



INVITATION FOR BIDS (IFB)

FOR

Sale of 1310 S. Brazos Land and Improvements

FOR

THE SAN ANTONIO HOUSING FACILITY CORPORATION

an affiliate of the

HOUSING AUTHORITY OF THE

CITY OF SAN ANTONIO, TEXAS

AND

AFFILIATED ENTITIES

IFB# 1812-998-84-4872

Prepared by:

**Department of Procurement
Of the
San Antonio Housing Authority
818 South Flores Street
San Antonio, Texas 78204**

President & CEO David Nisivoccia



Invitation for Bids For **Sale of 1310 S. Brazos Land and Improvements**

The San Antonio Housing Finance Corporation, San Antonio, Texas hereby invites qualified purchasers to submit bids for the purchase of approximately 5.01 acres located at 1310 S. Brazos in the city of San Antonio, Texas.

As a part of our social mission and federal mandate, SAHA is committed to providing economic, training and educational opportunities to the low income individuals in the communities we serve. All contractors are required to recruit and hire low income individuals for new positions and provide training & educational opportunities to the greatest extent feasible for these individuals.

Copies of the bid documents can be obtained by calling 210-477-6059 or online at

www.saha.org

<http://nahro.economicengine.com>

<http://www.publicpurchase.com/gems/saha.tx/buyer/public/home>

Notice: Contact with members of the SAHA Board of Commissioners, or SAHA officers and employees other than the contact person listed herein, by any prospective Bidder, after publication of the IFB and prior to the execution of a contract with the successful bidder(s) could result in disqualification of your bid. In fairness to all prospective bidder(s) during the IFB process, if SAHA meets in person with anyone representing a potential provider of these services to discuss this IFB other than at the pre-submittal meeting, an addendum will be issued to address all questions so as to insure no Bidder has a competitive advantage over another. This does not exclude meetings required to conduct business not related to the IFB or possible personal presentations after written qualifications have been received and evaluated.

HOUSING AUTHORITY OF THE
CITY OF SAN ANTONIO, TEXAS



Solicitation # 1812-998-84-4872

BID PACKAGE
APPROXIMATELY 5.01 ACRES and IMPROVEMENTS AT 1310 S.
BRAZOS,
SAN ANTONIO, TEXAS 78207
SAN ANTONIO HOUSING FACILITY CORPORATION
("SAHFC")

"AS IS" SALE

CONTENTS:

1. Advertisement
2. Instructions to Bidders
3. Property and Building Information
4. Bid Form
5. Special Warranty Deed Form

Important Note:

In order to bid on this property, you must submit the following as part of your Bid:

1. Instructions to Bidders (one signed copy)
2. Bid Form (one signed copy)
3. Earnest Money in the form of a cashier's check or other certified funds acceptable to SAHFC. The deposit must be in the amount of 5% of the bid price.



818 South Flores Street | San Antonio, Texas 78204 | 210-477-6262 | www.saha.org

Procurement Department

SEALED BID SALE
SAN ANTONIO HOUSING FACILITY CORPORATION
1812-998-84-4872

The San Antonio Housing Facility Corporation (SAHFC), an affiliate of the San Antonio Housing Authority is soliciting offers for the sale of the following property:

A parcel of land containing approximately 5.01 acres and improvements located at 1310 S. Brazos, San Antonio, TX 78207, being identified as Lot 16, New City Block 36A

More detailed information is contained in the bid package, which may be obtained at the main office of the San Antonio Housing Authority (SAHA), 818 S. Flores, San Antonio, Texas 78204, or by calling Steven Morando, Director of Procurement at 210-477-6171. The bid package will be available beginning Friday, December 21, 2018. All interested bidders must review the bid package, which contains instructions and a required bid form.

The minimum bid price for the property and improvements is as follows:

\$2,200,000.00

Offers must be received no later than 2:00 p.m. on Friday, January 11, 2019 at SAHA's main office, 818 S. Flores, San Antonio, Texas 78204. Earnest money in the form of a cashier's check or other certified funds in the amount of 5% of the bid price must be included with the bid.

SAHFC reserves the right to reject any or all offers. Additional terms for the Earnest Money Contract will be negotiated with the successful bidder. Questions regarding the property should be directed, in writing, to: Charles Bode, Asst. Director of Procurement, email: charles_bode@saha.org no later than Monday, January 7, 2019.

INSTRUCTIONS TO BIDDERS 1310 S. BRAZOS

1. Property

The property being offered for sale is an improved parcel of land containing approximately 5.01 acres and an approximately 98,587 square foot warehouse. It is a tract of land identified as Lot 16, New City Block 36A, situated in the City of San Antonio, Bexar County, Texas. The property is located at 1310 S. Brazos, San Antonio, Bexar County, Texas 78207. The property is owned by the San Antonio Housing Facility Corporation (SAHFC), a nonprofit affiliate of the San Antonio Housing Authority. A legal description is attached as Exhibit A; Exceptions to conveyance are attached as Exhibit B.

The site was recently enrolled into the TCEQ Voluntary Cleanup Program (VCP) as site no. 2957. A TCEQ Response Action Plan (RAP) is being prepared which proposes to limit the use of the site to commercial and industrial activities through filing of a deed restriction in the Bexar County records and to install an engineered cap over the impacted areas at the site. The TCEQ is anticipated to complete the review of the RAP around February 28, 2019. After completion of the engineered cap installation, the TCEQ is expected to issue a VCP Certificate of Completion approximately 45 days later.

There is a current lease in place for 20 parking spaces at a monthly rate of \$40 per space. The lease can be canceled by the lessor or lessee with a 30 day written notice.

2. Bids

Bids will be accepted only for the entire property and all improvements, and not for any lesser portion thereof. The minimum bid price for the property is \$2,200,000.00.

3. Time and Place for Submission of Bids

- a. Bids must be received in the Procurement Division of the main offices of the San Antonio Housing Authority (SAHA), 818 South Flores, San Antonio, Texas 78204, no later than 2:00 p.m. on Friday, January 11 2019, at which time all bids submitted will be opened and read aloud. **Bids must be accompanied by a deposit (earnest money) in the amount of 5% of the bid price. The deposit must be in the form of a cashier's check or other certified funds payable to "San Antonio Housing Facility Corporation."** SAHFC reserves the right to reject any and all bids.
- b. Bids received prior to the hour of opening will be securely kept sealed and a record of each bid maintained by the Procurement Division. The Director of the Procurement Department or his designee will decide when the time for opening bids has arrived and no bid received thereafter shall be considered.



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- c. Bids must be submitted in a sealed envelope with the following information marked on the outside of the envelope: **“Invitation for Bid 1812-998-84-4872: Sale of 1310 S. Brazos Property”** Bids by facsimile transmission (Fax) or email will not be accepted.
- d. If the bid is accepted, the bid deposit will serve as earnest money in connection with a mutually acceptable Purchase Option Agreement to be executed between SAHFC and the successful bidder, and closing of the sale before June 30, 2019, unless changed to a new agreed upon date.
- e. Bidders will be permitted to visit the property in order to assist in the preparation of their responses. No destructive testing of the building or its systems will be permitted. All inspections must be performed from the ground. Interested parties may request dates and times to inspect the premises. However, such requests will be considered based solely on availability of personnel to provide access to the site.
- f. If during the feasibility period it is discovered there are title issues or exceptional environmental issues the successful bidder may withdraw and receive a refund of the earnest monies less \$1,000.

4. Completion of Bid Forms

- a. The Instructions to Bidders form shall be signed, dated, and submitted with the bid. A signature space is provided on this form. The form must be signed by a person authorized to bind the bidder to a legal document.
- b. The Bid Form shall also be completed and signed by the bidder and shall accompany the bid. The amount of bid shall be entered under “Price Bid.” It must be signed by a person authorized to bind the bidder to a legal document.

5. Irrevocable Bid

When a bid is properly submitted, it becomes an irrevocable bid to purchase the land in accordance with the terms of a mutually acceptable Purchase Option Agreement to be executed between SAHFC and the successful bidder. All bid submissions will be the property of SAHFC. Bids must be complete and free from ambiguity. SAHFC’s promise to fairly evaluate all bids and refrain from disposing of the land during the period between submission of and acceptance or rejection of bids shall constitute the consideration for the irrevocability of the bid.

6. Acceptance of Bids

SAHFC will begin evaluating bids following the bid opening. SAHFC reserves the right to reject any or all bids, to waive any minor irregularities or technicalities and to accept any bid it deems to be in SAHFC’s best interest. SAHFC’s acceptance of the offer will be through the execution of a mutually acceptable Purchase Option Agreement on the land, however



Procurement Department

closing of the sale must be prior to June 30, 2019 unless changed to a new mutually agreed upon date. The bidder shall be notified thereof in writing within a reasonable time after acceptance. If SAHFC and the bidder are unable to agree on, and execute, a mutually-acceptable Purchase Option Agreement the bid shall be considered rejected by SAHFC. SAHFC reserves the right to reject any or all bids and in any event will accept bids subject to SAHFC's requirements and any applicable local, state, and federal law. SAHFC shall consider as irregular any bid in which there is an alteration of or departure from these requirements, or a proposed change in contract obligations.

7. "AS IS" Sale

The Property will be conveyed "**AS IS**" with no warranties or representations other than limited warranties of title. See the attached draft Special Warranty Deed form for a more detailed description.

8. Closing Date: The final closing of the sale must occur no later than June 30, 2019, unless changed to a mutually agreed upon date.

9. Bid to Acquire

The undersigned hereby bids to acquire the land described above and certifies having read, understood, and agreed to the bid instructions and requirements contained herein. It is further understood and agreed that this document, when submitted to SAHFC, becomes a part of the accompanying bid.

Printed Name of Bidder

_____, 2019
Date

Authorized Signature



BID FORM

SAN ANTONIO HOUSING FACILITY CORPORATION

The undersigned proposes to acquire the parcel described herein for the amount listed below under "Price Bid" from the San Antonio Housing Facility Corporation, hereinafter called "SAHFC."

Legal Description: A parcel of land in San Antonio, Bexar County, Texas, being Lot 16, New City Block 36A

Acres: Approximately 5.01

Location: 1310 S. Brazos, San Antonio, Bexar County, Texas 78207

Minimum Disposition Price: \$2,200,000.00

Price Bid: \$ _____ My bid is all Cash.

If bidder is successful, the purchase price must be paid in cash upon delivery of title to the 1310 S. Brazos property, and date of delivery by SAHFC shall determine when cash payment must be made by the bidder.

Conveyance shall be made by Special Warranty Deed on a form prepared by SAHFC pursuant to the terms of a mutually acceptable Purchase Option Agreement to be executed by SAHFC and the successful bidder. **The property will be sold "AS IS," with no warranties other than limited warranties of title. See the Special Warranty Deed for detailed language.**

Upon failure of the undersigned to comply with the terms hereof for any reason except defects in title, SAHFC may retain the bid deposit as liquidated damages. In such event, all of undersigned's rights hereunder shall then terminate and SAHFC may proceed to sell the property to other persons.

The following documents must be included in your bid submission:

- 1. Instructions to Bidders (one signed copy);**
- 2. This Bid Form (one signed copy); and**
- 3. Deposit in the form of cashier's check or other certified funds in the amount required by "Instructions to Bidders"**

By signing and submitting this Bid Form, the undersigned represents he/she is authorized to legally bind the bidder in this capacity:

Authorized Signature: _____



Procurement Department

Bidder's Contact Information

Signer's Name (printed or typed): _____

Signer's Title (printed or typed): _____

Firm Name (if applicable): _____

Address of Bidder: _____

Bidder's Telephone: _____

Bidder's Fax: _____

E-Mail: _____



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NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

SPECIAL WARRANTY DEED
(1310 S. BRAZOS)

Date: _____, 2015

Grantor: SAN ANTONIO HOUSING FACILITY CORPORATION,
a Texas nonprofit public facility corporation

Grantor's Mailing Address: 818 South Flores
San Antonio, Bexar County, Texas 78204

Grantee: XXXXXXXXXXXXXXXXXXXX

Grantee's Mailing Address: xxxxxxxxxxxxxxxxxxxxxxxx
xxxxxxxxxxxxxxxxxxxxxxxxxxxx

Consideration: TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration

Property (including any improvements):

A parcel of land containing approximately 5.01 acres, being Lot 16, New City Block 36A, situated in the City of San Antonio, Bexar County, Texas, and being more particularly described by metes and bounds in Exhibit A, attached hereto and incorporated herein.

Reservations from Conveyance: None

Exceptions to Conveyance: See Exhibit B attached hereto and incorporated herein as if set forth verbatim at this point.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantees and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof when the claim is by, through, or under Grantor but not otherwise, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

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This conveyance is intended to include any property interests obtained by after-acquired title.

GRANTEE IS TAKING THE PROPERTY IN AN ARM'S-LENGTH AGREEMENT BETWEEN THE PARTIES. THE CONSIDERATION WAS BARGAINED ON THE BASIS OF AN "AS IS, WHERE IS" TRANSACTION AND REFLECTS THE AGREEMENT OF THE PARTIES THAT THERE ARE NO REPRESENTATIONS OR EXPRESS OR IMPLIED WARRANTIES. GRANTEE HAS NOT RELIED ON ANY INFORMATION OTHER THAN GRANTEE'S INSPECTION.

GRANTEE RELEASES GRANTOR FROM LIABILITY FOR ENVIRONMENTAL PROBLEMS AFFECTING THE PROPERTY, INCLUDING LIABILITY (1) UNDER THE COMPREHENSIVE ENVIRONMENTAL RESPONSE, COMPENSATION, AND LIABILITY ACT (CERCLA), THE RESOURCE CONSERVATION AND RECOVERY ACT (RCRA), THE TEXAS SOLID WASTE DISPOSAL ACT, AND THE TEXAS WATER CODE; OR (2) ARISING AS THE RESULT OF THEORIES OF PRODUCT LIABILITY AND STRICT LIABILITY, OR UNDER NEW LAWS OR CHANGES TO EXISTING LAWS ENACTED AFTER THE EFFECTIVE DATE OF THE PURCHASE CONTRACT THAT WOULD OTHERWISE IMPOSE ON GRANTORS IN THIS TYPE OF TRANSACTION NEW LIABILITIES FOR ENVIRONMENTAL PROBLEMS AFFECTING THE PROPERTY. **THIS RELEASE APPLIES EVEN WHEN THE ENVIRONMENTAL PROBLEMS AFFECTING THE PROPERTY RESULT FROM GRANTOR'S OWN NEGLIGENCE OR THE NEGLIGENCE OF SELLER'S REPRESENTATIVE.**

When the context requires, singular nouns and pronouns include the plural.

Grantee accepts this deed and consents to its form and substance. Grantee acknowledges that the terms of the deed conform with Grantee's intent and that they will control in the event of any conflict with the contract Grantee signed regarding the Property described in the deed.



Procurement Department

GRANTOR:

SAN ANTONIO HOUSING FACILITY CORPORATION,
a Texas NONPROFIT PUBLIC FACILITY CORPORATION

By: _____

Printed Name: Ed Hinojosa
Its: Assistant Secretary/Treasurer

STATE OF TEXAS)
)
COUNTY OF BEXAR)

This instrument was acknowledged before me on _____, 2015, by Ed Hinojosa, Assistant Secretary/Treasurer of San Antonio Housing Facility Corporation, a Texas nonprofit public facility corporation, on behalf of such corporation.

Notary Public, State of Texas
Notary's name (printed) _____
Notary's commission expires: _____

GRANTEE:

XXXXXXXXXXXXXXXXXXXXX
a _____

By: _____

Printed Name: _____
Its: _____

STATE OF _____)
)
COUNTY OF _____)

This instrument was acknowledged before me on _____, 2015, by _____, _____ of _____, a _____, on behalf of such _____.

Notary Public, State of _____
Notary's name (printed): _____
Notary's commission expires: _____

AFTER RECORDING, RETURN TO:

XXXXXXXXXXXXXXXXXXXXX
XXXXXXXXXXXXXXXXXXXXX

_____, _____, _____



SAHA | SAN ANTONIO
HOUSING AUTHORITY
Opportunity Lives Here

818 South Flores Street | San Antonio, Texas 78204 | 210-477-6262 | www.saha.org

Procurement Department

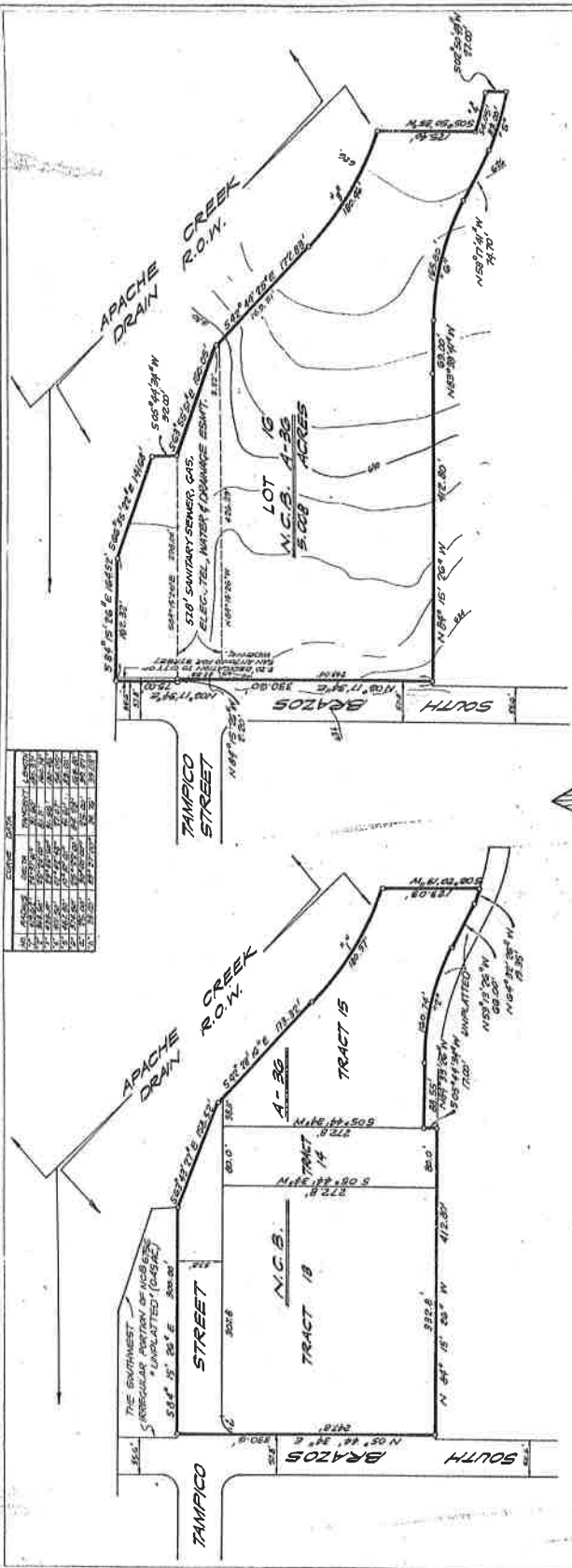
EXHIBIT A
LEGAL DESCRIPTION

Lot 16, New City Block A-36, GILLIS HOOD SUBDIVISION, in the City of San Antonio, Bexar County, Texas, according to plat thereof recorded in Volume 7600, Page 229, Deed and Plat Records of Bexar County, Texas

Plat of Property, Description and Analysis of Improvements, and Building Plan follows.

FILED BY THE CLERK
 COUNTY CLERK, BEXAR COUNTY, TEXAS
 NOV 10 PM 2:36
Cappe Land

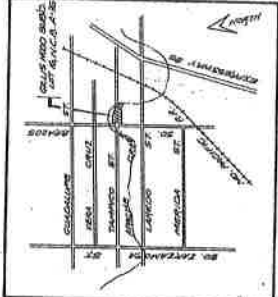
Traced for record by *10/20/19*
 JAMES W. KNIGHT
 County Clerk, Bexar County, Texas
 Deputy *James W. Knight*



**RESUBDIVISION PLAT
 OF
 GILLIS HOOD SUBDIVISION**
 BEING SAN ANTONIO, BEXAR COUNTY, TEXAS.

**VACATING PLAT
 OF
 GILLIS HOOD SUBDIVISION**
 BEING SAN ANTONIO, BEXAR COUNTY, TEXAS.

**R. MARVIN SHIPMAN & CO.
 CONSULTING ENGINEERS
 SAN ANTONIO, TEXAS**



**NOTE: IRON PINS SET AT ALL CORNERS.
 COMMERCIAL TRACT**

STATE OF TEXAS
 COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DISTANCES AND THAT THIS PLAT CONFORMS TO THE REQUIREMENTS OF THE SUBDIVISION ACT AND THE PLANNING COMMISSION OF THIS COUNTY THAT MAY HAVE BEEN GRANTED BY THE PLANNING COMMISSION OF THIS COUNTY.

Robert L. Cappe Land
 REGISTERED PROFESSIONAL ENGINEER

Robert L. Cappe Land
 REGISTERED PUBLIC SURVEYOR

BEFORE ME AND SUBSCRIBED BEFORE ME THIS THE 18TH DAY OF JANUARY, A. D. 1915

STATE OF TEXAS
 COUNTY OF BEXAR

CERTIFY THAT THE FOREGOING INSTRUMENT OF PARTING WITH MY CERTIFICATE OF AUTHORIZATION INCORPORATED FOR READING OFFICE ON THE 18TH DAY OF JANUARY, A. D. 1915, AND DULY RECORDED IN THE BOOK OF 80-5522 PAGE 13 OF SAID COUNTY, IN BOOK VOLUME 80-5522 IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS 18TH DAY OF JANUARY, A. D. 1915

COUNTY CLERK OF SAID COUNTY, DO HENRY A. KNIGHT

THE DIRECTOR OF PUBLIC WORKS OF THE CITY OF SAN ANTONIO HEREBY APPROVES THIS SUBDIVISION PLAT AS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE WHICH REQUIRE HIS APPROVAL.

Dr. Glee
 DIRECTOR OF PUBLIC WORKS

THIS PLAT OF GILLIS HOOD SUBDIVISION / RESUBDIVISION SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION DATED THIS 22ND DAY OF SEPTEMBER, A. D. 1914

Dr. Glee
 CHAIRMAN

STATE OF TEXAS
 COUNTY OF BEXAR

BEFORE ME, THE UNDESIGNED AUTHORITY ON THE DAY PERSONALLY APPEARED Dr. Glee KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE WAS THE OWNER OF SAID INSTRUMENT, AND THAT HE WANTED IT RECORDED IN THE PUBLIC RECORDS AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 18TH DAY OF JANUARY, A. D. 1915

James W. Knight
 COUNTY CLERK, BEXAR COUNTY, TEXAS

VOL 7600 229

80-5522

NOV 10 1915

Description and Analysis of the Improvements

The subject is an existing industrial property containing 98,587 square feet of gross building area. The improvements were constructed in 1968 and are 100% owner occupied as of the effective appraisal date. The site area is 5.01 acres or 218,148 square feet.

General Information

Building Identification:	Brazos Warehouse
Building Description:	Office Warehouse
Building Class:	C
Construction:	Class C
Construction Quality:	Average
Year Built:	1968
Renovations:	Not Applicable
Effective Age:	40 years
Remaining Useful Life:	20 years
Condition:	Average
Appeal/Appearance:	Average
Areas, Ratios & Numbers:	Number of Stories: 1 (office area built out in 2 stories within 1-story industrial building height)
	Gross Building Area: 98,587
	Gross Leasable Area: 98,587
	Building Efficiency Ratio: 100.0%

Structural & Exterior Components

Foundation:	Reinforced concrete
Structural Frame:	Brick/reinforced concrete
Exterior Walls:	Red Brick
Column Spacing:	Suites 1&2- 25'X36' / Suite 3- 41'X31'
Roof/Cover:	Torch-down or equivalent

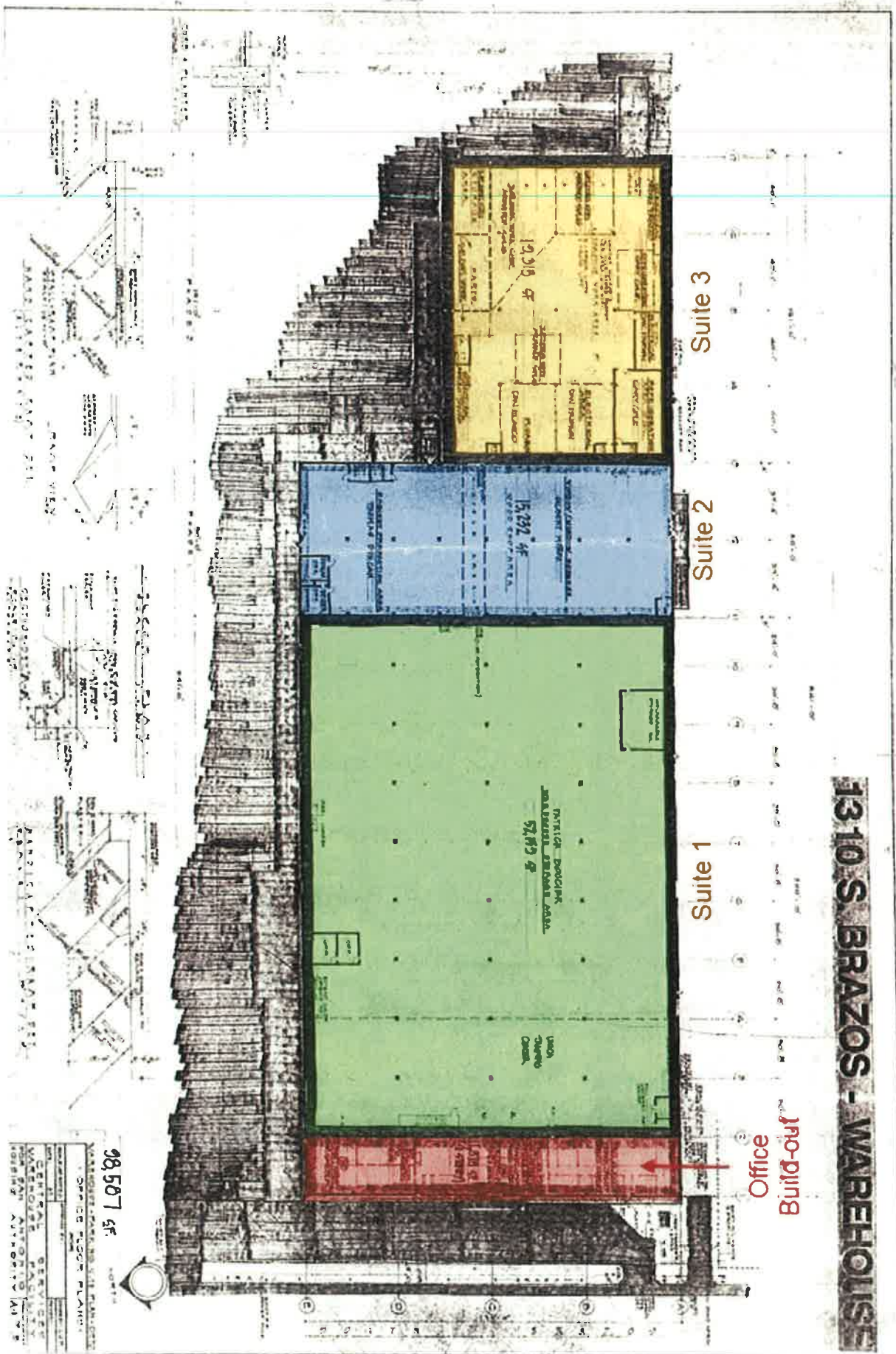
Mechanical Systems

Heating:	Gas Fired Boiler (office); Gas heaters (warehouse)
Cooling:	Central Ac (office); Ceiling mounted (warehouse)
Sprinkler:	None

Parking

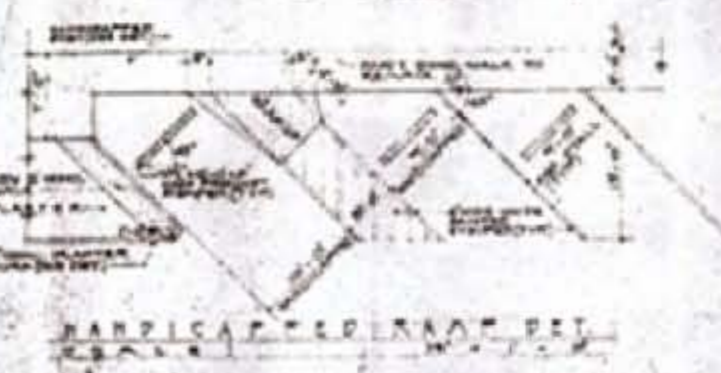
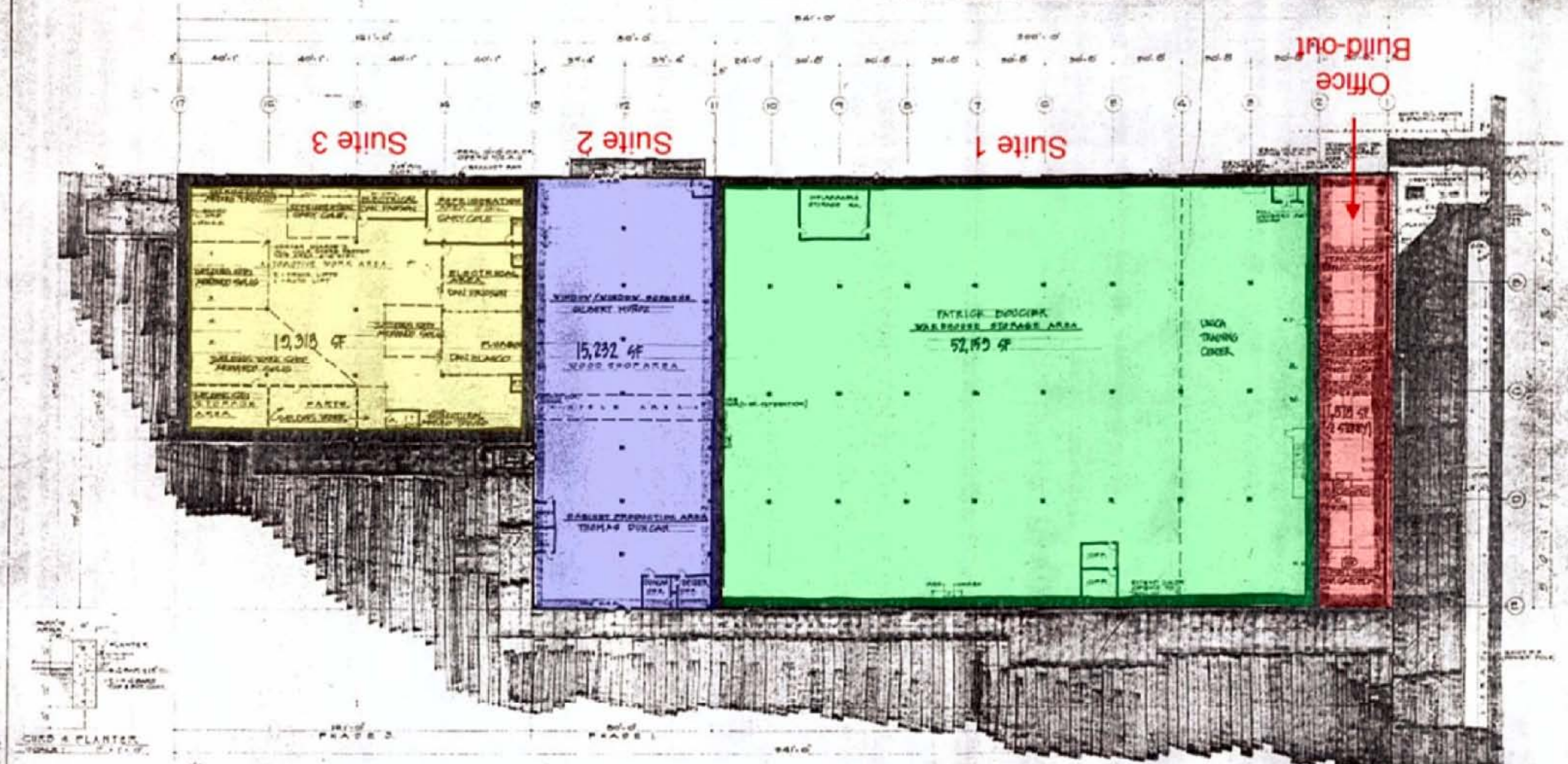
Parking Type and Number of Spaces:	Type: Asphalt paved and grass Spaces: at least 90
Parking Ratio:	at least 1.37 spaces/ 1,500 SF GBA

Building Plan



1310 S. BRAZOS - WAREHOUSE

Building Plan



98,587 sq. ft. NORTH

WAREHOUSE-PARKING SITE PLAN-DTCE
OFFICE FLOOR PLANS

SCALE: AS NOTED	DATE: 01	PROJECT NO.:
CENTRAL SERVICES WAREHOUSE FACILITY		
FOR SAN ANTONIO HOUSING AUTHORITY		



EXHIBIT B
EXCEPTIONS TO CONVEYANCE

Validly-existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing restrictions, reservations, covenants, conditions, oil and gas leases, mineral interests outstanding in persons other than Grantor, and other instruments, other than conveyances of the surface fee estate, that affect the property; validly existing rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements; all rights, obligations, and other matters arising by reason of any applicable governmental district, agency, authority, or institution; and taxes (if any) for 2015 , which Grantee assumes and agrees to pay, and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

A current lease exists for use of 20 parking spaces at a monthly rate of \$40 per space. The lease may be cancelled by the lessor or lessee with a 30 day written notice.