

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



September 02, 2025

Newton Smith Elementary School (Former)
3000 Dr. Martin Luther King, Jr. Drive
Shreveport, LA 71107

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, THURSDAY, October 02, 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 **\$884,000.00**.

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
Newton Smith Elementary School (Former)

General Description:

The subject site fronts the north side of Dr. Martin Luther King Jr. Drive north of Cross Lake in the northern portion of the city of Shreveport. The subject property is located in the northern end of the city limits of Shreveport, Louisiana north of Interstate 220, west of Interstate 49, essentially along the Dr. Martin Luther King Drive corridor.

MUNICIPAL ADDRESS: 3000 Dr. Martin Luther King Jr. Drive, Shreveport, Louisiana 71107

OWNERSHIP: Caddo Parish School Board

LEGAL DESCRIPTION: West 750 ft. of E. 800ft. of N. 680.56 ft. of S. 730.56 ft. & Less N. 60 ft. of E. 200 ft. , having a geographic number of 181418-0-80, Shreveport, Caddo Parish, Louisiana

SITE SIZE 11.445 Acres; 498,544 Square Feet

IMPROVEMENT SIZE: Total Building Area: 33,712 SF

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

IMPROVEMENT DESCRIPTIONS:

General Construction Features:

| | |
|--------------------------|--|
| Construction Quality: | Good |
| Condition: | Average |
| Actual Age: | 70+/- years |
| Effective Age: | 25+/- years |
| Remaining Economic Life: | 30+/- years |
| Foundation: | Reinforced concrete |
| Framing: | Masonry |
| Exterior Walls: | Masonry |
| Roof: | Commercial built-up, some gutters and down spouts |
| Windows: | Aluminum frame plate glass, Some shattered glass, Majority of windows are boarded |
| 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 |
| Floors: | Vinyl tile, carpet, ceramic tile |
| Ceilings: | Acoustical tile |
| Lighting: | Recessed fluorescent, some incandescent lights |
| Plumbing: | Typical for schools; four sets of rest rooms at western end of Units D, E, F, & H; individual restrooms in each classroom in Units B, C, & G; additional restrooms in Units A & J. |

Heating/Cooling: Central air conditioning and heating

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. 22017C0362H, 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 southern portion of site, south of Units A, F & J.
- Covered Walkways: Covered walkways between the buildings and at classroom entrances.
- Courtyard: Open, grassy areas between the buildings and south of Unit F; Covered, concrete covered between buildings Unit A & B.
- Landscaping: Minimal consisting primarily of maintained grasses and shrubbery.
- Miscellaneous: Two separate basketball courts, a single court located just west of Unit C and a double court located near eastern property boundary.

Deferred Maintenance: The building was found generally in average condition. There is evidence that several of the buildings have been vacated for significant amount of time. We also learned that burst pipes in the ceilings caused damage to ceiling tiles in several areas. However, deferred maintenance items are generally limited to shattered windows and falling ceiling tiles.

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

ZONING IC; Institutional Campus Zoning District (Special Purpose District)
The IC Institutional Campus Zoning District is intended to accommodate large institutional uses, such as universities, select vocational educational facilities, and healthcare institutions, to allow for their expansion in a planned manner while protecting the surrounding neighborhoods.

NOTE: All information based on submitted appraisal report #5669 and Recertification of Value Letter dated August 21, 2025 by Moon & Associates.

**SPECIFICATIONS AND TERMS OF AGREEMENT
FOR THE SALE OF
NEWTON SMITH ELEMENTARY SCHOOL (FORMER)**

1. This property is offered for a cash sale.
2. The minimum purchase price is **\$884,000.00**.
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, SEPTEMBER 10, 2025 at 10:00AM.
WEDNESDAY, SEPTEMBER 17, 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-Newton Smith Elementary" in the subject line.

Bidders should submit all inquiries/questions in writing to: smcscott@caddoschools.org marked "Question(s) Bid 02S-26 Sale Newton Smith Elementary" in the subject line. All questions/inquires must be received by 3:00pm on Friday, September 19, 2025. Responses to questions will be posted as an addendum on Wednesday, September 24, 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 NEWTON SMITH ELEMENTARY SCHOOL (FORMER)**

DUE: 10:30 a.m. CST, Thursday, October 02, 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 \$884,000.00**
 - 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.

Legal Name of Bidder: _____
(Please Print or Type)

Address: _____

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

Authorized Representative Name/Title: _____
(Please Print or Type)

(Signature)

(Date)

Email: _____

FROM: _____

Bid NUMBER: 02S-26

Bid TITLE: SALE – NEWTON SMITH ELEMENTARY SCHOOL (FORMER)

OPENING DATE: THURSDAY, OCTOBER 02, 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.**