



**CITY OF SAN ANTONIO**  
**Request for Qualifications**  
**Public Private Partnership (P3)**  
**Red Berry Estate Development Project**

**AMENDMENT #3**

**April 16, 2013**

Amendment #3 includes the responses to questions received at the pre-submission meeting held on Tuesday, March 5, 2013. In addition, Amendment #3 includes revisions to the RFQ.

**I. RFQ QUESTIONS AND CLARIFICATIONS**

1. **Question:** Does respondent need to submit financial statement for prime firm and for sub-consultants?

**Response:** Respondent is required to submit financial statement only for the prime firm or for each firm forming a joint venture. Financial statements for sub-consultants are not required.

2. **Question:** The evaluation criteria table on page 13 of the RFQ does not equal to 100 points. What criteria points will be adjusted to equal to 100 points.

**Response:** Criteria A, Evaluation of Qualification and Experience maximum points will change from 60 points to 50 points. See Section II of this Amendment for change to this table in the RFQ.

3. **Question:** Are there any restrictions of use of land for development?

**Response:** The only restrictions are that the Mansion and Lake must remain. Modifications to both are possible, and the City strongly recommends following the community guidelines set forth in the Eastside Reinvestment Summit as well as the guiding principles listed in the Red Berry RFQ.

4. **Question:** Should development be limited to what is already on the property?

**Response:** City will consider other ideas; however, the mansion and lake must be preserved and remain as part of the project.

5. **Question:** How will City handle zoning changes in the area and how will City handle utility fees such as fees for CPS and SAWS?

**Response:** COSA fee waivers are going to be waived through the ICRIP. Developers could also be eligible for some SAWS fee waivers.

6. **Question:** What is the small minority business participation goal for this Project?

**Response:** Since there is not a budget available for this Project, a goal for small minority business participation has not been established at this time. The goal will be based on the budget proposed by the selected respondent. Reference page 18 of the RFQ for more details on SBEDA. Attached to this Amendment is the SBEDA Ordinance to be used as a reference.

7. **Question:** Are there any past or existing encumbrances on the property?

**Response:** None.

8. **Question:** Will there be another opportunity for interested respondents to tour the estate?

**Response:** Yes, a tour was scheduled on March 11, 2013 at 10:00 am at the property for respondents interested in touring the estate. Other dates can be made available as well by appointment.

9. **Question:** When submitting the financial statements required, can financial statements be placed in one envelope and labeled as confidential?

**Response:** No, financial statements need to be included in each copy for the use by the committee, however, financial statements should be labeled as confidential.

10. **Question:** How was the Development Concept on page 19 of the RFQ, Exhibit A, developed?

**Response:** Through two community meetings made up of stakeholders, residents, and community leaders. These are concepts, desires and goals for redevelopment.

11. **Question:** Has a market analysis been performed on the area?

**Response:** No.

12. **Question:** At the public meetings held, were there any interested parties in submitting for this Project?

**Response:** No.

13. **Question:** Is a golf course considered park land?

**Response:** The Willow Springs Golf Course is considered park land. However, none of the Red Berry Property is considered Park Land.

14. **Question:** Has the City performed a complete tree survey on all the trees in this estate and is the survey available?

**Response:** No tree survey has been performed, but the City's Forrester will be asked to review the site and provide guidance.

15. **Question:** Has a survey for utilities been done on the property?

**Response:** A survey of the SAWS utilities on Gembler is available and attached to this Amendment.

16. **Question:** Is the water well on the property registered and viable? Does the City have the rights to the water well? Will rights to the water well be conveyed to the awarded respondent? Can a copy of the water well's last check be provided?

**Response:** The City owns 80 ac/ft of water. Currently a well feeds the mansion and the lake. The City is working with SAWS on options for converting the mansion to potable water from the water line at Gembler Road, and for pumping water from Salado Creek into the lake.

17. **Question:** Has an environmental assessment on the property been performed?

**Response:** Environment Clearance Memorandum is attached to this Amendment.

18. **Question:** Are there any other surveys or reports such as geotechnical, topo or elevation of the land available?

**Response:** A survey of the land and its boundaries is attached is attached to this Amendment.

19. **Question:** Is the lake on the property self contained?

**Response:** Yes.

**20. Question:** Has there been any preliminary discussions between City and TXDOT regarding the IH 10 access road?

**Response:** There is an existing access to the property from the IH 10 service road. If the developer would like to get the off ramp relocated, the City would help facilitate discussions with TXDOT.

**21. Question:** What is the current zoning status of the property?

**Response:** The property had been zoned as "special reserve" with use of the mansion as an event facility.

**22. Question:** Regarding stakeholder interest, what is the City's position in regards to the multi-family or single-family housing?

**Response:** The City would like to see creative development ideas that incorporates both housing options but is open to other development ideas.

**23. Question:** Does the City plan to do infrastructure development or improvements such as street widening on this area, specifically on Gemblar Road?

**Response:** No, there is no budget available for infrastructure improvements to this area.

**24. Question:** Is the City requesting respondent to include a financial proposal for this project in submittal?

**Response:** Financial statements are to be included in this first phase of the submittal. The financial proposal will be requested in the second phase of submittal in accordance with the RFP and will be by invitation only.

**25. Question:** RFQ states that City reserves the right to award to one or more respondents. Will there be separate agreements for the awarded respondents?

**Response:** Yes, the City may consider to award a contract to one or more respondents, depending on the proposal submitted. Respondents may submit proposal for one or multiple parcels of land.

**26. Question:** Will the furniture, artwork and other items in the mansion be conveyed to the awarded respondent and will awarded respondent be able to auction such items?

**Response:** No. They are and remain city property.

**27. Question:** Are mansion floor plans available and can these plans be provided as part of the RFQ ?

**Response:** Floor plan layout for the second and third Floors is attached to this Amendment.

**28. Question:** Does historic designation apply to the other buildings on the property ?

**Response:** According to the Office of Historic Preservation the property/mansion is not currently officially designated a historic landmark but is definitely eligible for designation.

**II. REVISIONS TO THE RFQ AND SOLICITATION DOCUMENTS**

1. The Evaluation Criteria table on Section XI EVALUATION CRITERIA (STEP 1, RFQ PHASE) of the RFQ has been revised to:

<b>Evaluation Criteria</b>	<b>Maximum Points</b>
<i>A. Evaluation of Qualifications and Experience</i>	<b>50 points</b>
<i>B. Redevelopment Concept and Proposed Development Program and Operational and Management Plan</i>	<b>20 points</b>
<i>C. Experience Working with Communities to Achieve Public and Private Objectives</i>	<b>10 points</b>
<i>D. Other Factors / Overall Evaluation</i>	<b>20 points</b>
<b>E. TOTAL</b>	<b>100 points</b>

**END OF REVISIONS**

**LIST OF ATTACHMENTS TO ADDENDUM #3**

Field Notes for 84.59 acre tract	2 pages
Plat for 84.59 acre tract	1 page
Gembler – Electric utility layout	7 pages
Gembler – Gas utility layout	7 pages
Gembler Road Survey and Field Notes	2 pages
SAWS – sewer utility layout	2 pages
SAWS – water utility layout	1 page
Red Berry Mansion Floor Plan	1 page
Environmental Clearance Memorandum	2 pages

84.59 Acre Tract

June 12, 2012  
Job No. 19877-03

STATE OF TEXAS  
COUNTY OF BEXAR

FIELDNOTE DESCRIPTION of a 84.59 acre tract of land out of the Guillerma Nunez Survey No. 151, Abstract 548, New City Block 10578, situated within the corporate limits of the City of San Antonio, Bexar County, Texas, said tract being all that same land described as comprising 84.210 acres conveyed unto the Red Berry Estate, Ltd. by Assumption Warranty Deed, executed October 25, 2002 and recorded in Volume 9761, Page 156, Bexar County Real Property Records, in all said 84.59 acre tract being more particularly described as follows:

BEGINNING at a 1" iron pipe found on the north right of way line of Interstate Highway 10 (U.S. Highway 90 East), at the common southeast corner of a 5.001 acre tract conveyed unto Nancy Christians Wardlaw and Carol A. Rice by Warranty Deed, dated November 8, 2005 and recorded in Volume 11759, Page 2029, said Real Property Records, and the south corner of said called 84.210 acre tract, for the south corner and POINT OF BEGINNING of this tract,

THENCE, North 18° 07' 06" West, 297.38 feet to a ½" iron rod found at the northeast corner of said 5.001 acre tract, for an interior corner of this tract,

THENCE, along said common line, South 89° 55' 50" West, at 543.29 feet pass a 1" iron pipe found at the northwest corner of said 5.001 acre tract, and continuing, at 558.89 feet pass a ½" iron rod found at the northeast corner of a 22.636 acre tract conveyed unto Rockhill Partners, Ltd. by Special Warranty Deed, executed January 1, 2002, and recorded in Volume 13041, Page 1268, said Real Property Records, at 2,237.65 feet pass a ½" iron rod found with orange cap stamped MLS CO for reference on the east bank of Salado Creek, same being at the approximate northwest corner of said 22.636 acre tract, in all a distance of 2,287.65 feet to a point on the approximate thread of Salado Creek, for the southwest corner of this tract,

THENCE, along the approximate thread of Salado Creek with its meanders the following courses:

North 34° 15' 33" East, 224.80 feet,  
North 67° 57' 08" East, 256.99 feet,  
North 57° 35' 25" East, 213.92 feet,  
North 49° 59' 03" East, 532.71 feet,  
North 36° 26' 55" East, 221.82 feet,  
North 51° 13' 55" East, 179.09 feet,  
North 45° 21' 38" East, 101.45 feet,  
North 28° 08' 41" East, 397.44 feet,  
North 62° 15' 55" East, 130.16 feet,  
North 23° 59' 00" East, 119.53 feet,  
North 26° 37' 21" East, 90.94 feet,

North 43° 01' 24" East, 240.68 feet,  
North 12° 51' 03" West, 99.99 feet,  
North 01° 19' 25" West, 127.86 feet,  
and North 11° 00' 00" East, 52.52 feet to a point on the south right of way line of  
Gembler Road (a variable with public right of way), for the northwest corner of this tract,

THENCE, with said south right of way line North 86° 48' 00" East, at 40.00 feet pass a  
½" iron rod found for reference on the east bank of said creek, in all a distance of 156.34  
feet to a ½" iron rod found with orange cap stamped MLS CO., for an exterior corner of  
this tract,

THENCE, continuing along said right of way line the following course:

North 71° 04' 00" East, 98.63 feet to a ½" iron rod found with orange cap  
stamped MLS CO,

North 80° 00' 00" East, 397.14 feet to a ½" iron rod found,

North 89° 59' 22" East, 70.04 feet to a ½" iron rod found,

North 0° 00' 37" West, 20.06 feet to a ½" iron rod found with orange cap  
stamped MLS CO,

and EAST, 239.00 feet to a ½" iron rod found at the northwest corner of a 15 foot alley as  
shown on plat of SKYLINE PARK SUBDIVISION, UNIT 2B, recorded in Volume  
4181, Page 84, Bexar County Deed and Plat Records, same being the northeast corner of  
said called 84.210 acre tract, for the northeast corner of this tract,

THENCE, along the west line of said 15 foot alley, SOUTH (Bearing Basis for this  
survey, recorded in Volume 9761, Page 156, said Real Property Records), at 1,180 feet  
pass the common southwest corner of said SKYLINE PARK SUBDIVISION, UNIT 2B,  
and the northwest corner of Lot 20, Block 2, New City Block 10578, SUMMER CITY  
SUBDIVISION, as shown by plat recorded in Volume 9549, Pages 56 and 57, said Deed  
and Plat Records, in all a distance of 2,269.32 feet to a concrete monument found on the  
north right of way line of said Interstate Highway 10 (U.S. Highway 90 East), at the  
southwest corner of said SUMMER CITY SUBDIVISION, same being the southeast  
corner of said called 84.210 acre tract, for southeast corner of this tract,

THENCE, along said north right of way line, South 54° 00' 06" West, 503.57 feet to the  
POINT OF BEGINNING.

CONTAINING in all, 84.59 acres or 3,684,584 square feet of land, more or less.  
Described in accordance with a survey made on the ground June 12, 2012 and a survey  
map prepared this day.

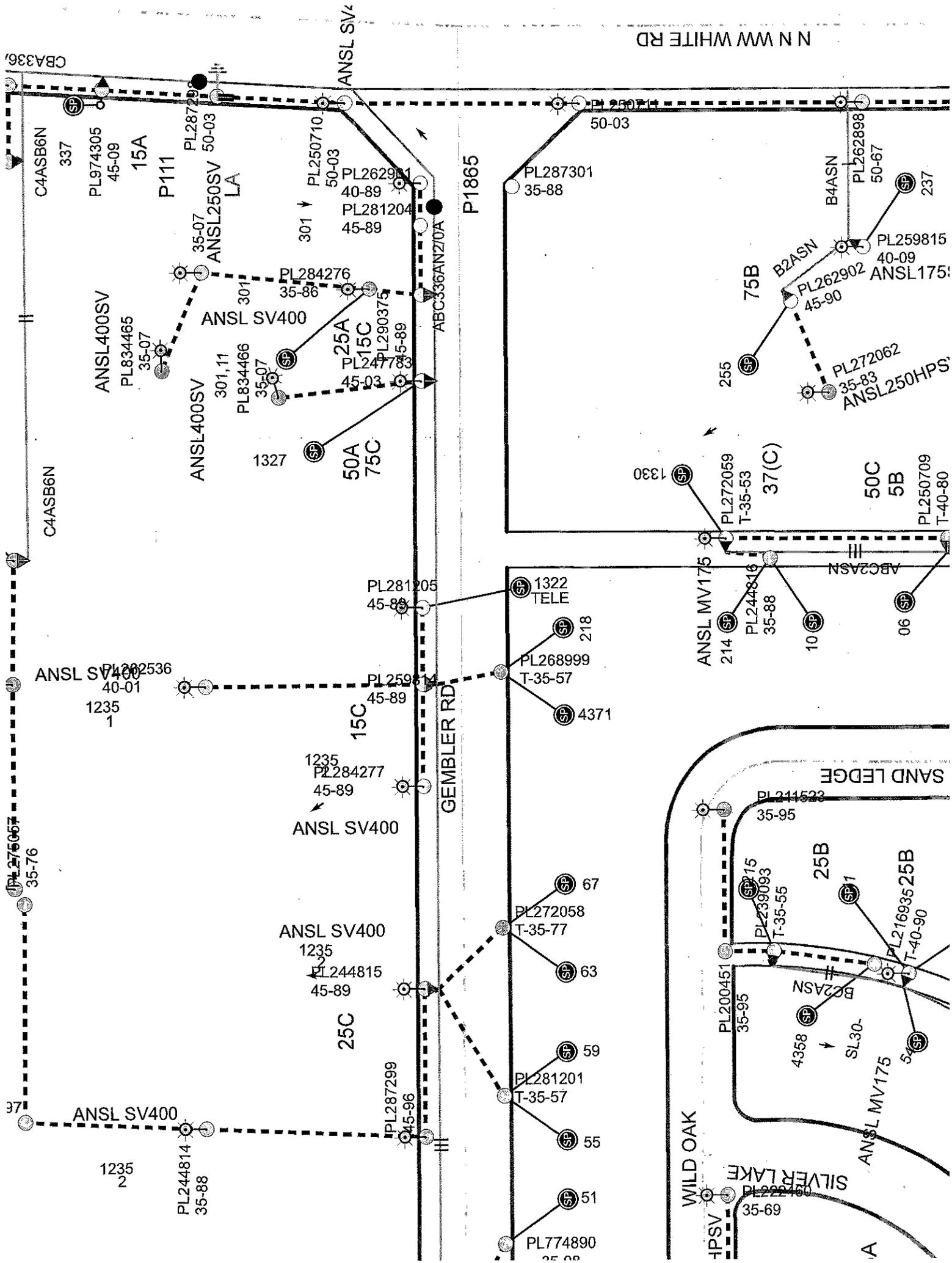


MAVERICK LAND SURVEYING COMPANY

A handwritten signature in cursive script that reads "Jacob W. Oder".

Jacob W. Oder, R.P.L.S., Texas No. 5846





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CBA336

C4ASB6N

C4ASB6N

C4ASB6N

ANSL SV400

P1865

GEMBLER RD

SAND LEDGE

WILD OAK

SILVER LAKE

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PL974305  
45-09

15A

P1111

PL287295

ANSL250SV  
50-03

PL250710

50-03

PL262994

40-89

PL281204

45-89

PL287301  
35-88

B4ASN

PL262898

50-67

237

PL259815

40-09

ANSL175

75B

B2ASN

PL262902

45-90

PL272062

35-83

ANSL250HPS

ANSL400SV

PL834465

35-07

ANSL SV400

301,11

PL834466

35-07

25A

PL2477833

45-03

PL290375

45-89

1327

50A

75C

1330

ANSL MV175

PL272059

T-35-53

37(C)

50C

5B

PL250709

T-40-80

PL281205

45-89

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218

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PL281201

T-35-57

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25-88

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215

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25B

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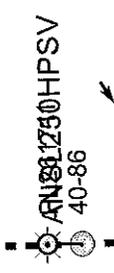
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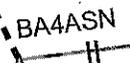
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Temporary Fuses, XFMRs and Services  
modify but DO NOT DELETE  
Distribute premises after  
backlog sketch is complete



ANSL250HPSV

37B  
10A



236

GEMBLER RD

ABC336AN

ABC336AN

ABC336AN

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50-07

C6-900

PL246636  
40-60

15A

R10307

PL25440  
50-04



PL258604  
40-93

15A



PL286198  
40-93

25A

PL280049  
45-89

PL273888  
45-87

C2ASN

PL255573  
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PL255574  
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25C



PL286196  
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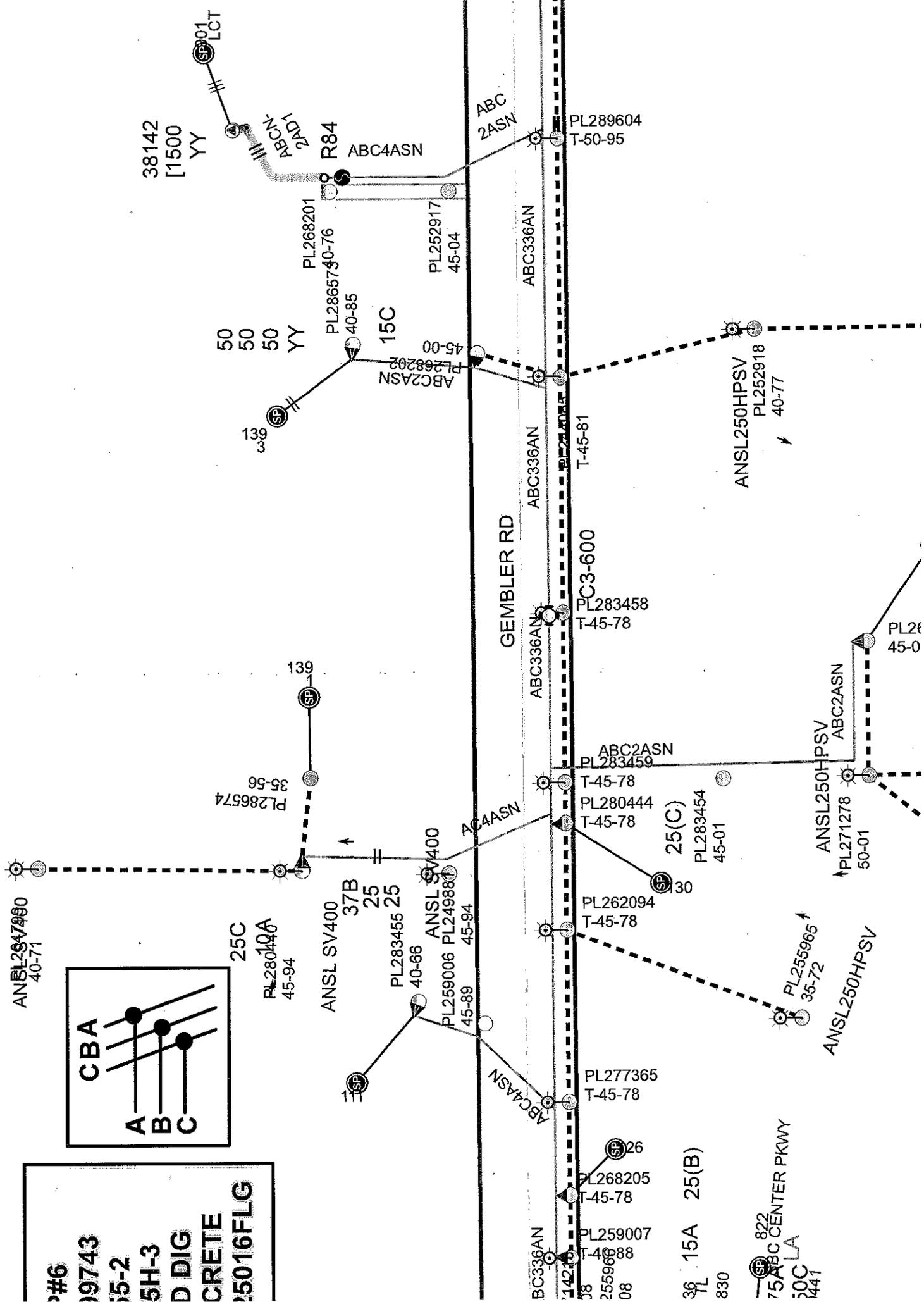
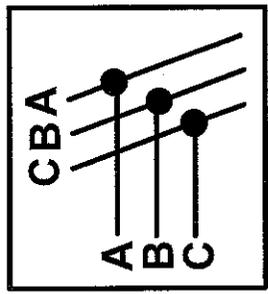
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4359 (B) 868'

4367 (B) 980'

4371 (B)

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4358 (B) 53'

4354 (P) 104'

215 (B) 62'

211 (B) 128'

207 (B) 86'

WILD OAK 2PA

SILVER LAKE

SANDLEDGE

GEMBLER

218 B

214 B 219'

210 B 174'

206 B 77'

1330 B

4

9

116'

102' C 255

301 (C) 98'

1327 C

N WW WHITE RD

25'

16'

26'

8

4

23'

9'

1057'

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720'

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82'

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104'

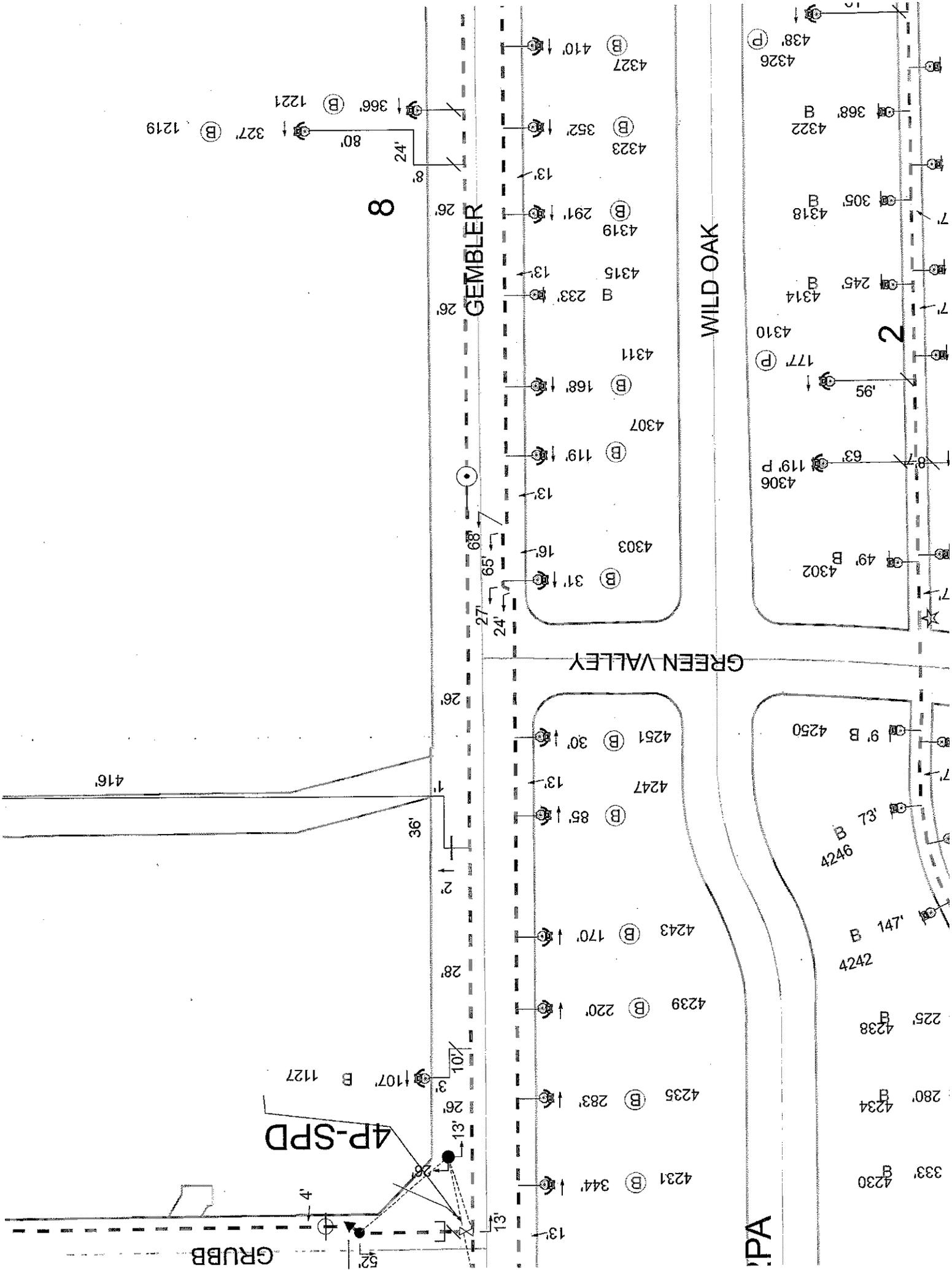
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53'

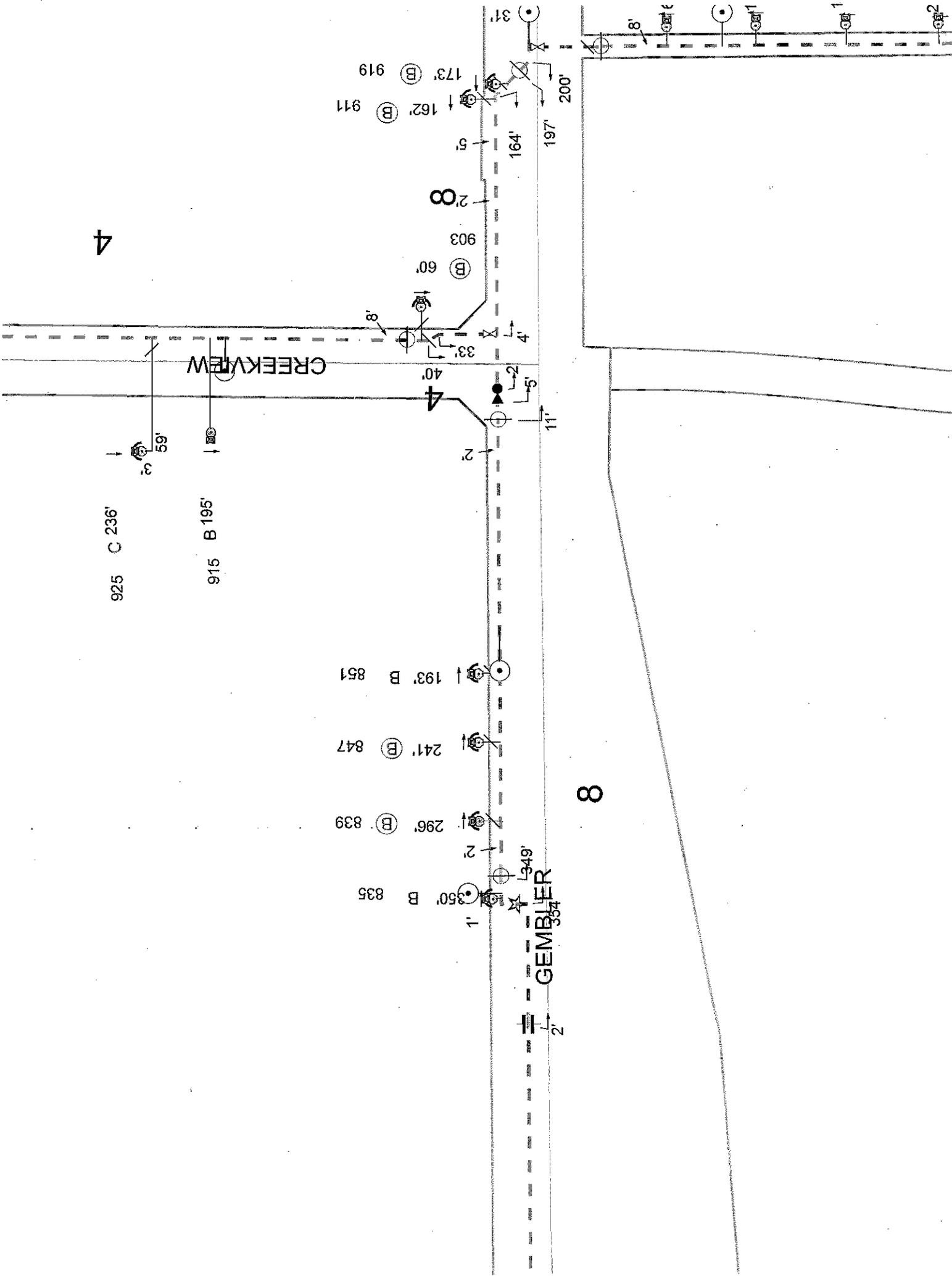
128'

86'

77'

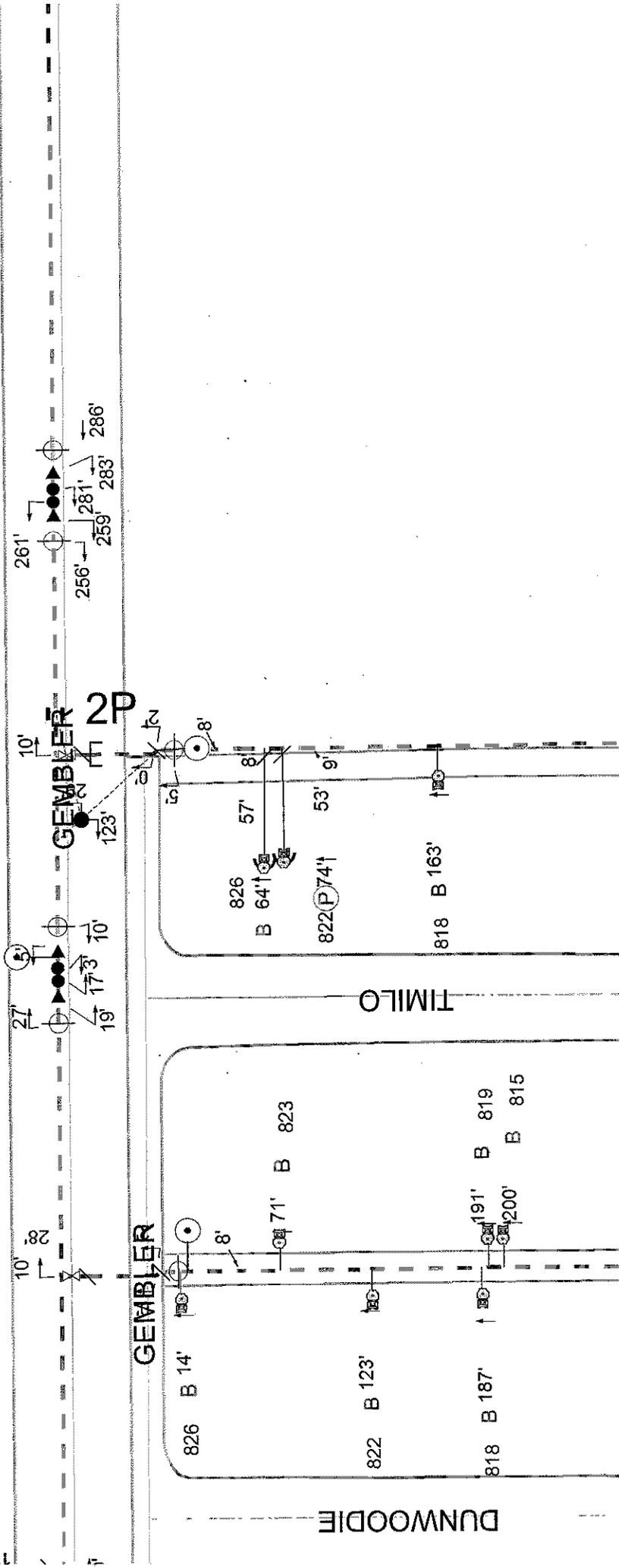






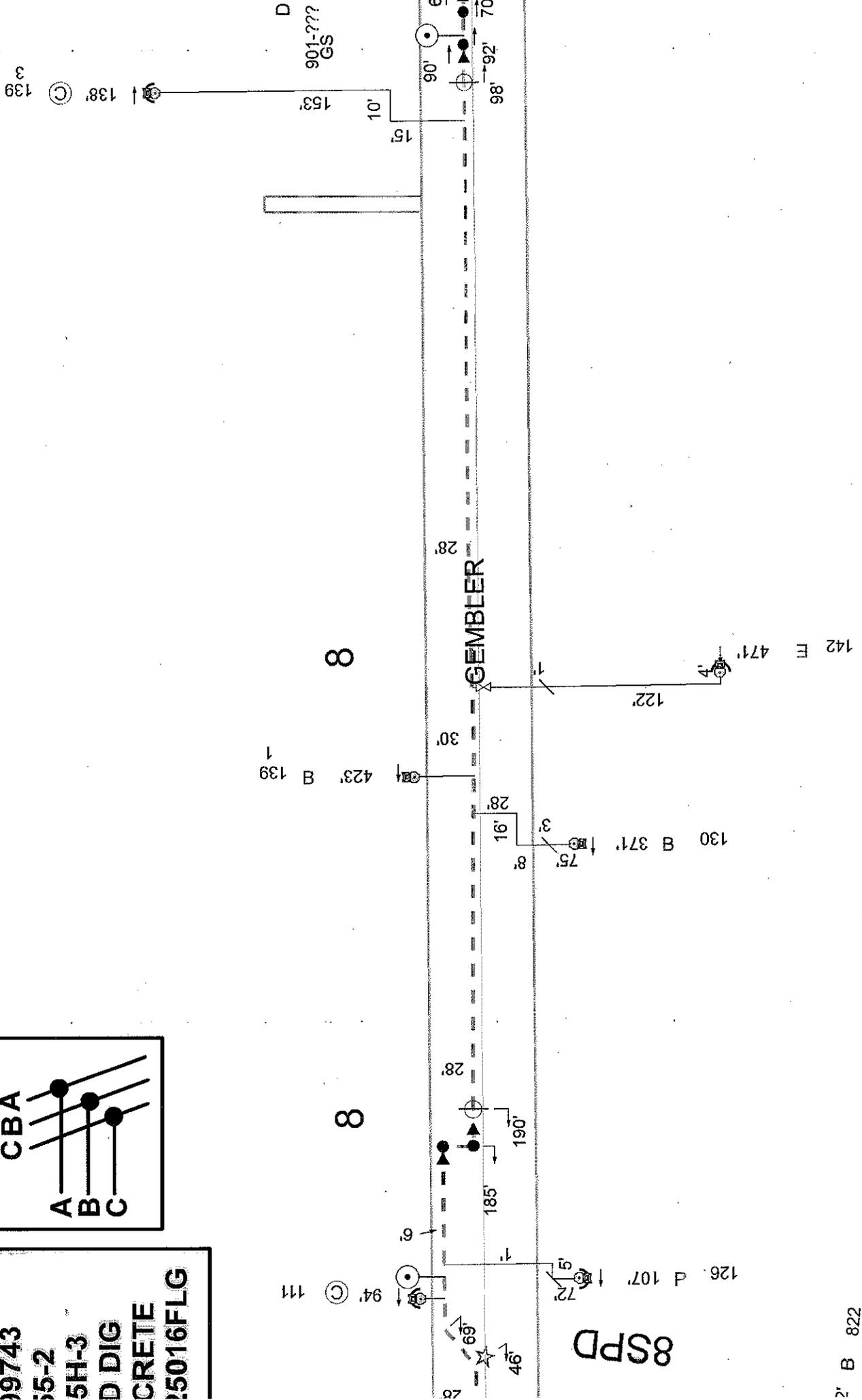
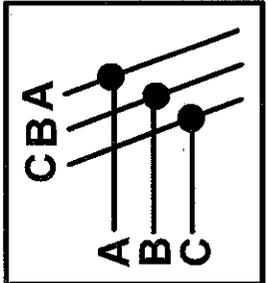
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June 13, 2012  
Job No. 47321-00

STATE OF TEXAS  
COUNTY OF BEXAR

FIELD NOTE DESCRIPTION of a 0.057 acre tract of land situated within the corporate limits of the City of San Antonio, Bexar County, Texas, being out of the Guillerma Nunez Survey No. 151, Abstract 548, New City Block 10577, and being all of a 50.00' x 50.00' tract described as SECOND TRACT conveyed unto Red Berry Estate, LTD. by Assumption Warranty Deed executed October 25, 2002 and recorded in Volume 9761, Page 156, Real Property Records of said county and state. In all, said 0.057 acre tract being more particularly described as follows:

BEGINNING at a ½" iron rod found on the south right of way line of Gembler Road (a 68' wide public right of way) same being the common northeast corner of a 15.09 acre tract conveyed unto San Antonio Livestock Exposition by Special Warranty Deed executed July 31, 2000 and recorded in Volume 8527, Page 1115, said Real Property Records, and the northwest corner and POINT OF BEGINNING of this tract.

THENCE, along the south right of way line of said Gembler Road, East (bearing basis said Volume 9761, Page 156), 49.94 feet to a mag nail set at the northeast corner of this tract.

THENCE, South 00° 05' 35" West, at 18.00 feet pass the northwest corner of Lot 1, Block 1, New City Block 13438, MEADOW VIEW PARK SUBDIVISION, UNIT #1, recorded in Volume 4700, Page 177, Deed and Plat Records of said county and state, in all a distance of 49.91 feet to a ½" iron rod found at an interior corner of said Lot 1 and the southeast corner of this tract.

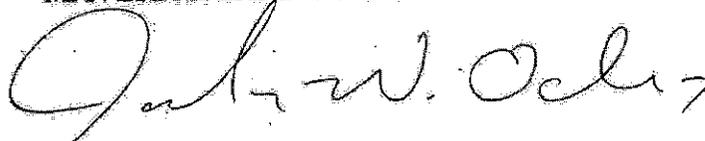
THENCE, South 89° 49' 55" West, 49.76 feet to a ½" iron rod found on the east line of said 15.09 acre tract, same being a common northwest exterior corner of said Lot 1 and the southwest corner of this tract.

THENCE, North 00° 07' 02" West, 50.05 feet to the POINT OF BEGINNING.

CONTAINING in all 0.057 acres or 2,492 square feet of land, more or less.

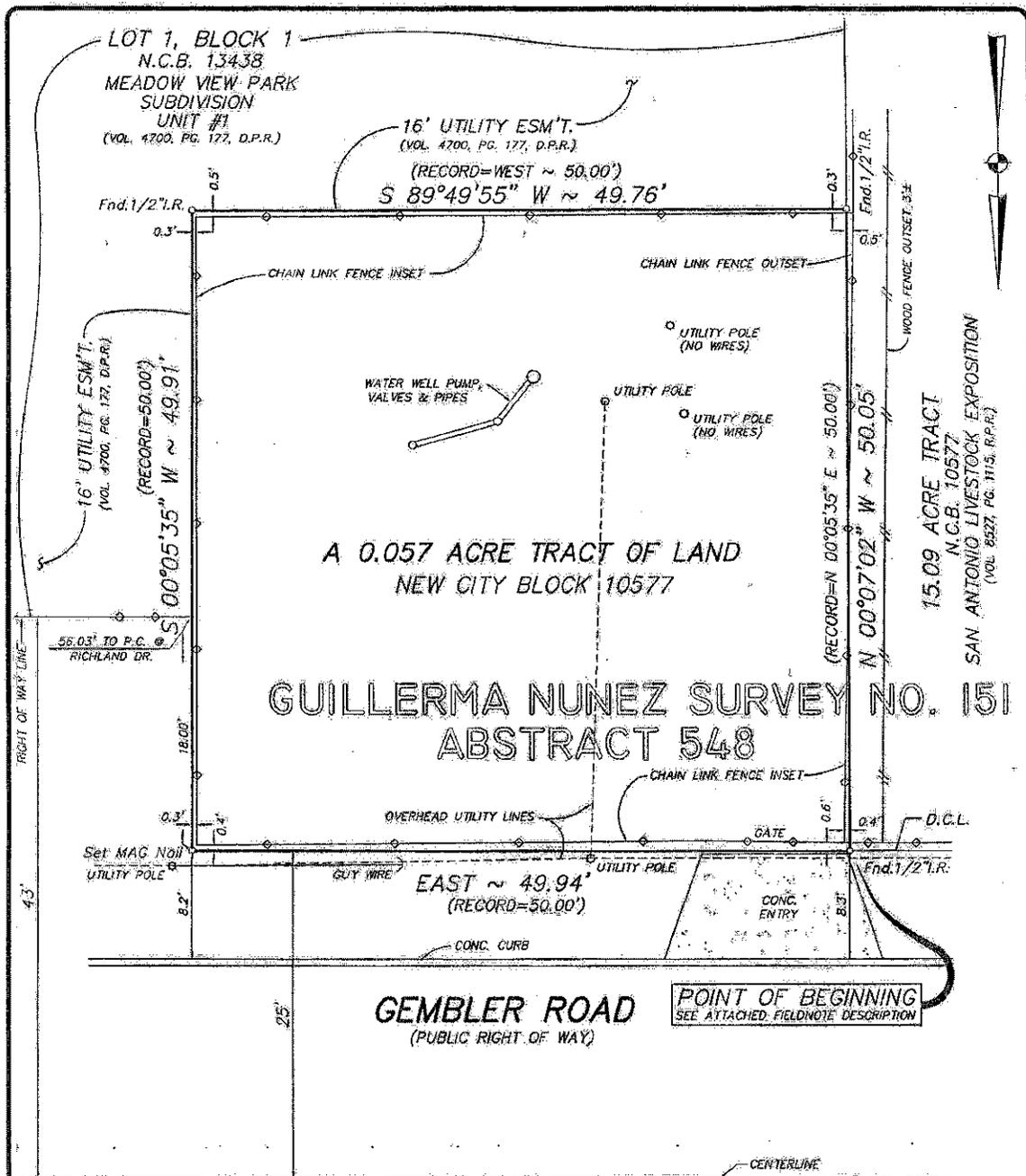
Surveyed on the ground this 13<sup>th</sup> day of June, 2012.

MAVERICK LAND SURVEYING COMPANY



Jacob W. Oder, R.P.L.S., Texas No. 5846





NOTES:

1. D.C.L. = DIRECTIONAL CONTROL LINE.
2. BEARING BASIS = DEED AS REFERENCED BELOW.
3. INSET OR OUTSET DIMENSIONS FOR FENCES, IF ANY, ARE TO CLOSEST EDGE OF POST.
4. THE FOREGOING PROPERTY IS LOCATED WITHIN THE LIMITS OF ZONE X ACCORDING TO THE APPLICABLE FEMA FLOOD INSURANCE RATE MAP #48029C0420 G, DATED SEPTEMBER 29, 2010. ZONE X IS NOT WITHIN A 100 YEAR FLOOD ZONE.

LOT AREA = 2,492 sq.ft.

SCALE: 1"=10'

LAND TITLE SURVEY OF  
A 0.057 ACRE TRACT OF LAND  
OUT OF THE  
GUILLERMA NUNEZ SURVEY NO. 151  
ABSTRACT 548  
NEW CITY BLOCK 10577

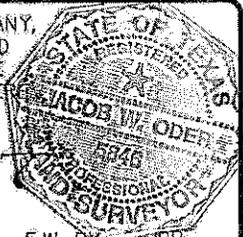
WE, MAVERICK LAND SURVEYING COMPANY,  
HAVE MADE A SURVEY ON THE GROUND  
OF THE FOREGOING PROPERTY, AND WE  
CERTIFY THAT, EXCEPT AS SHOWN, THERE  
ARE NO VISIBLE ENCROACHMENTS.

By: *J. W. Ochs*

**Maverick**  
Land Surveying Co.

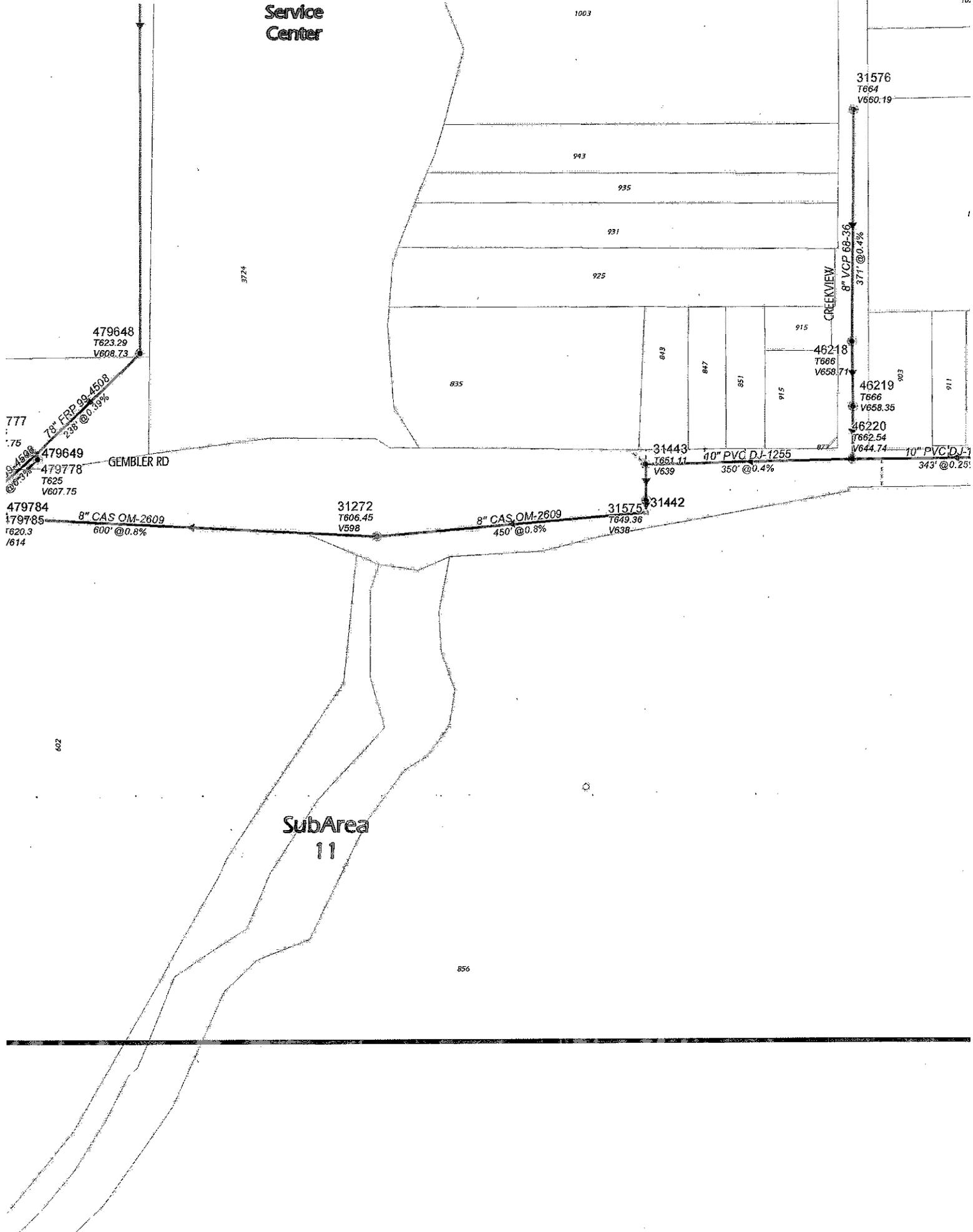
SAN ANTONIO, BEXAR COUNTY, TEXAS  
DEED REFERENCE: REAL PROPERTY RECORDS  
VOL. 9761 PAGE 156 DATE OCTOBER 25, 2002

1056 Lockhill Selma, Suite 106, San Antonio, Texas 78213  
(210) 342-9455, Fax 342-9524  
© 1990-2012, Maverick Land Surveying Co.



F.W. BY: JWB  
DATE: 06-13-12  
JOB NO. 47321-00  
DRN.: RBCEKD.: D.S.

Service Center



777  
 .75  
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 479649  
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 T620.3  
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 78" FRP 99-4508  
 238' @0.30%

8" CAS OM-2609  
 600' @0.8%

31272  
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 V598

8" CAS OM-2609  
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31575  
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 10" PVC DJ-1255  
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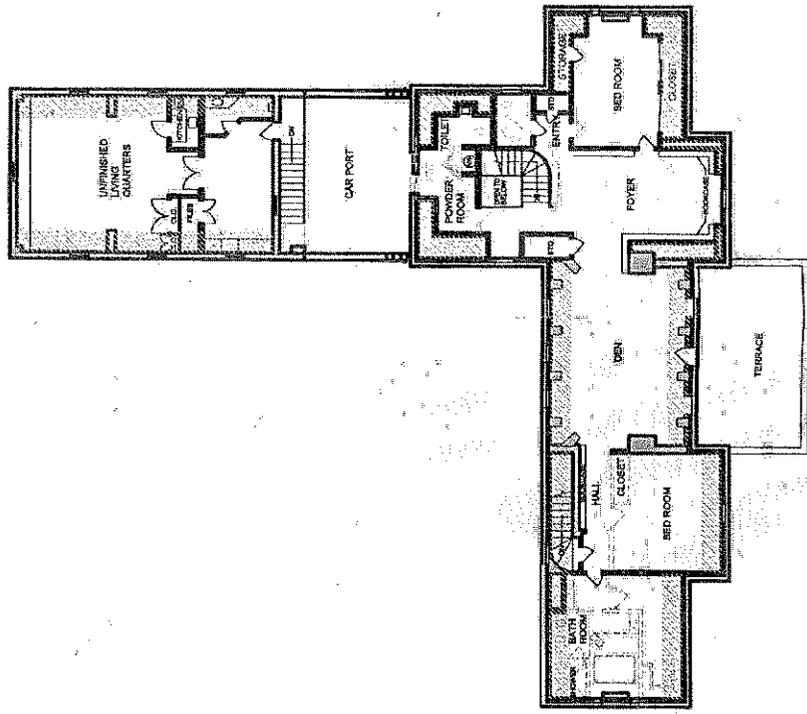
8" VCP 68-36  
 371' @0.4%

10" PVC DJ-1255  
 343' @0.25%

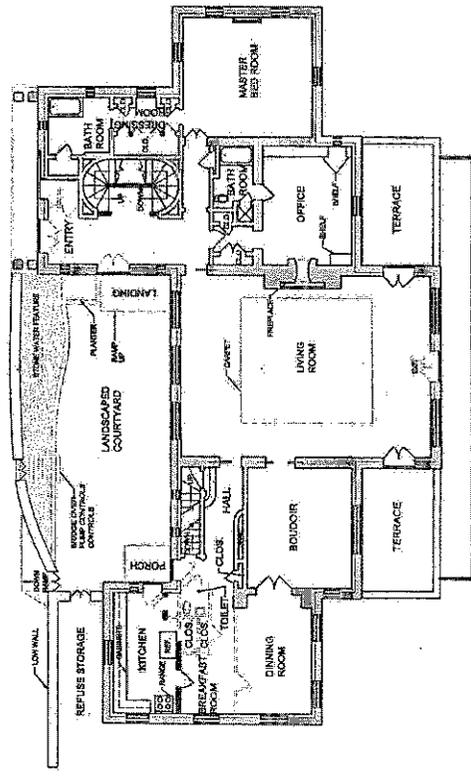
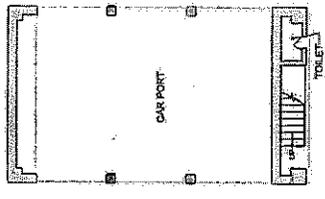
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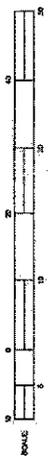




MANOR HOUSE THIRD FLOOR



MANOR HOUSE SECOND FLOOR



**CITY OF SAN ANTONIO**  
**Environmental Management Department**  
**Interdepartmental Correspondence Sheet**

**TO:** David McGowen, Real Estate Manager

**FROM:** Michael Ortiz, Environmental Protection Project Manager

**COPIES TO:** John Cantu; File

**SUBJECT:** 856 Gembler Road (Redberry Site) Environmental Clearance

**DATE:** July 6, 2012

The Environmental Management Division (EMD) has completed our review of the Phase I Environmental Site Assessment (ESA), review of a previous Phase I ESA, Phase II Subsurface Investigation and Asbestos Survey on the above reference site. Per work authorization, EMD authorized Pape Dawson to conduct these studies to determine whether the recognized environmental conditions have affected the property.

The Phase I ESA identified three (3) potential recognized environmental conditions (RECs) in addition to the one (1) identified in the previous Phase I ESA conducted by the property owner's environmental consultant. The four potential RECs are as follows:

- Two 500-gallon underground storage tanks containing gasoline and diesel fuel.
- Soil staining associated with drum storage area.
- Landfill adjacent to the south of the property.
- A potential landfill on the northern end within the site.

A Phase II ESA was conducted to determine if soils on the property site had been impacted from the RECs listed above. No evidence of municipal solid waste was identified during this investigation. The results indicated no impacts associated with the RECs listed above.

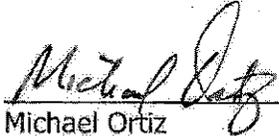
An Asbestos Survey was also conducted on all three structures on the property. Asbestos containing building material (ACBM) was identified on the interior and exterior on two of the three structures, located on the north and south end of the property.

Based on our assessment, this property is clear for acquisition. EMD recommends no further environmental action at this time. However, prior to development, EMD recommends the following:

- Stained soils in association with drum storage area should be removed and disposed of according to regulations.
- If underground storage tanks are taken out of service, it is recommended tanks should be filled in place or removed in accordance with state regulations.

- The ACBM must be removed from the north and south caretaker houses prior to any demolition or renovation activities. The asbestos abatement must be conducted by a DSHS licensed asbestos abatement contractor and the project design and management should be accomplished by a DSHS licensed asbestos consulting agency.

Please contact me if you need additional information or assistance with this project.



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Michael Ortiz  
Environmental Project Manager  
Capital Improvements Management Services  
Environmental Management Division

Approved by:



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John E. Cantú  
Environmental Manager  
Capital Improvements Management Services  
Environmental Management Division