

REQUEST FOR PROPOSAL (RFP)

Sale of Real Property – H.D. Karns Building

Geary County Schools USD 475

Issue Date: June 11, 2026

Due Date: July 21, 2026

1. Introduction

Geary County Schools USD 475 ("District") is soliciting sealed proposals from interested parties for the purchase of the former H.D. Karns Building and associated real property located in Junction City, Kansas.

The District invites qualified individuals, organizations, developers, and entities to submit proposals for the acquisition and redevelopment of this property in a manner that aligns with community interests and complies with applicable laws and regulations.

2. Property Information

Property Name:

H.D. Karns Building

Address:

300 W 9th St, Junction City, KS 66441

Legal Description:

JCT CITY PL, BLOCK 5, Lot 1 – 20, JUNIOR HIGH SCHOOL SECTION 01 TOWNSHIP 12
RANGE 05

Facility Details:

- Approximate Building Size: 140,302 square feet
- Original Construction Year: 1918

General Description:

The property consists of a former educational facility and associated land. The building is being sold as-is, where-is, without warranty, except as expressly stated in any final purchase agreement.

3. Purpose

The purpose of this RFP is to facilitate the sale of surplus district property, identify a responsible buyer, and encourage redevelopment benefiting the community.

4. Proposal Submission Requirements

A. Purchase Offer

- Proposed purchase price
- Payment terms and financing arrangements
- Timeline to close

B. Development Plan

- Intended use
- Redevelopment description
- Timeline

C. Qualifications

- Background and experience
- Relevant projects
- Financial capacity

D. Community Impact

- Expected impact
- Alignment with local goals

E. Disclosures

- Contingencies
- Requested incentives

5. Property Conditions

The property is offered as-is, where-is. Buyers are responsible for inspections and due diligence.

6. Statutory Compliance

The sale is subject to applicable Kansas statutes, including K.S.A. §72-1431 and §72-1439. The District will provide required notice to legislative representatives and comply with any right-of-first-refusal requirements. Final approval is subject to Board of Education action.

7. Evaluation Criteria

Evaluation will consider price, feasibility, financial capability, timeline, and community impact.

8. Submission Instructions

Proposals must be submitted electronically to:

Name: Karl DeArmond

Title: Chief Operating Officer (COO)

Email: rfp@usd475.org

Email Subject: RFP – H.D. Karns Building Sale

Deadline: **July 21, 2026 @ 5 pm CST**

9. Timeline

RFP Issued: June 9, 2026

Proposal Deadline: July 21, 2026

Tentative Board Approval: August 10, 2026

10. Terms and Conditions

The District may reject any proposal and negotiate terms. All costs are the proposer's responsibility.

11. District Rights

The District reserves the right to reject proposals, request information, and negotiate terms.