

**Invitation for Bids
Highland Heights Bluff Subdivision**

The City of San Antonio is accepting sealed bids for the purchase of 17 vacant residential parcels of City-owned real property located in Highland Heights Bluff Subdivision in southeast San Antonio.

Deadline for receipt of bids:

Sealed bids must be received by the Office of the City Clerk, City Hall, 1st Floor, 100 Military Plaza, San Antonio, Texas, before 4:00 p.m., Friday, September 9, 2016.

Visitors to City Hall will be required to enter through the east side of the building during regular business hours. For those that might require the use of a ramp, entry is available on the south side of the building (Dolorosa side). Please plan accordingly and allow for ample time to pass through security screening, sign in and receive a visitor's badge in order to drop off your bid submittal(s).

Submittal Requirements:

Bid is for purchase of all 17 properties at the same time. Bids for less than all 17 properties will be rejected.

- A. One signed original REAL ESTATE BID FORM, which must be complete and free from ambiguity.
- B. The following information:
 1. Conceptual project plan (the "Project") for proposed use and/or development of the property to include the following:
 - a. Exterior elevations for the proposed homes including approximate square footage and estimated sales price.
 - b. Project/development schedule including major milestones.
 2. Financial pro forma – Explain the financing plan for the Project including the source(s) and amount of debt and equity to be used to capitalize the project, the relationships (e.g., outside lender, parent company, etc.) as well as a proof of funds letter from a financial institution or loan approval verification from a lender.

Evaluation:

The City will conduct a comprehensive, fair and impartial evaluation of all submittals received in response to this bid. Each submittal will be analyzed to determine overall responsiveness and best value to the City. The City will determine best value based on the following criteria:

1. (75%) Purchase price (all cash is preferred)
2. (10%) Bidder's ability to finance the development of the subdivision. The respondent must provide demonstrable experience in the development of projects of similar complexity, scope and scale to the proposed project.
3. (10%) Overall development plan for the subdivision:
 - a. Meeting all HOA guidelines and deed restrictions
 - b. Construction of single family homes is desired
 - c. Level of infill – will any lots remain vacant?
 - d. Market study that supports the revenue assumptions and viability of the project
 - e. Completion of the sidewalk network for all parcels and related infrastructure
 - f. Schedule for completion of development within allotted time frame. The City desires for development to be completed within 24 months of closing.
4. (5%) Other factors that may be considered by the City in the evaluation and selection of a bid may include, but are not limited to:
 - a. The extent the offered consideration generates value and returns to the City and benefits the public, including in-kind consideration greater than the fair market value of the asset.
 - b. Community benefits, including the economic impact the project will have on the City and affected jurisdictions in terms of tax revenue, as well as plans to employ local contractors and residents.

Beginning August 17th, 2016, the BID FORM and supporting documentation will be available via the City of San Antonio Website at <http://www.sanantonio.gov/rfp/>. Environmental reports, etc. are available upon request. For assistance, contact Marcia Shelf Orlandi, Real Estate Manager at (210) 207-7370.

Award of Contract and Reservation of Rights

1. City reserves the right to award contract or no contract in response to this Invitation for Bids.
 - a. The Contract, if awarded, will be awarded to the Respondent whose submittal is deemed the highest value and public benefit to City upon approval by City Council.
 - b. City also reserves the right to terminate this bid, and reissue a subsequent solicitation, and/or remedy technical errors in the bid process.
 - c. This bid does not commit City to enter into a Contract, nor does it obligate City to pay any costs incurred in preparation or submission of a response or in anticipation of a contract. Any cost or expense incurred by the Respondent that is associated with the

preparation of the submittal, or during any phase of the selection process, shall be borne solely by Respondent.

- d. City reserves the right to verify any and all information submitted by Respondents at anytime of the solicitation/evaluation process.
- e. **THE PROPERTY WILL BE SOLD "AS IS."** The contract will provide for not more than thirty days for due diligence, which must be performed at Buyer's expense and will require Buyer to pay for the appraisal, survey, title policy (if desired by Buyer), and all closing costs.
- f. Once the bidder is notified that its bid has been accepted, the bidder has 10 business days, unless specifically extended at the sole discretion of the City, to submit:
 - Consideration in the amount of \$ 5,000 earnest money made payable to the City of San Antonio
 - A signed purchase agreement in the form provided by the City of San Antonio

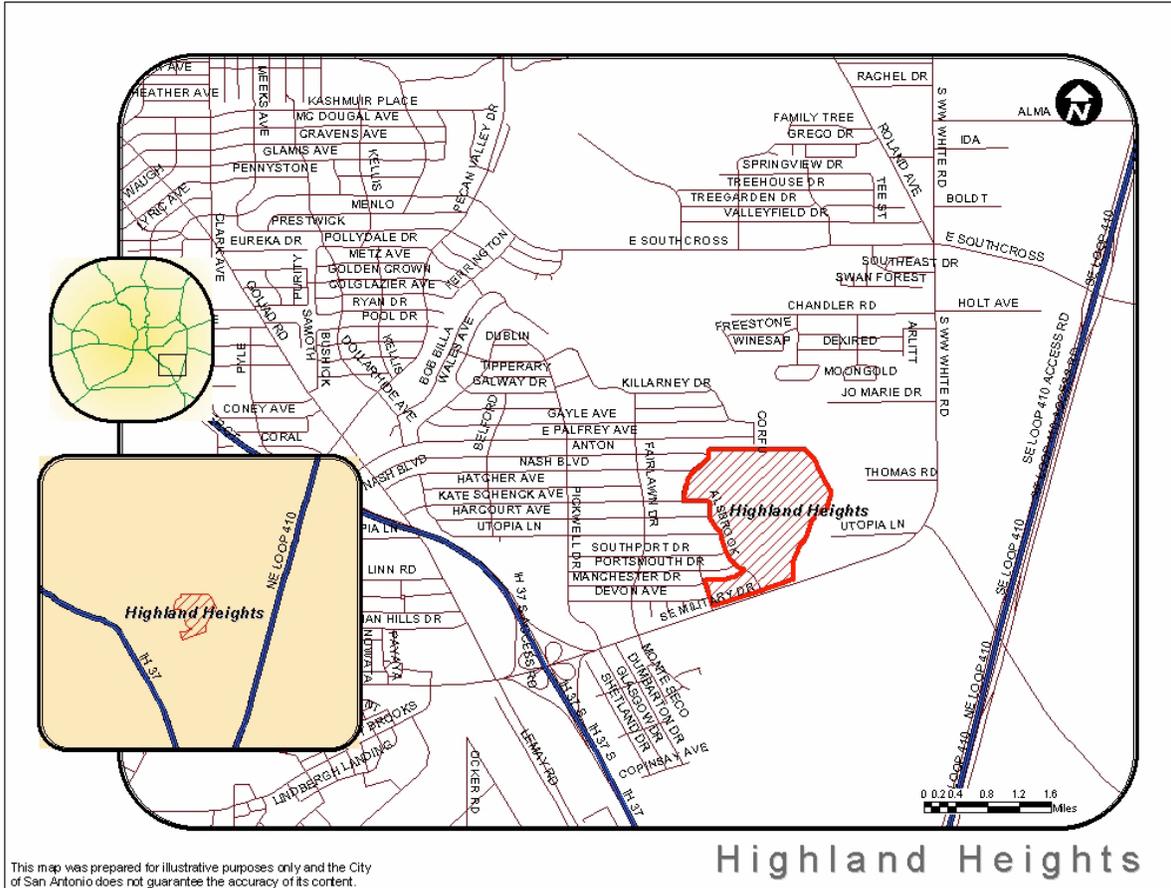
Failure to timely submit the checks and the signed contract may result in rejection of the bid, at which time the City may select the next bid or reject all bids. Selection of a successful bidder is subject to approval by the San Antonio City Council.

- A. **OWNERSHIP OF DOCUMENTS:** All submittals become the property of City upon receipt and will not be returned. Any information deemed to be confidential by Respondent should be clearly noted on the page(s) where confidential information is contained; however, City cannot guarantee that it will not be compelled to disclose all or part of any public record under the Texas Public Information Act, since information deemed to be confidential by Respondent may not be considered confidential under Texas law, or pursuant to a Court Order.
- B. All respondents must meet the Charter of the City of San Antonio and Ethics Code provisions regarding contracting with the City of San Antonio.

This page intentionally left blank

EXHIBIT A

HIGHLAND HEIGHTS



LEGAL DESCRIPTION

- NCB 13021, Block 4, Lot 4,5,6,7, & 38
- NCB 13021, Block 5, Lot 1, 2, & 4
- NCB 13021, Block 6, Lot 2 & 3
- NCB 13021, Block 8, Lot 56
- NCB 13021, Block 9, Lot 12, 13, 14, 18, 19, & 20

Total Bid Amount \$ _____

Cash or other consideration _____

(Please provide monetary value of other consideration to equal bid amount.)

The undersigned represents he/she is authorized to legally bind the bidder in this capacity and that the proposed development will be completed within 24 months of closing and will comply with all laws, rules, regulations and guidelines including deed restrictions and HOA policies.

Signature: _____ Date: _____

Signer's Name (printed or typed) _____

Firm Name (if applicable) _____

Address: _____

Telephone: _____ Email: _____