

FOR CASH SALE
By the
CADDO PARISH SCHOOL BOARD
1961 Midway Avenue
Shreveport, Louisiana 71108



July 01, 2025

Queensborough Elementary
2701 Catherine Street
Shreveport, LA 71109

The Caddo Parish School Board will accept sealed bids for the purchase of the following described property by cash sale. The sealed bids must be received in the office of the Director of Purchasing for the Caddo Parish School Board at 1961 Midway Avenue, Shreveport, Caddo Parish, Louisiana, on or before 10:30 a.m., CST, TUESDAY, August 05, 2025.

The bidder must use the bid form provided by the Caddo Parish School Board or respond electronically at the official website www.bidexpress.com. The Caddo Parish School Board reserve is set at **\$1,249,500.00**.

It is the responsibility of the bidder to check the district's website for any addenda that may be issued related to the Bid at the link provided below or via the Bid Express website.

<https://www.caddoschools.org/page/purchasing>

PRIMARY CONTACT INFORMATION:

Shavonda M. Scott, MBA
Director of Purchasing
1961 Midway Avenue
Shreveport, LA 71108
smscott@caddoschools.org

GENERAL PROPERTY CHARACTERISTICS
Queensborough Elementary

General Description:

The subject site fronts the west side of Hearne Avenue, just north of Greenwood Road in the central portion of the City of Shreveport. The site is between Catherine Street and Spruce Street.

MUNICIPAL ADDRESS: 2701 Catherine Street, Shreveport, Louisiana 71109

OWNERSHIP: Caddo Parish School Board

LEGAL DESCRIPTION: LOTS 3 THRU 28 & W. 30 FT. OF LOTS 2 & 29; & ADJ. ALLEY & 1/2 ADJ. ABDN. MILTON ST.; QUEENSBOROUGH ADDITION, 171403-73-31.

SITE SIZE 5.37 Acres; 233,750 Square Feet

IMPROVEMENT SIZE: Total Building Area: 62,738 SF

HIGHEST AND BEST USE: As Vacant: Commercial Uses
As Improved: Continued Special Purpose

IMPROVEMENT DESCRIPTIONS:

General Construction Features:

Construction Quality: Good
Condition: Good
Actual Age: Constructed in 1920; Middle Additions & Renovations.
Effective Age: 20+/- years
Foundation: Reinforced concrete
Framing: Masonry
Exterior Walls: Masonry
Roof: Commercial built-up, some gutters and down spouts
Windows: Aluminum frame plate glass
Exterior Doors: Aluminum frame plate glass, hollow metal
Interior Doors: Hollow and solid wood, hollow metal
Interior Walls: Painted gypsum board, ceramic tile, exposed block and brick; interior height is generally at least 10' except in basement level has 9'; gym has 15' height, many halls are 12'
Floors: Vinyl tile, carpet, ceramic tile
Ceilings: Acoustical tile
Lighting: Recessed fluorescent, some incandescent lights
Plumbing: Typical for schools
Heating/Cooling: Central air conditioning and heating
Sanctuary: Modern seating for 200 people. Stage area with exits on both sides.

SHAPE: Essentially rectangular

TOPOGRAPHY: Essentially level

DRAINAGE: Surface drainage appeared adequate at the site. Flood plain maps for the City of Shreveport indicate that the subject property is not located in a designated flood hazard area but in a Zone X, Areas determined to be outside the 100-year flood plain, per Federal Insurance Rate Map (FIRM), Community Panel No. 22017C0457H, Incorporated City of Shreveport, Caddo Parish, Louisiana, Effective Date: May 19, 2014.

UTILITIES: All public utilities available at site

SITE IMPROVEMENTS:
 Parking and Drives: Concrete parking area at eastern portion of site, near Building B.
 Corridors: Corridors between the buildings.
 Courtyard: Courtyard area between Building A, C & E.
 Landscaping: Minimal consisting primarily of maintained grasses and shrubbery.
 Miscellaneous: Property contains an elevator in Building B; ancillary building at southern portion of site.

Deferred Maintenance: The building was found to be generally in good condition. It was very apparent that quality maintenance has occurred throughout all of the buildings. No interior inspection was made in the Scouts building. There was minimal deferred maintenance observed, less minor cabinet molding coming loose and needing reattached. The property was partially rebuilt and renovated due to a fire in 1958.

SITE ADEQUACY: The size, topography, access, and availability of utilities appear sufficient for uses conforming to nearby developed properties.

ZONING R-2; Multi-Family Residential Zoning District

NOTE: All information based on submitted appraisal report #5709 by Moon & Associates.

**SPECIFICATIONS AND TERMS OF AGREEMENT
FOR THE SALE OF
QUEENSBOROUGH ELEMENTARY**

1. This property is offered for a cash sale.
2. The minimum purchase price is **\$1,249,500.00**
3. The Caddo Parish School Board shall evaluate all cash sale proposals and shall determine the offer that constitutes the best and highest offer for the sale and purchase of said property.

The Caddo Parish School Board reserves the right to reject any and all bids and to withdraw the proposal, resubmit the property for sale and/or to re-advertise the notice thereof.

This sale of property shall be subject to any existing oil, gas, or mineral leases and any recorded easements, restrictions, or conditions affecting the same. It shall be the obligation of any prospective bidder prior to submitting a bid, to have title to said property examined.

The Caddo Parish School Board shall reserve the rights and ownership of all minerals in, on, or under the subject property, subject to the agreement that the exercise of such rights shall not unreasonably disturb Vendee's use and possession thereof.

The property shall be sold in its present "**as-is condition**", without warranty by the Caddo Parish School Board as to the fitness, quality or condition of the premises and as to any environmental or hazardous substances, matters or conditions affecting same. Vendee shall agree to assume and to be fully responsible, at its own expense, for the correction of any such hazardous or environmental matters or conditions as may exist and shall agree to hold harmless and indemnify the Caddo Parish School Board from and against any and all claims or demands by any third party or governmental entity in any way arising out of or pertaining thereto. All liability shall be assumed by the buyer upon closing.

In the event of a tie bid, preference will be given in the following order: bidders located in CADDO Parish, bidders located in the State of Louisiana, bidders whose Louisiana business workforce is comprised of a minimum of fifty percent Louisiana residents (if applicable), and/or winner of a coin toss performed by CPSB.

VIEWING BY APPOINTMENT ONLY

The property will be available for viewing by appointment only on:

WEDNESDAY, JULY 16, 2025 at 10:00AM.

WEDNESDAY, JULY 23, 2025 at 10:00AM.

To schedule an appointment, contact Shavonda Scott via email NO LATER THAN 3:30pm cst on the Monday prior to the viewing date. Email viewing request to: smscott@caddoschools.org marked "VIEWING REQUEST-Queensborough Elementary" in the subject line.

Bidders should submit all inquiries/questions in writing to: smscott@caddoschools.org marked "Question(s) Bid 01S-26 Sale Queensborough Elementary" in the subject line. All questions/inquires must be received by 3:00pm on Thursday, July 24, 2025. Responses to questions will be posted as an

addendum on Monday, July 28, 2025. The posting date of the addendum is approximately eight (8) days prior to the scheduled Bid opening. **Questions received after the 3:00pm deadline will not be accepted.**

*******IMPORTANT INFORMATION*******

DEBARMENT CLAUSE: Before completing the Invitation For Sale Form, please read the following information:

- 1. The prospective lower tier participant certifies, by submission of this bid, that neither it nor its principals are presently debarred, suspended, proposed for debarment, declared ineligible or voluntarily excluded from participation in this transaction by any Federal or State Department or agency.**
 - 2. Where the Prospective participant is unable to certify any of the statements in this document, such prospective participant shall attach an explanation to this bid response.**
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**BID FORM
CASH SALE
SALE OF QUEENSBOROUGH ELEMENTARY**

DUE: 10:30 a.m. CST, Tuesday, August 05, 2025

Caddo Parish School Board
1961 Midway Avenue
Shreveport, Louisiana 71108

Dear Board Members:

I offer to purchase the subject property for a **Cash Sale** price of \$_____

- NOTE:**
- a. **Minimum purchase price is \$1,249,500.00**
 - b. **Official bank check or cashier’s check must be submitted upon approval by Board.**

We have read and understand that this property shall be sold in its present “as-is condition” without warranty of any kind on the part of the Caddo Parish School Board and agree to comply with any and all conditions set forth herein.

Name _____
(Please Print or Type)

(Signature)

Address _____

Telephone No. (____) _____ Fax No. (____) _____

Email: _____

FROM: _____

Bid NUMBER: 01S-26

Bid TITLE: SALE – QUEENSBOROUGH ELEMENTARY

OPENING DATE: TUESDAY, AUGUST 05, 2025

SEND TO:

CADDO PARISH SCHOOL BOARD
Purchasing Department
1961 Midway Avenue
Shreveport, LA 71108

Attn Bidders: Use this print format on the outside of your envelope when responding to any formal bids, RFP's, or RFQ's.
We do not accept fax bid responses for any formal bids, RFP's, or RFQ's.