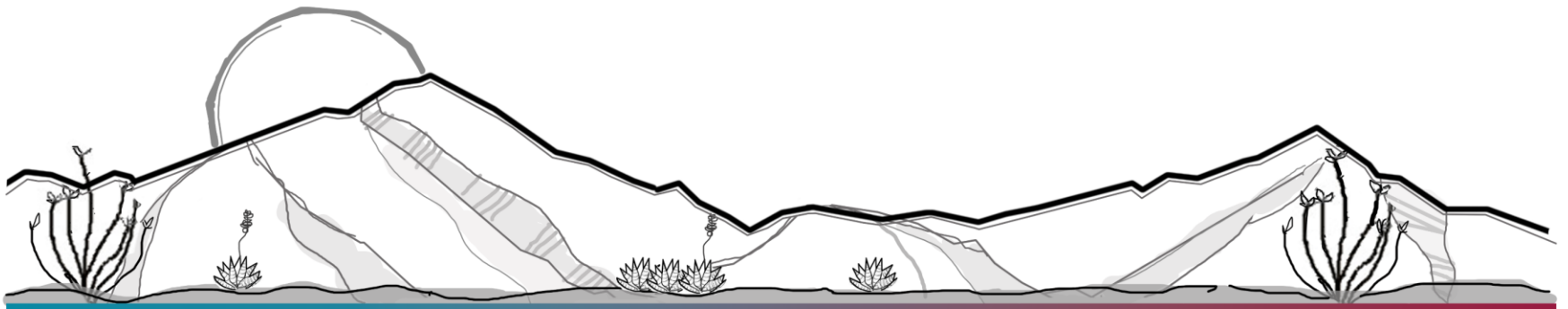


# Old Bisbee High School

Board of Supervisors

May 10, 2022



# DEVELOPMENT SERVICES

## The Building

- First high school in Bisbee (1914)
- County-owned
- 45,000 SF
- Recently rezoned



## Timeline

- Building Material Survey Report (Oct 2020)
- Updated Appraisal (Nov 2021)
- Building vacated by County employees (Dec 2021)
- Rezoning and Outreach (Oct-Dec 2021)
- Request for Proposals (RFP) Released (Dec 2021)
- RFP closed (April 2022)

### **Bisbee grants county rezoning request for old high school**

By Shar Porier [shar.porier@myheraldreview.com](mailto:shar.porier@myheraldreview.com)  
Nov 7, 2021

TOP STORY

### **Old Bisbee High School officially up for sale**

By Shar Porier [shar.porier@myheraldreview.com](mailto:shar.porier@myheraldreview.com)  
Dec 21, 2021

### **Meeting on old Bisbee High School to be held Oct. 2**

By Shar Porier [shar.porier@myheraldreview.com](mailto:shar.porier@myheraldreview.com)  
Sep 26, 2021

BISBEE – Over the past few years, Cochise County has been relocating its offices from Bisbee's former high school in Old Bisbee.

### **Old Bisbee High School to be sold, community use suggestions taken**

By Shar Porier [shar.porier@myheraldreview.com](mailto:shar.porier@myheraldreview.com)  
Oct 7, 2021

## The RFP (22-08-DEV-01)

- County vision: adaptive reuse of an historical building
- Objectives: beneficial redevelopment, timely completion, financial return, architectural preservation



**COCHISE COUNTY**

REQUEST FOR PROPOSALS (RFP) FOR THE PURCHASE, RENOVATION AND REDEVELOPMENT OF OLD BISBEE HIGH SCHOOL PROPERTY OWNED BY COCHISE COUNTY WITHIN THE CITY OF BISBEE, ARIZONA

**Submission Deadline: APRIL 1, 2022, 4:00PM Local Time**

1. Introduction
2. RFP Overview
3. Site Specific Information
  - A. The Building and its Historical Significance
  - B. Location
  - C. Zoning
4. Redevelopment Goals
5. RFP Process and Timeline
6. Submittal Requirements and Evaluation
  - A. Submittal Considerations
  - B. Submittal Materials
  - C. Evaluation
7. General Terms and Conditions
8. Selection Process
9. Purchase and Sale Agreement

Other Resources: Please see project website <https://www.cochise.az.gov/822/Old-Bisbee-High-School-Redevelopment>

- Address: 100 Clawson Avenue Bisbee, Arizona; APN 103-62-025, 103-62-027, 103-62-025B
- 1.44 acres total
- Erected in 1913; rebuilt in 1920 following a fire that destroyed much of the interior of the structure
- Architectural elements: four stories, flat roof. Decorative, cornice, corner entry, rounded corners on two sides L-shaped plan
- Architect: Norman F. Marsh



HISTORIC PHOTO



VIEW FROM BUILDING, LOOKING EAST



RECENT PHOTO OF MAIN ENTRANCE

# DEVELOPMENT SERVICES



## Most Responsive Proposal/Highest Bid

- Sunny Tempe Investments, LLC DBA Old Bisbee High School LLC
- Established in 2005, 5 employees, based in Bisbee
- Team also includes Poster Mirto McDonald (architect), WestLand (historic preservation), Wilder (landscape architect), Tofel-Dent (Construction)



PURCHASE,  
RENOVATION &  
REDEVELOPMENT  
OF OLD BISBEE  
HIGH SCHOOL

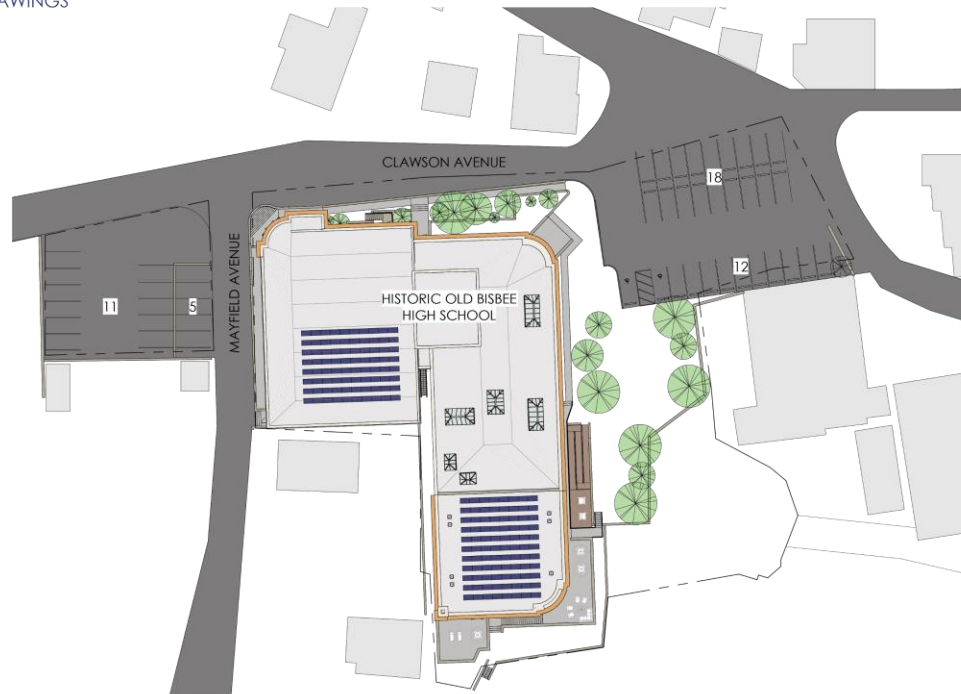
COCHISE COUNTY  
REF # 22-08-DEV-01

OLD BISBEE HIGH SCHOOL, LLC

## Project Description

- 32 market rate apartments, community space, green building upgrades, and resident spaces. [video](#)

CONCEPT DRAWINGS



1 SITE PLAN - NEW  
SCALE: 1" = 40'-0"

OLD BISBEE HIGH SCHOOL

RESPONSE TO RFP

POSTER  
MIRTO  
McDONALD  
ARCHITECTURE  
PLANNING  
PRESERVATION  
PMM  
217 N. COURT AVE. TUCSON, AZ 85701  
PH: 520.982.4313 | WWW.PMM-DESIGN.COM



## Project Renderings





## Finance: Carrying Costs

- Currently, tax exempt property = \$0 in annual taxes
- Utility Bills = \$40k/year
- Major Repairs (within next 10 years) = \$600-\$700K
- Routine maintenance = varies, at least \$2k/year, increased security may be necessary



## Building Sale

- \$900,000 (to County) at closing

## Construction Impact

- Jobs - 35 FTE, construction duration (1-2 years)
- Hotel/rental housing for crew for construction duration
- Other indirect (industry purchasing from another industry) and induced (impact from new household income expenditures) impacts, (project local spend)
- Impact fees/development fees/permits



## Tax Impact

- Construction tax
- Property tax
- Municipal utility taxes
- Real estate tax
- Rental tax
- Resident local spend



## Community Impact

- Housing is needed
- Diversity of housing types is needed
- Rental units are needed
- Old Bisbee High School is an important part of Bisbee history
- Will have a much larger, areawide impact



## Recommendation

Staff recommends approval of the ordinance, which will authorize staff to enter into a purchase, sale, and development agreement, as well as other agreements as necessary with OBHS for the sale, purchase, and development of county-owned property located at 100 Clawson Avenue in Bisbee, Arizona.

