



REQUEST FOR PROPOSALS

**RFP FOR SALE OF 1201 S. CATON AVENUE
LOCATED IN BALTIMORE, MD. 21227**

**FORMER SETON KEOUGH HIGH SCHOOL
NOW USED AS HOLY ANGELS CATHOLIC
SCHOOL FOR PRE-K4 THRU 8TH GRADE**

**LOTS OF PARKING AND PLAYING FIELDS
WITH AN AUDITORIUM, GYMNASIUM,
FULL SIZE CAFETERIA AND 25
CLASSROOMS. PLUS A RESIDENTIAL
DORMITORY ON SITE**

Chance of a lifetime to purchase this unique property in Baltimore City. Ideal for Corporate Headquarters Building, Industrial Logistics location, Medical Offices or Educational Campus. All Bids are due on Thursday, June 4, 2020 at 2:00 pm

Call John Macsherry for more details at 410-547-5367 or send an email to John.Macsherry@archbalt.org

**34.15 acre site with
183,500 SF former
School Building**

**Great Industrial
location right off
Exit 50-B at I-95**

Adjacent to

**Saint Agnes
Hospital, Gibbons
Commons and Babe
Ruth Field**

**Close to Baltimore
Inner Harbor and
BWI Airport**

**ARCHDIOCESE OF
BALTIMORE**

**320 Cathedral Street
Baltimore, MD. 21201**

April 27, 2020

REQUEST FOR PROPOSAL

**Seton Keough High School
1201 S. Carton Avenue
Baltimore, MD. 21227**

The Roman Catholic Archbishop of Baltimore, a Corporation Sole (“RCAB” or “Seller”), is interested in selling the property described below and will entertain offers from interested parties. The Seller seeks to obtain the best possible price for the property under its current zoning and physical condition. At the same time, RCAB is interested in the quality and character of the proposed future use of the property and its compatibility with the Archdiocese’s mission.

ACCEPTABLE TERMS OF SALE:

School Property: The school building property is located at 1201 S. Caton Avenue, Baltimore MD. 21227 and contains approximately 34.15 acres of land. The property for sale consists of a 3-story, brick masonry and glass school building that was built around 1965. The entire building contains approximately 183,563 gross square feet above ground. There are over 25 classrooms along with a high school gymnasium and a 10,600 sf auditorium. On the Lower Level, there is a full service kitchen and cafeteria area. The southern wing of the school is an administration area on the 1st Floor with a former convent on the 2nd and 3rd floors. See copy of attached Block Plat and State of Maryland Tax Assessment records as Exhibit A.

Price: To be proposed by Buyer

Offers Due: All offers are due no later than Thursday June 4, 2020 at 2:00pm. Please include two (2) hard copies of the offer and one (1) electronically.

Schedule:

RFP issued - April 27, 2020

Open House - May 7, 2020 - 9:00 am – 11:00 am

May 12, 2020 - 10:30 am - 12:30 am

(SCHEDULED BY APPOINTMENT ONLY)

Offers Due - Thursday, June 4, 2020 by 2pm

RFP for Sale of Seton Keough High School

April 27, 2020

- Commission:** A real estate commission in the amount of 1% of the final Sales Price will be paid to the Buyer's Broker as long as that Broker is actively involved in showing the property and specifically identified as the Broker in the RFP submission proposal and the final sale contract (the "Contract of Sale").
- Closing Costs:** Transfer tax and documentary stamps are to be shared equally between Buyer and Seller. All other costs are to be paid for by the Buyer except that Seller's legal fees are to be paid for by Seller.
- Zoning:** Currently, the property is located in an EC-1 zoned district within Baltimore City. RCAB will assist the contract purchaser to have the property rezoned to accommodate the intended development.
- Existing Condition:** The property is being sold in "as is" condition. Seller makes no warranties as to the condition of the existing buildings. A Phase 1 Environmental Site Assessment report and a Facilities Condition Assessment report are available upon request
- Existing Uses:** Currently, the school is occupied by the Holy Angels Catholic School (HACS), which has a Pre K4 thru 8th grade program. There is also a lease with the Y in Central Maryland (YCM) for a portion of the 1st floor school building and the entire first floor of the former convent. Both of these programs will remain in place until at least June 30, 2020 with a 1 year extension. The Contract of Sale shall require Buyer to enter into a new Lease with HACS and to assume the existing Lease with YCM at settlement through at least June 30, 2021.
- The RCAB is building a new school to house the HACS beginning in August 2021. The lease with HACS shall include a right for HACS to extend its lease beyond August 1, 2021 for a period of 6 months in case occupancy of the new school is delayed.
- Due Diligence and Approval Period:** Buyer shall have a ninety (90) day due diligence period from the date the Contract of Sale is signed (the "Due Diligence Period") to perform its tests and studies in order to determine if the proposed re-development plan is feasible. Following the Due Diligence Period, Buyer shall have an additional one hundred twenty (120) days to obtain any necessary zoning approvals (the "Zoning Approval Period").

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Engineering Studies: If for any reason the Contract of Sale is terminated by Buyer, all plans, reports and tests performed on the Buyer's behalf shall be turned over to the Seller within fifteen (15) days of the date of termination.

Redevelopment Plan: At the time the RFP proposal is submitted, Buyer must provide Seller with a written description and any plans showing its proposed redevelopment and use for the school building and/or the property. Any new building code compliance requirements that are necessitated by the Buyer's use or occupancy of the property shall be the sole responsibility of the Buyer.

Closing Date: Settlement shall occur thirty (30) days after the end of the 120-day Zoning Approval Period. In no event shall settlement occur later than June 30, 2021.

Title: The property will be sold in fee simple. Title shall be good and marketable.

Restrictive Covenant: The deed of conveyance shall contain a restrictive covenant which prohibits the use of the property for procedures or counseling which relate to abortion, birth control or euthanasia, and for use as an adult book store, an X-rated movie theater, a bar or a club, a commercial sports complex, a video store, an arcade or a package goods store.

Owner's Reports: Available upon request are:
Phase I Report
Phase II Report
AHERA Triennial Report July 2018
School Building Floor Plans
Century Engineering Concept Plans

Purchase Contract: The successful bidder must enter into a Contract of Sale prepared by Seller and deliver the required deposit within thirty (30) days after the bid is formally accepted. The Contract of Sale shall be on Seller's form as modified to incorporate the terms set forth in the successful bidder's proposal.

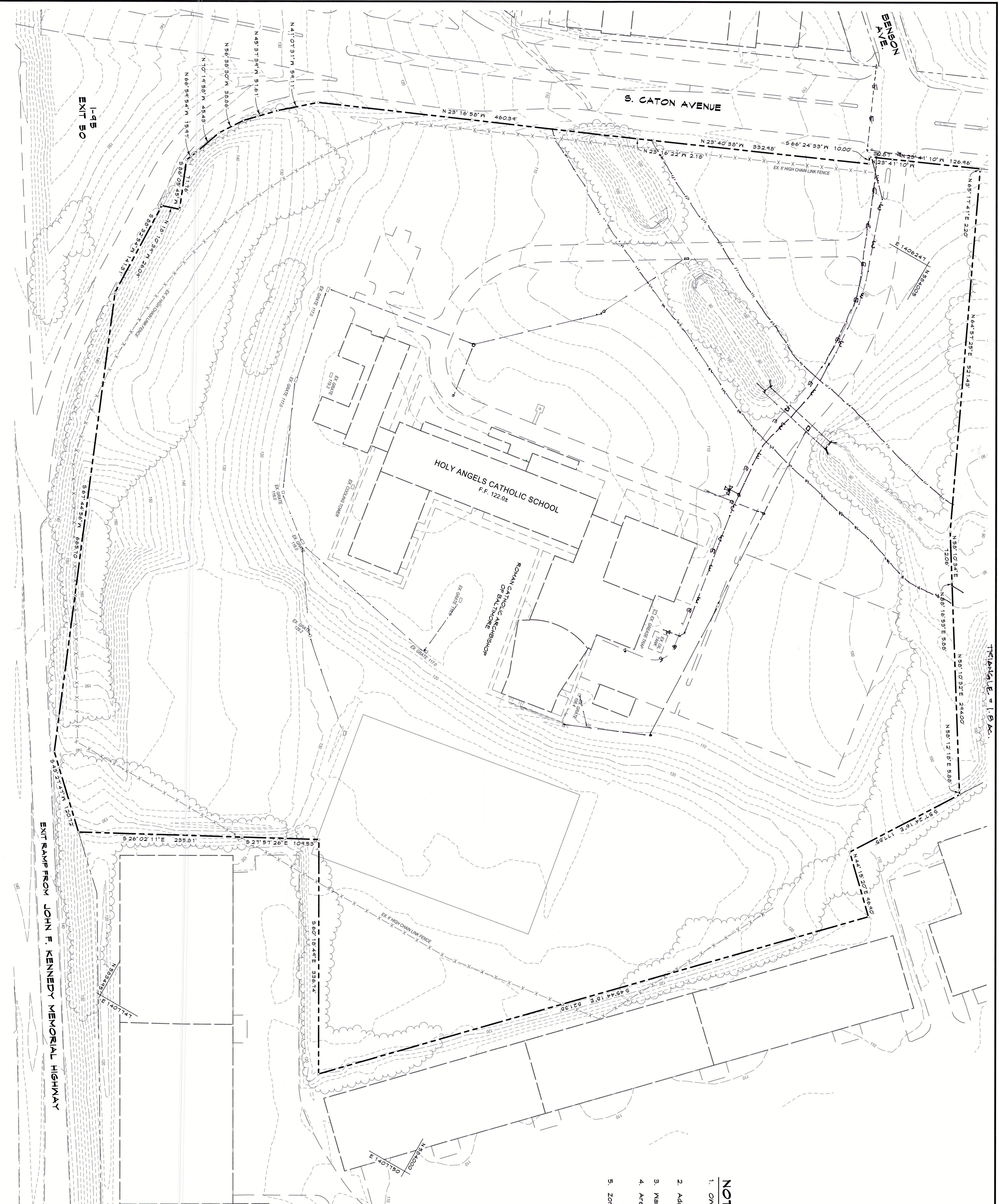
Inspections: An Open House with various times will be scheduled for those interested in touring the existing buildings and site.

RFP for Sale of Seton Keough High School
April 27, 2020

SUBMITTALS: All proposals should be submitted no later than Thursday June 4, 2020 at 2:00 pm to the following location:

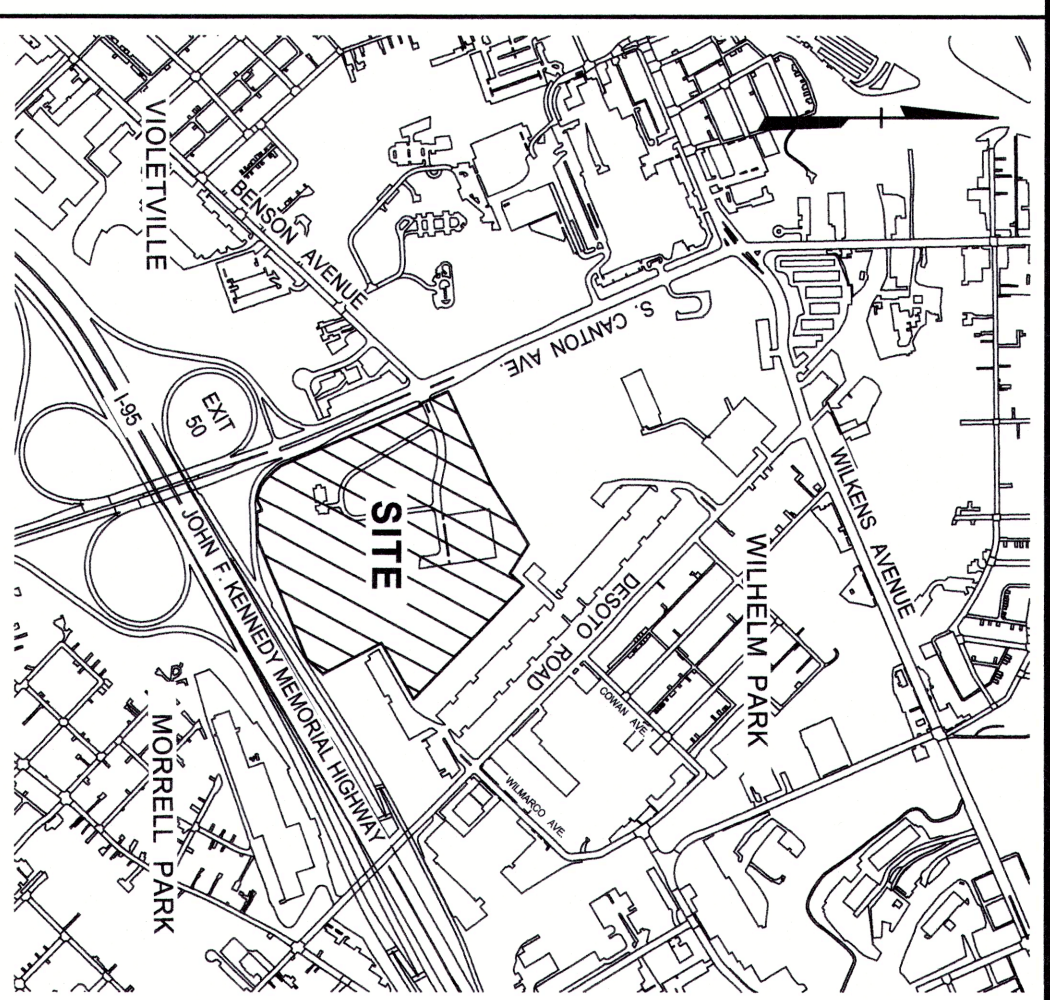
Archdiocese of Baltimore
Division of Facilities and Real Estate Management
320 Cathedral Street – 2nd Floor
Baltimore, MD. 21201
Attn: John Macsherry

All proposals shall be measured in terms of price and overall offering terms, as well as the nature and character of the proposed use. The Archdiocese reserves the right to reject any and all proposals and to withdraw the property from the market at any time. The terms listed above shall form the basis for any contract for the sale of this property. For any more information, please call 410-547-5367 or send an email to



ZONES

1. **OWNER:**
Roman Catholic Archdiocese of Baltimore
320 Cathedral Street
Baltimore, MD 21201
2. **Address:**
1201 S. Calton Avenue
Baltimore, MD 21227
3. **Ward 25, Sec 02, Block 210B, Lot 2**
4. **Area:**
34,064 AC,
Holy Angels: 32,264 AC,
a. Triangle: 1.8 AC,
b. EC-1
5. **Zone:**
EC-1



VICINITY MAP

SCALE: 1"=1000'

DATE	BY	REVISIONS

DATA SOURCES: Topographic information shown on this plan is from Baltimore City G.I.S. resources. Supplemented by digitized information from original construction drawings, circa 1963.

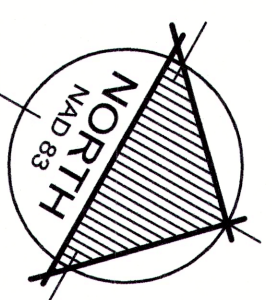
CENTURY
ENGINEERING

10710 Gilroy Road, Hunt Valley, MD 21031
Phone: 443.589.2400 Fax: 443.589.2401
www.centuryeng.com

Base Plan

Holy Angels Catholic School

1201 South Canton Avenue
Baltimore, Maryland 21201-4421
Ward: 25 Section: 2 Block: 2108C Lot: 002



DRAWN BY: <u>M.S.S./</u>	REVIEW BY: <u>----</u>
DESIGN BY: <u>----</u>	REVIEW DATE: <u>----</u>
SCALE: <u>1"=50'</u>	DRAWING: 1 of 1
PROJECT NO.: <u>1 9 1 2 6 8 . 0 0</u>	

April 14, 2020

Mr. David Owens
Archdiocese of Baltimore
320 Cathedral Street
Baltimore, Maryland 21201

RE: Holy Angels Catholic School
1201 South Caton Avenue
Site Analysis Summary
CEI #191268.00

Dear Mr. Owens:

Item 1: Ownership

The existing ownership per the Maryland Department of Assessments and Taxation (SDAT) is the Roman Catholic Archdiocese of Baltimore, 320 Cathedral Street, Baltimore, Maryland 21201-4421.

Item 2: Property Address

City block plat records indicate the legal address is: 1201 South Caton Avenue, Baltimore, Maryland 21201-4421; Block 2108C; Lot 002; Ward 25; Section 2

Item 3: Zoning

Per the latest Baltimore City Zoning Map, the site is zoned EC-1 (Educational Campus District). The setbacks are listed within the bulk and yard regulations in article 32, table 502. The permitted uses are listed in subtitle 5 of section 12-501 and summarized in table 12-501 – Educational Campus Districts – Permitted and Conditional uses.

Item 4: Boundary and Topography

The site consists of 32.53 acres per the SDAT and 31.638 acres per the city block plat. Based on previous discussions, 1.6262 acres of the “triangle” piece from lot 1 per plat RHB 2433 from 11/12/73.

The topography used for the conceptual study was taken from Baltimore City GIS. The site slope from the northeast to the southwest. An existing stream bed bisects the site and has 2 existing culvert crossings.

Item 5: Existing Conditions

The site is currently accessed via one signalized entrance with South Caton Avenue located on the southwest corner of the site. The existing school was built in 1965 and has 145,880 s.f. of building coverage. The school is serviced by multiple parking lots and fields.

Item 6: Utilities

a. Sewer

The site is serviced by a 15" public sewer per sanitary contract 583, Survey Book M-1097, record plat 11-S, 11-Y. The sewer bisects the southwest portion of the site and is located within a 15' right-of-way. An 8" connection services the existing school with multiple 6" connections to the building.

b. Water

The site is serviced from an existing 6" FM water meter located at the southwest corner per water plats GG-19 and HH-19. The site has multiple fire hydrants on site and a private water connection.

c. Storm Drain

The site is bisected by an existing water course with 2 14' x 6' x 5' box culverts. That serves as the outfall. The existing school and parking lots convey storm water through a private system of RCC pipe varying in size to the existing inlets at the culverts. The west parking lot appears to drain directly to the stream.

d. Electric/Gas

The site is serviced by a 400-HPS running along Caton Avenue.

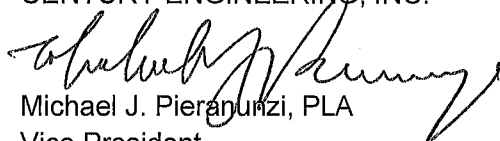
Item 7: City Requirements

Site improvements will be required to meet all city and state requirements. Improvements will be subject to the Army COE and city forest, stormwater management, zoning, water, sewer, etc.

See enclosed attachments.

Very truly yours,

CENTURY ENGINEERING, INC.


Michael J. Pierarunzi, PLA
Vice President