

REQUEST FOR PROPOSALS (RFP)

DISPOSITION OF SURPLUS SCHOOL PROPERTIES

WAYNE COUNTY BOARD OF EDUCATION

1. INTRODUCTION

The **Wayne County Board of Education ("Board")** is soliciting proposals from qualified entities for the purchase of the following surplus school properties:

- **Dunlow Elementary School**
- **Genoa Elementary School**

These facilities will cease to be used for school purposes effective **July 1, 2026**. The Board seeks proposals that provide meaningful **community benefit**, including but not limited to educational, charitable, civic, or economic development uses.

2. LEGAL AUTHORITY

This Request for Proposals is issued pursuant to:

- **West Virginia Code §18-5-7**
- **West Virginia Board of Education Policy 8200**
- **Wayne County Board of Education Policy 7300 – Disposition of Real Property**

Under these authorities, the Board may convey property without public auction to governmental entities for adequate consideration or to certain nonprofit organizations for nominal consideration, subject to legal requirements.

3. ELIGIBLE RESPONDENTS

The Board will accept proposals from the following:

A. Governmental Entities

Including, but not limited to:

- County commissions
- Municipalities
- State or federal agencies
- Public authorities

B. Qualified Nonprofit Organizations

Organizations must provide documentation of tax-exempt status under:

- IRS Code 501(c)(3) through (8), (19), or (23)
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4. PROPERTY INFORMATION

A. Dunlow Elementary School

32800 WV-152, Dunlow, WV 25511

B. Genoa Elementary School

21269 WV-152, Genoa, WV 25517

General Conditions:

- Properties are offered “**as-is, where-is**”
- No warranties are expressed or implied
- Interested parties are encouraged to conduct independent inspections

Site visits may be arranged by contacting the Superintendent’s Office.

5. PURPOSE AND OBJECTIVES

The Board seeks proposals that:

- Provide **measurable community benefit**

- Support **economic development, education, or public service**
 - Demonstrate **long-term sustainability**
 - Preserve or responsibly repurpose public assets
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6. PROPOSAL REQUIREMENTS

All submissions must include the following:

A. Organizational Information

- Legal name and address
 - Primary contact person
 - Phone and email
 - Organizational structure
 - Proof of governmental status or IRS tax-exempt determination
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B. Proposed Use of Property

- Detailed narrative describing intended use
 - Explanation of how the project benefits the community
 - Identification of populations or groups to be served
 - Consistency with charitable, educational, or economic development purposes
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C. Financial Proposal

- Proposed purchase price
 - Identification of funding sources
 - Documentation demonstrating financial capacity
 - Estimated investment in the property (if applicable)
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D. Implementation Plan

- Project timeline (acquisition to operation)
 - Planned renovations or improvements
 - Project milestones
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E. Organizational Capacity

- Relevant experience with similar projects
 - Past project outcomes
 - Leadership and staffing structure
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7. EVALUATION CRITERIA

Proposals will be evaluated using the following criteria:

- **Community benefit and impact**
- **Feasibility and sustainability of the proposal**
- **Financial considerations**
- **Readiness and implementation timeline**
- **Alignment with Board goals and community needs**

⚠ The Board is not required to select the highest monetary offer and may prioritize community impact over financial return.

8. TERMS AND CONDITIONS OF DISPOSITION

A. Governmental Entities

The Board may convey property for **adequate consideration**, which may be less than full market value if justified by public benefit.

B. Nonprofit Organizations

The Board may convey property for **nominal consideration**, provided that:

- The use of the property is limited to **charitable, community, or economic development purposes**
 - The deed includes a **reversionary clause** stating that:
 - Ownership reverts to the Board if the organization dissolves; or
 - The property ceases to be used for its intended purpose within **five (5) years**
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LIABILITY AND PROPERTY CONDITION

All transactions will include the following provisions:

- Property is conveyed **as-is**
 - The purchaser assumes **all liability** associated with the property
 - Any known or suspected hazards will be disclosed
 - The purchaser or lessee must indemnify and hold harmless the Board
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10. TIMELINE

Milestone	Date
RFP Issued	5/28/26
Site Visits	6/11/26
Proposal Deadline	6/18/26
Evaluation Period	6/18 – 6/23/26
Board Decision	6/23/26

11. SUBMISSION INSTRUCTIONS

Proposals must be submitted or postmarked no later than:

June 18, 2026 at 4 p.m.

Submission methods:

Mail or Hand Delivery:
Superintendent's Office

Wayne County Board of Education
212 North Court Street, Wayne, WV 25570

Electronic Submission (if allowed):

talexand@k12.wv.us

12. QUESTIONS AND ADDENDA

All questions regarding this RFP must be directed to:

Todd Alexander

Superintendent

Wayne County Board of Education

304-528-5116

talexand@k12.wv.us

Responses to questions may be issued as formal addenda.

13. RESERVATION OF RIGHTS

The Wayne County Board of Education reserves the right to:

- Reject any or all proposals
 - Waive informalities or irregularities
 - Request additional information
 - Negotiate terms with one or more respondents
 - Select the proposal(s) deemed to be in the **best interest of the community**
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14. DISCLAIMER

This RFP does not constitute a contract or binding obligation. Final disposition of property is contingent upon formal approval by the Wayne County Board of Education.