offered for the specific purpose of the development of a new Town Center which will include new commercial, office or mixed-purpose buildings to be constructed by the purchaser/developer. The development will include common areas of access and egress and green space for the Lookout Mountain municipal buildings which are on property adjacent to the parcels being offered. Prospective bidders must include in their bid joint development and operating proposals for such common use areas. The property may be purchased as one tract or as two individual smaller tracts. Legal descriptions of the property are included in the RFP.

The purchase price for the property must be paid in cash or certified funds at closing with NO contingences for financing or other conditions. The successful bidder will be required to enter into a binding contract with the City within sixty (60) days of acceptance, or bid acceptance will be terminated. The contract will be in form and content acceptable to the City and its attorney and will set forth both the terms of the purchase of the real estate and the bidder's commitment to (a) the development plans proposed, (b) a timeline for the commencement and completion of the development, and (c) architectural, design, aesthetic, parking and other requirements established by the City (including but not limited to Design Guidelines which are currently being finalized). Bids will be evaluated not only on the price being offered but also on the development plans and architectural and design concepts proposed by the bidders. Concept drawings previously prepared for the proposed Town Center by the Walker Collaborative, copies of the proposed Design Guidelines, and other information regarding the type of development desired by the City and its residents are available at City Hall and should be reviewed by all prospective bidders. Development plans should be consistent with the traditional architectural styles and types of materials depicted in the concept drawings and should be in keeping with the character of the community.

Sealed bids will be accepted by the City at City Hall until 1:00 p.m. on June 30, 2016, and will be opened at 2:00 p.m. on that date. A Pre-Bid Conference will be held on April 28, 2016, at 10:30 a.m., at City Hall. Prospective bidders are strongly urged to attend the Pre-Bid Conference.

For additional information, contact Brad Haven, City Manager, 1214 Lula Lake Road, Lookout Mountain, Georgia, telephone 706-820-1586.

David S. Bennett
Mayor