



Request for Proposals / Qualifications

617 Texas Street

**City of Redlands
Facilities & Community Services Department**



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Introduction/ Overview

The City of Redlands (City) is seeking development proposals (Proposals) from qualified buyers for purchase and development of city-owned property located at 617 Texas Street, Redlands California. This property includes an unoccupied single tenant building with associated parking. The property is located within a commercial/Industrial land use district. This land use district designation allows for commercial sales and service as well as schools, clubs or lodges, storage, warehouses and wholesalers. The property is adjacent to Orangewood High School and the I-10 Freeway.

The Site

The property is located at 617 Texas Street and was formerly leased to the National Guard as an armory. The subject property consists of an 11,918 square foot single-tenant open area flex building on 1.4 acres located two-parcels north of Stuart Street on the west side of Texas Street, APNs 0169-121-06-0000 & 0169-121-10-0000.

Available Analysis

The City completed a Building Assessment Report for the property. The information is provided as reference only. The City does not warrant or represent the accuracy or relevance of this Report to the buyers proposed project. The Building Assessment Report is attached for reference, as Attachment A.

Photos of the Property



Project Photo Vicinity



Project Outcome

General Intended Outcome

The intended outcome of this Request for Proposals and Qualifications (RFP/Q) process is the development of a Conditional Property Disposition Agreement (CPDA) that will establish terms and conditions, and further define the scope, design, overall use and development of the project upon which the selected buyer can purchase and develop the preferred project on City Parcels.

During the RFP/Q period, interested Buyer's and their employees, agents or representatives, shall have the right of reasonable access to the City parcels, at which a set time has been established for the purpose of inspecting the property scheduled for August 28, 2019 at 9:00 AM. Notwithstanding anything else in this Request for Proposals, all interested Parties shall defend, indemnify and hold the City, its employees, officers and agents harmless from any injury, property damage or liability arising out of the exercise by Parties of this right of access, other than injury, property damage or liability relating to the gross negligence or willful misconduct of the City or its Officers, agents or employees.

Terms & Conditions

The following terms and conditions will be required of the successful buyer for this property:

Purchase and Sale:

- The qualified buyer may be required to enter into a Conditional Property Disposition Agreement (CPDA) or similar agreement. The CPDA is an agreement between the City and successful proposer that will establish requirements for the development of property. The CPDA will include the typical purchase price and sale term, as well as entitlement and permit provisions that will be required for the proposed use and development of the property.
- The purchase price is only one of the criteria that will be used to select a qualified buyer.

Buyer responsibilities:

Following selection of qualified buyer and execution of a CPDA, the buyer shall proceed with detailed due diligence, pre-development and entitlement activities while working with City to negotiate purchase and development of the property.

The City anticipates that the general scope of the successful buyers' responsibilities would include, but not limited to the following:

1. Entitlements – The qualified buyer shall be responsible for all aspects of the project including pre-development planning, environmental review and design. The buyer shall be responsible at its sole expense, for obtaining all land use entitlements and other government approvals required for its proposed project.

During the negotiation period, the selected buyer shall prepare and process an initial study and undertake all other actions required under CEQA for City approval of the project, at buyer's cost. In addition to the initial study, buyer may, during the negotiation period, without guaranty of approval therefor, seek City approval of a General Plan amendment, zone change, and any subdivision entitlements that may be required for the development of the proposed project.

2. Predevelopment Costs – The buyer shall bear all predevelopment costs relating to this project. all fees or expenses of engineers, architects, financial consultants, attorneys, planning or other consultants or contractors retained by party for any study, analysis, evaluation, report, schedule, estimate, environmental review, surveys, planning and/or design activities, drawings, specification or other activity or matter relating to the project shall be the sole responsibility of and undertaken at the sole cost and expense of the buyer and no such activity or matter shall be deemed to be undertaken for the benefit of, at the expense of, or in reliance upon the City.

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3. Financing – The buyer shall be responsible for providing funding for the project, whether it be in the form of debt financing, equity, tax credit or a combination of these methods. If debt financing is used, no financial risk or credit risk shall be imposed upon or borne by the City.
 4. Construction – The buyer shall be responsible for demolition, construction and commissioning of the project including all permits, fees, and approvals necessary for construction of the project.

Other

- The City retains the right to reject all submissions.
- Issuance of this RFP/Q does not commit the City to enter into a Disposition and Development Agreement, or to pay any costs incurred in the preparation of a response to this request.
- Selection is also dependent upon the negotiation of a mutually acceptable agreement with the buyer.

Submittal Requirements

A concise, professional and complete response to this RFP/Q will help the City identify the most qualified buyer and will be indicative of the level of the respondent's commitment to the project. Completeness, quality and the veracity of required content are important.

Proposals must include the following information:

Description of the project:

- Type of use planned
- List of potential tenants proposed for the site
- Preliminary site layout and detailed description of planned improvements. The City is especially interested in how the building frontage that is visible from Texas Street will be improved.

Timeframe:

The proposed general timeframe for the development of the buyer's proposed project

Description of the benefit your proposed project brings to the City including:

- Land sale price offer to purchase the site
- Projected property tax revenues from the project
- Projected sales tax and other revenues from the project
- Projected number of direct jobs
- Other benefits to the City

Buyer's Financial Resources:

Provide a very concise narrative addressing the availability of local resources, sources and funds available to the buyer to meet the equity requirements for the proposed project. Provide three business references.

Buyer's References:

Provide professional references with full names, address, email address, and telephone number.

Proposal Schedule

The City will review and evaluate all responses to this RFP/Q. The City may meet with any or all of the potential buyer or development teams. The City may seek additional information from interested parties, conduct site visits and reference checks as appropriate, and may request that buyer make presentations to the City Council.

The solicitation, receipt and evaluation of proposals, and selection process are anticipated to observe the following schedule:

- **Release Request for Proposals: August 8, 2019**
- **Pre-submission Conference/Site Visit: August 28, 2019 (9:00 AM)**
- **Proposal Deadline: September 9, 2019 (3:00 PM)**
- **Preliminary presentations to City Council: September 17, 2019***
***(Note: dates are subject to change)**

Four (4) copies of the proposal shall be delivered no later than 3:00 PM on September 9, 2019 to:

City of Redlands
Facilities & Community Services Department
Chris Boatman, Director
35 Cajon Avenue, Suite 222
Redlands, CA 92373

Questions concerning this RFP/Q should be directed to:

Tabitha Kevari, Senior Manager
Facilities & Community Services Department
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(909) 798-7655