

**RESPONSES TO BIDDER'S QUESTIONS**  
**PROPOSED SALE OF SURPLUS REAL PROPERTY BY THE CLINCH**  
**COUNTY BOARD OF EDUCATION**

These response to bidder's questions shall not be considered part of the Invitation for Sealed Bids and shall not be incorporated into them and shall change the provisions thereof.

- What is the current zoning designation, and are there any pending zoning changes or land-use restrictions that might impact future development?
  - **The City of Homerville is the governmental entity that controls zoning/land-use of Property. Please contact the City of Homerville at (912) 487-2375. However, to the extent that they could be considered land-use restrictions, there are restrictions and covenants listed on the Special Warranty Deed and the Attorney's Preliminary Certificate of Title, both attached as exhibits to the Invitation for Sealed Bids.**
- Could you please clarify if our bid may be structured as contingent upon obtaining a successful rezoning to allow for a bidder's intended use?
  - **No. All questions regarding zoning issues should be finalized prior to the bid.**
- Have any environmental assessments or studies been performed on the property? Are there any known environmental hazards or contamination issues?
  - **The Board is not aware of any environmental assessments or studies. Bidder is responsible for its own investigation of the property and should not rely on information provided by the Board.**
- Are there any covenants, restrictions, or easements limiting the types of development or uses permitted on the property?
  - **Yes. Please see the restrictions and covenants listed on the Special Warranty Deed and the Attorney's Preliminary Certificate of Title, both attached as exhibits to the Invitation for Sealed Bids.**

- What utility services (water, sewer, electricity, gas, telecommunications) are currently available, and are there any limitations or planned upgrades that bidders should know about?
  - **Again, Bidder is responsible for its own investigation of the property and should not rely on information provided by the Board.**
- Could you clarify the timeline for the entire bid process—from bid submission through evaluation and closing—and indicate if there's any flexibility or anticipated delays?
  - **The timeline is clearly defined in the invitation to bid. At this time, there are no anticipated delays. If you have any specific questions, please contact the Superintendent.**
- Are there any specific formatting or content requirements for the bid that aren't explicitly stated in the Invitation to Bid documents?
  - **No.**
- Could you please clarify if the requirement to complete all due diligence before the bid opening, combined with the rule that bids cannot be withdrawn once received, means that any significant issues uncovered during due diligence are fully assumed by the bidder? In other words, is there absolutely no mechanism to adjust or withdraw a bid if material, adverse property conditions are discovered during the due diligence process?
  - **All due diligence should be completed prior to the bid being submitted.**
- In the event that additional questions arise after the February 21, 2025 inquiry deadline, how will those be handled, and will any subsequent clarifications be posted on the Board's website?
  - **The Superintendent will answer any and all questions to the best of her ability and shall endeavor to post answers to the Board's website.**