

## Real Property Available for Purchase

The City of San Antonio is soliciting purchase offers for the City-owned real property described below. Offers should be submitted to the Office of the City Clerk, City Hall, 2<sup>nd</sup> Floor, 100 Military Plaza, San Antonio, Texas. Offers can be made on each lot individually or on all lots, but a plan for the use of the land must also be submitted. The deadline by which offers must be submitted is **FRIDAY, JANUARY 10, 2014 at 4:00 pm.** Offers not received by the Office of the City Clerk before that date may not be considered, if the City has already accepted an earlier offer. Offerors need submit, by mail or hand-delivery, only one signed original offer, which must be complete and free from ambiguity.

**ALL PROPERTIES WILL BE SOLD AS IS BUT MUST BE USED FOR EITHER AFFORDABLE OR MARKET RATE HOUSING OR A MIXED-USE PROJECT. A PLAN FOR THE LAND USE MUST BE SUBMITTED ALONG WITH AN OFFER.**

### Properties Available for Purchase:

An approximately 0.136-acre tract described as S 47.5' of N 87.5' of Lots 1 & 2, New City Block 590, Block 3, located at 126 N. Cherry St. Zoned C3-H. **Minimum Offer: \$25,000.**

An approximately 0.097-acre tract described as S 45' of N 95' of Lots 18 & 19, New City Block 590, Block 3, located at 130 N. Swiss St. Zoned RM-4H. **Minimum Offer: \$10,000.**

An approximately 0.110-acre tract described as N 50' of Lots 18 & 19, New City Block 590, Block 3, located at 134 N. Swiss St. Zoned C3-H. **Minimum Offer: \$20,000.**

An approximately 0.221-acre tract described as Lot 3, New City Block 590, Block 3, located at 139 N. Swiss St. Zoned RM-4H. **Minimum Offer: \$40,000.**

An approximately 0.111-acre tract described as N 40' of Lot 1, New City Block 590, Block 3, located at 402 N. Center St. Zoned C3-H. **Minimum Offer: \$13,000.**

An approximately 0.103-acre tract described as N 40' of Lot 2, New City Block 590, Block 3, located at 406 N. Center St. Zoned C3-H. **Minimum Offer: \$15,000.**

Not all descriptions above are adequate for conveyance and will require a survey. Any survey required or desired by an Offeror must be procured and paid for by the Offeror.

Offers must be for cash. Once an Offeror is notified that its bid was accepted, the bidder has 10 business days, unless specifically extended at the sole discretion of the City, to deliver to the City a signed contract in the form provided by the City.

Binding the City to a sale even after submission of the conforming contract by an Offeror is subject to recommendation of the City of San Antonio Planning Commission and approval of the San Antonio City Council. But if final Council approval is not received within 60 days of complete submission, an Offeror may direct the City to cancel the contract.

## **PROJECT EVALUATION**

The City will reserve special covenants and restrictions on these tracts, namely that they must be used for affordable or market rate housing or a mixed use project. All offers will be evaluated based on price, project, construction timeline, and other factors such as potential community impact.

<b>Evaluation Criteria</b>	<b>Maximum Points</b>
<b>A. Project Characteristics</b>	<b>20 points</b>
<b>B. Price</b>	<b>20 points</b>
<b>C. Project Cost And Financing</b>	<b>20 points</b>
<b>D. Community Impact</b>	<b>20 points</b>
<b>E. Other Factors / Overall Evaluation</b>	<b>20 points</b>
<b>F. TOTAL</b>	<b>100 points</b>

### **EVALUATION CRITERIA**

Once bids accompanied by land use plans are received, the City will conduct a comprehensive, fair and impartial evaluation of all bids and land use plans received in response to the Advertisement. Each bid with a land use plan will be analyzed to determine overall responsiveness and qualifications.

#### **A. PROJECT CHARACTERISTICS**

Factors to be considered in evaluating the qualifying project characteristics may include, but are not limited to:

1. Project scope and scale, land use and product mix;
2. Construction timeline;
3. Consistency with the City's Eastside Reinvestment Initiative;

#### **B. PRICE**

Factors to be considered in evaluating the qualifying project include bidders making at least the minimum bids on the properties.

#### **C. PROJECT COST AND FINANCING**

Factors to be considered in evaluating whether the proposed financing allows adequate access to the necessary capital to finance the qualifying project may include, but are not limited to:

1. Cost and cost benefit to the City;
2. Financing and the impact on the debt or debt burden of the City;
3. Financial plan, including overall feasibility and reliability of plan; operator's past performance with similar plans and similar projects; the degree to which the private entity has conducted due diligence investigation and analysis of proposed financial plan and the results of any such inquiries or studies;
4. Estimated project cost and life-cycle cost analysis; and
5. The identity, credit history, past performance of any third party that will provide financing for the qualifying project and the nature, amount, and timing of their commitment, as applicable.

#### **D. COMMUNITY IMPACT**

Factors to be considered in evaluating the qualifying project's community impact may include, but are not limited to:

1. Community benefits, including the economic impact the qualifying project will have on the City and affected jurisdictions in terms of tax revenue;
2. Community support or opposition, or both;
3. Compatibility with existing and planned facilities; and
4. Compatibility with local, regional, and state economic development efforts.

#### **E. SBEDA COMPLIANCE**

The City of San Antonio, through City Ordinance No. 2010-06-17-0531 and as amended, has adopted and implemented a Small Business Economic Development Advocacy ("SBEDA") Program. Information regarding the SBEDA Ordinance may be found on the City's Economic Development Department (EDD) website and is also available in hard copy form upon request to the City. In accordance with the SBEDA Program, any contract(s) or agreement(s) entered into as a result of this Advertisement shall be subject to the SBEDA Affirmative Procurement Initiative(s) and goal(s) as determined by the applicable SBEDA Goal Setting Committee. Upon selecting a Respondent or Respondents to negotiate the terms and conditions of a binding agreement, the selected Respondent's or Respondents proposal(s) shall be submitted to the Goal Setting Committee for determination regarding the applicability of an Affirmative Procurement Initiative(s), relative goal(s) and required date for return of a Subcontractor/Supplier Utilization Plan. Should the selected Respondent or Respondents be unable or unwilling to contractually commit to meet the goals set by the Goal Setting Committee, the City shall decline the Respondent or Respondents proposal(s) and may negotiate with the next favorable Respondent.

#### **F. OTHER FACTORS**

Other factors that may be considered by the City in the evaluation and selection of proposals may include, but are not limited to:

1. The extent the offered consideration generates value and returns to the City and benefits to the public, including in-kind consideration greater than the fair market value of the asset;
2. The proposed cost of the qualifying project;

3. The general reputation, industry experience, and financial capacity of the private entity;
4. The proposed design of the qualifying project;
5. Opportunity cost of taking an alternative action;
6. The private entity's plans to employ local contractors and residents; and
7. Other criteria that the City deems appropriate.

## **G. CONTRACT TEMPLATE**

The successful bidder(s) will be required to enter into a real estate agreement with the City of San Antonio. A template of the contract is attached as a reference only, but will be required to be completed prior to the City entering into an agreement with a buyer.

## **SUBMITTING YOUR BID**

Visitors to City Hall will be required to enter through the east side of the building during regular business hours (7:45am-4:30pm). 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). All submittals are due to the Office of the City Clerk on the 2<sup>nd</sup> floor of City Hall by 4:00pm on Thursday, December 5<sup>th</sup>.

Bid Forms are available via the City of San Antonio Website at <http://www.sanantonio.gov/rfp/> or from Paul Jimenez, Special Projects Manager, (210) 207-3908.