



CITY OF SAN ANTONIO
CENTER CITY DEVELOPMENT OFFICE
CAPITAL IMPROVEMENTS MANGEMENT SERVICES DEPARTMENT
P. O. BOX 839966
SAN ANTONIO TEXAS 78283-3966

SOLICITATION AND EVALUATION COMMITTEE INFORMATION

Solicitation Type: Request for Qualifications Public-Private Partnership (P3)

Project Number: 307 Dwyer

Scope of Work: The City seeks to identify a highly qualified, creative developer or development team to re-develop the city-owned property located at 307 Dwyer, which includes a three-story building of approximately 48,239 square feet. The building originally was built around 1955, with an extensive renovation in 1991. The lot is approximately 0.41 acres (or 17,933 SF). The property currently is zoned D (Downtown District) and fronts 188 feet along the west line of Dwyer and 76.52 feet along the south line of Stumberg. Located within the Central Business District with easy access to Highway 281 and Interstate Highway 35, the property also is located near the Historic Civic Center, San Pedro Creek and the River Walk.

The property currently consists of 88 single-room apartments and 16 family units. In 2010, the services provided at the Dwyer Avenue Center for Transitional Housing were relocated to Haven for Hope. Since then, the building has been vacant. The City desires to maximize annual revenue for an extended period of time from this partnership opportunity.

Date Advertised: September 11, 2013

Date of Non-Mandatory Pre-Submittal Conference: 10:00 a.m., Frost Bank Building, 19th Floor, Economic Development Board Room, located at 100 W. Houston Street (Houston St at Main), San Antonio, Texas, 78205.

Evaluation Committee Members:

Carlos Contreras - CMO, Assistant City Manager
Ben Gorzell - CMO, Chief Financial Officer
Lori Houston - CCDO, Director
Orlando Rodriguez, CAO, Assistant City Attorney
Debbie Sittre, CIMS, Assistant Director
Razi Hosseini, CIMS, Assistant Director

Pursuant to Section VI – Restriction on Communications, Respondents are prohibited from communicating with (1) elected City officials and their staff regarding the RFQ or submittal from the time the RFQ has been released until the contract is posted as a City Council agenda item; and (2) City employees from the time the RFQ has been released until the contract is awarded.

Exceptions to the Restriction on Communications:

Respondents may submit written questions concerning this RFQ to the Staff Contact Person listed below on or before 4:00 p.m. on Wednesday, October 2, 2013. Questions received after the stated deadline will not be answered. All questions shall be sent by e-mail.

Elvia Fernandez, Management Analyst
CIMS contract Services, City of San Antonio
Elvia.fernandez@sanantonio.gov

Questions submitted and the City's responses to those submitted questions will be posted with this solicitation.