

# CITY OF ALVIN, TEXAS

## REQUEST FOR PROPOSAL Alvin Property Development

The City of Alvin is looking for interested parties with innovative ideas for the use(s) and development of government owned lakefront property located in Alvin, Texas. The City will entertain a land sale at fair market value and will consider using a Chapter 380 agreement toward the highest and best use of the property for primarily residential and recreational use.

Specification and proposal documents may be obtained in the office of the City Clerk, 216 West Sealy Street, Alvin, Texas, 77511 or online at [www.alvin-tx.gov](http://www.alvin-tx.gov). (Departments&Utilities/City Clerk/Bidding Information).

A total of two (2) complete proposals in paper form with the inclusion of an electronic copy shall be submitted in a sealed envelope marked “**Alvin Property Development Proposal**” by 2:00 pm CST on **Tuesday October 11, 2016**.

Proposals must be delivered by mail, express mail, or in person to the following address:

Dixie Roberts	281-388-4255
City Clerk	<a href="mailto:droberts@cityofalvin.com">droberts@cityofalvin.com</a>
City of Alvin	
216 West Sealy	
Alvin, Texas 77511-2397	

Proposals received after that time at the City address will not be accepted and will not be returned.

A pre-proposal submission meeting will be held on:

Tuesday, September 27, 2016  
10:00 a.m.  
Alvin City Hall  
1<sup>st</sup> Floor Conference Room  
216 West Sealy St.

The City reserves the right to reject any and all proposals, or parts thereof, the right to waive any and all technicalities, and to accept any proposals, or parts of proposals which it deems advantageous to the City.

For further information on the proposal, contact:  
Larry V. Buehler, Economic Development Director  
City of Alvin, 216 West Sealy Street  
Alvin, TX 77511  
281-388-4242

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Dixie Roberts, City Clerk

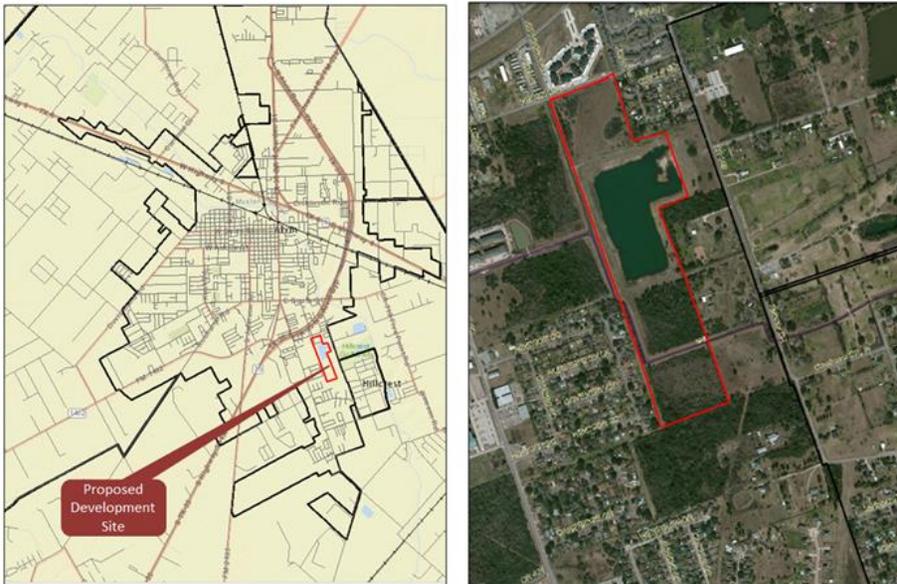
LEGAL AD:

Publish: Monday, September 12, 2016  
Monday, September 19, 2016

# City of Alvin



## Request for Proposal Alvin Property Development



**Submission Deadline: October 16, 2016 @ 2:00 PM**

**For further information contact:**

**Larry V. Buehler, Economic Development Director**

**City of Alvin, 216 West Sealy Street**

**Alvin, TX 77511**

**281-388-4242**

## Introduction

The City of Alvin is looking for interested parties with innovative ideas for the use(s) and development of government owned lakefront property (identified on Exhibits A, B and C) located in Alvin, Texas. The City will entertain a land sale at fair market value and will consider using a Chapter 380 agreement toward the highest and best use of the property for primarily residential and recreational use.

## Profile

Alvin is located twenty-five miles southeast of Houston and is home to over 25,000 residents. There is a population of 49,000 in a five-mile radius of downtown and Alvin has a retail trade of just under 80,000. It is home to Alvin Community College, an excellent provider of quality education and workforce training. New commercial and retail is locating in Alvin along with many business expansions. Alvin boasts recreational programs and facilities for the young and mature, including a separate seniors' facility located downtown.

For additional information on the community of Alvin, visit the city's web site at [www.alvin-tx.gov](http://www.alvin-tx.gov)

## Project Background

The City of Alvin acquired the property that includes a 17-acre lake, approximate 55-feet in depth. It also has an additional 100 acre-feet of detention capability, thereby able to provide detention for the entire tract of land. A recent appraisal has been completed on the entire property to include the value of the detention capacity. Any development plans will conform to the City of Alvin development guidelines that includes a drainage plan. There are seven individual lots adjacent to the lake and fronting Fairway Drive. These lots are privately owned and have limited access to the lake under prescribed conditions dictated in the land acquisition documents and the Declaration of Covenants, Conditions and Restrictions filed in the Brazoria County Deed Records. City utilities are readily available to the site to include water, sewer, and roadway.

## Trail Connectivity

The City has an existing Tom Blakney Hike and Bike Trail system. This tract of land will include easement and right of way for the trail system to continue and expand. It is anticipated to provide connection points along Nelson Road and travel along the western side and exit the southern boundary toward an easement leading to Mustang Road.

## Proposal Requirements

In order to provide consistent materials for evaluation, the City of Alvin has established the following proposal requirements. During the evaluation process, the City of Alvin reserves the right to reject any or all proposals, or waive technicalities or irregularities and to accept any proposal if such action is believed to be in the best interest of the City. The City of Alvin further reserves the right to request additional information or clarifications, or to allow corrections of errors or omissions.

A complete proposal shall consist of four (4) bound copies of materials, one (1) unbound reproducible original. All submitted bound and unbound documents shall be no larger than 11" x 17" size paper.

Proposals shall include the following information:

1. **Cover letter.** Cover letters shall include a statement of intent describing responsible parties, goals of the project and general description. In addition, the cover letter shall include the name under which business will be conducted and the name and phone number of the primary contact person. An authorized officer of the entity must sign the letter.
2. **Proposed Development Plan.** The development plan must describe and illustrate the proposed development of the subject property. The development plan must contain the following information:
  - a. Siteplan
  - b. Area use(s)
  - c. Perspective sketches

- d. Development schedule and phasing plan for the project
3. **Proposed Development Team.** Provide a listing of principal members of the development team with a brief narrative highlighting relevant experience.
4. **Financial feasibility.** Provide the following documentation verifying financial feasibility:
  - a. A development budget for the proposed project.
  - b. A list of sources and uses of funds that will include all sources, financing mechanisms, and uses of funds through all phases of development with the assumptions of the financing sources identified.
  - c. An Operational Plan Summary including future estimates of revenues and expenses.
5. **Offer to the City of Alvin.** The offer must be on a separate page and must include the price and terms proposed for a potential development agreement to cover all phases of the project.

Note: There is no expressed or implied obligation for the City of Alvin to reimburse submitting individuals or firms for any expenses incurred in preparing proposals in response to this request.

### **Submission Deadline**

Proposals are to be submitted on or before 2:00 pm, October 16, 2016 to:

Dixie Roberts, City Clerk

City of Alvin

216 West Sealy Street

Alvin, TX 77511

### **Evaluation Criteria**

All proposals meeting the requirements listed herein will be reviewed and evaluated by the City of Alvin and support staff. The City of Alvin reserves the right to request supplemental information to better evaluate the submitted proposal. Evaluations will be based on the following criteria:

- A. Quality and attractiveness of the residential and recreational development, including buildings, open space and its relationship to the lakefront and surrounding uses.
- B. Ability to provide use(s) that provide year-round activities.
- C. Financial viability of the proposed project.
- D. Developer's expertise, experience and financial capacity.
- E. Proposal's conformance with the needs and interest of the City of Alvin.

### **Selection Process and Schedule**

A tentative selection schedule has been established:

RFP Issuance:	September 16, 2016
Pre-Proposal Submission Meeting	September 27, 2016 10:00 AM 1 <sup>st</sup> Floor Conference Room Alvin City Hall 216 West Sealy St. Alvin, TX 77511
Proposals Due	October 11, 2016
Short List Selection:	October 25, 2016
Short List Interviews:	November 1-2, 2016

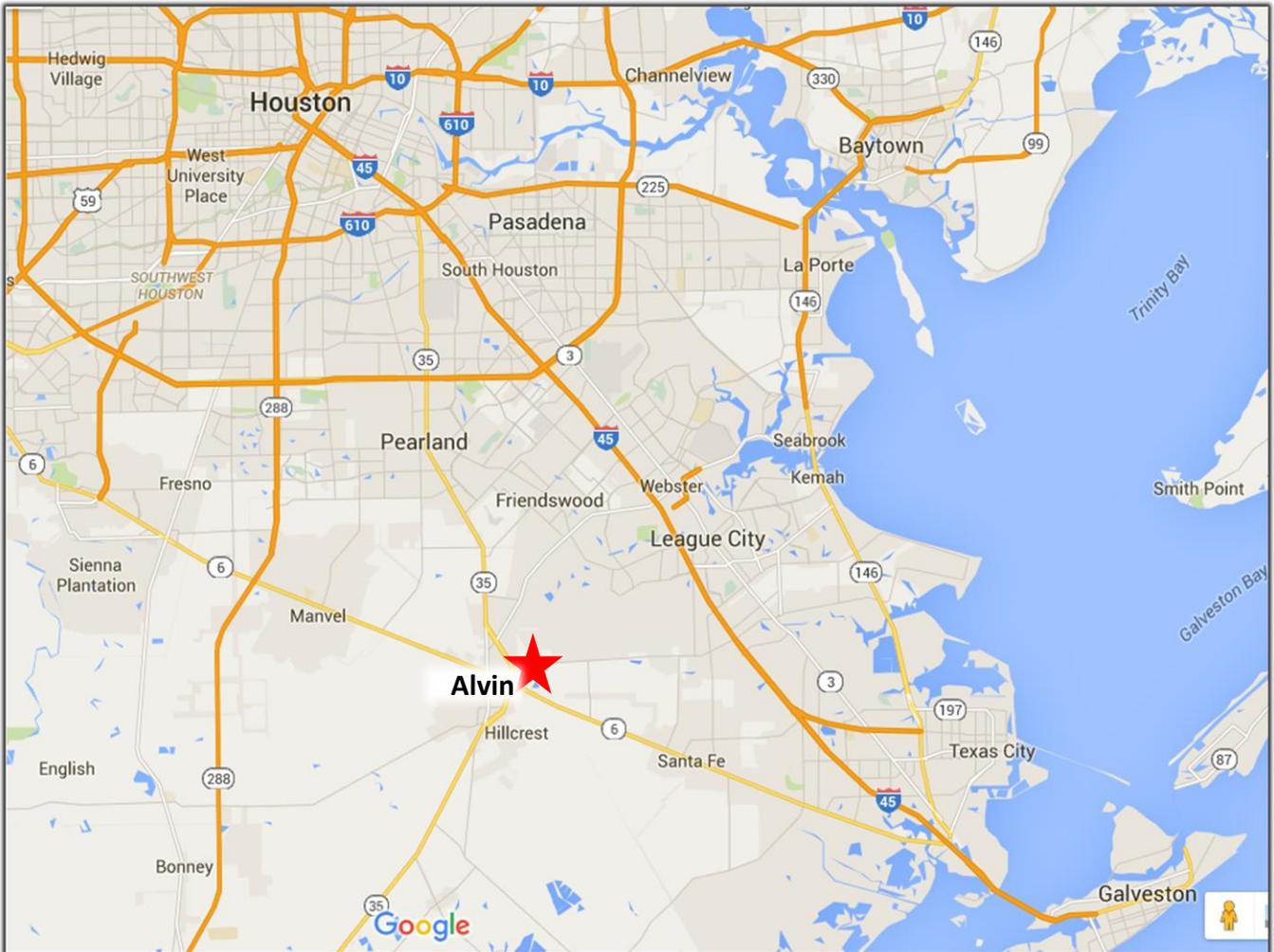
**Exhibits Attached**

Exhibit A: Location Map of Alvin Texas

Exhibit B: Aerial Views (B-1, B-2, B-3) of Site Within City Limits

Exhibit C: Survey of Property (C-1, C-2)

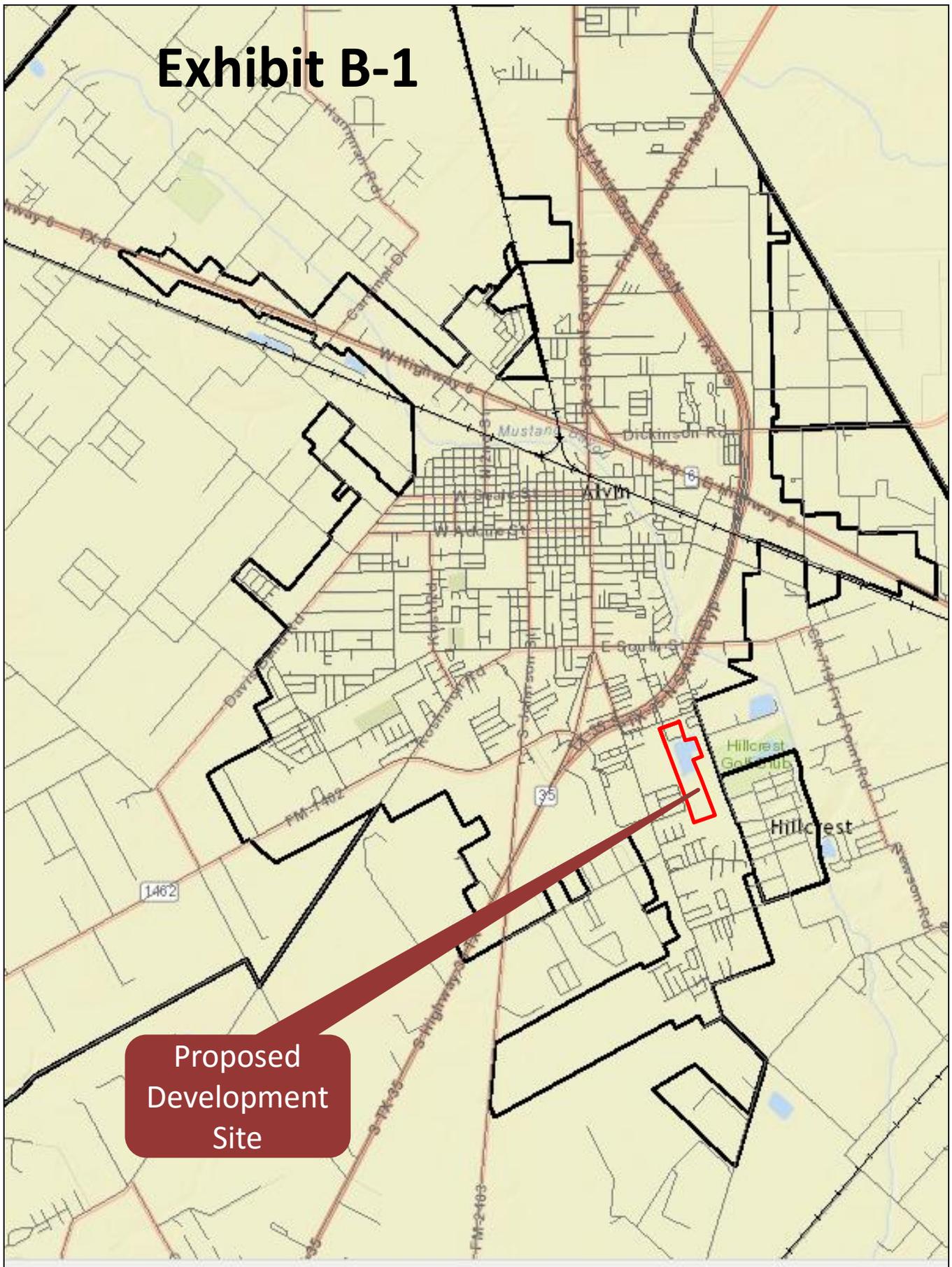
# Exhibit A



**Larry V. Buehler**  
**Economic Development Director**  
**City of Alvin**  
**216 West Sealy**  
**Alvin, TX 77511**  
**Phone: 281-388-4242**  
**lbuehler@cityofalvin.com**  
[www.alvin-tx.gov](http://www.alvin-tx.gov)

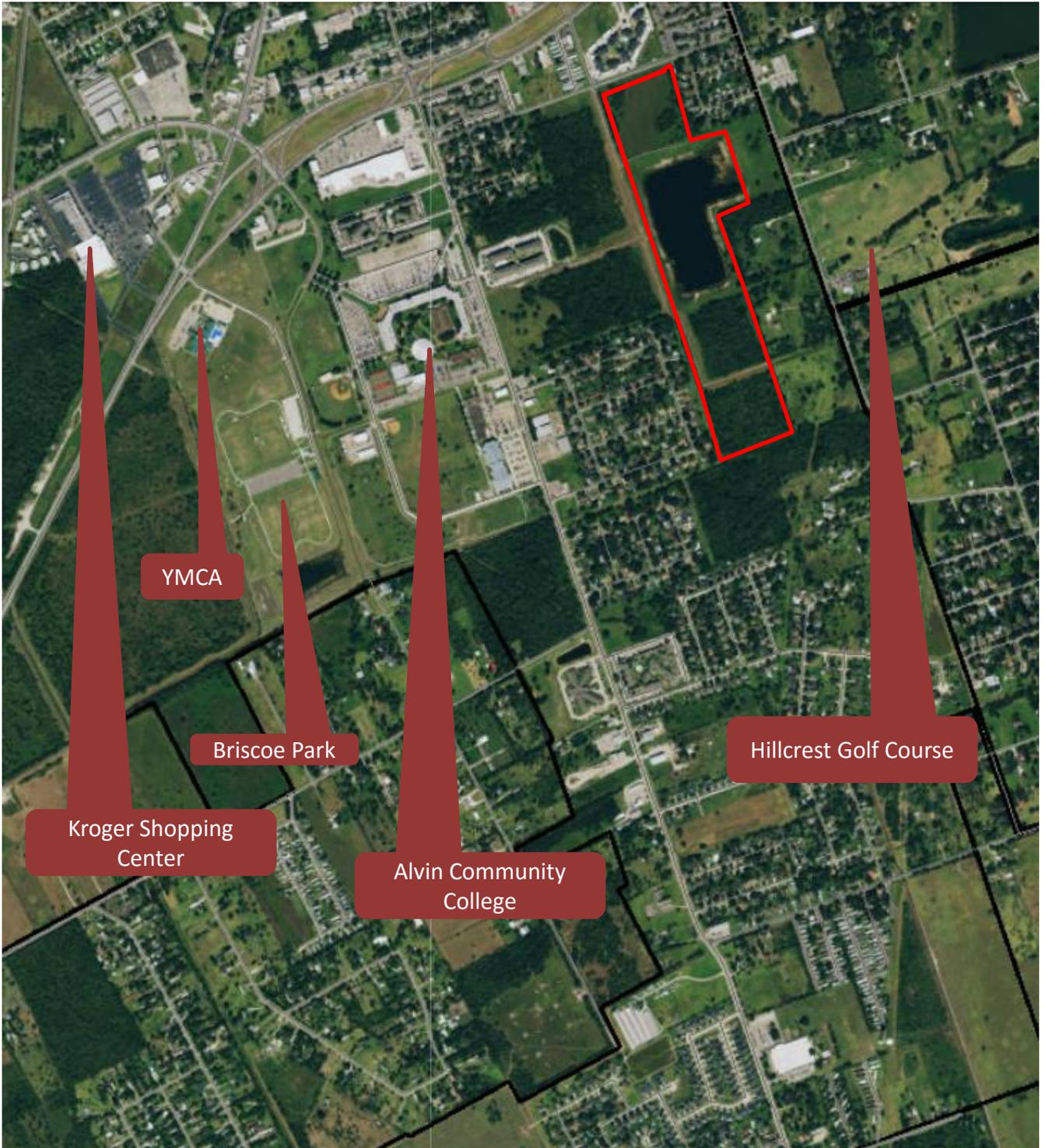


# Exhibit B-1



Proposed  
Development  
Site

# Exhibit B-2



# Exhibit B-3



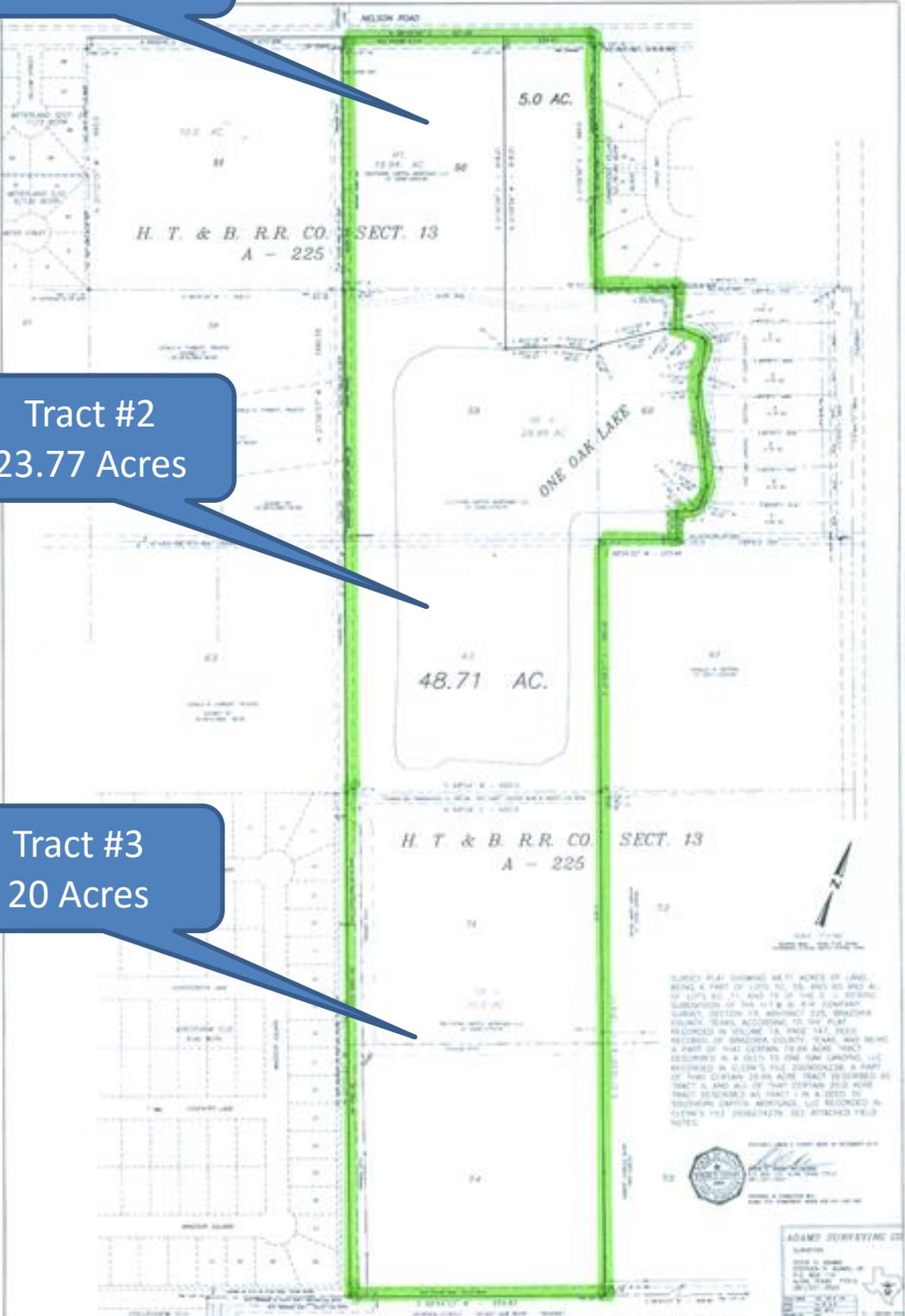
# Exhibit C-1

## SITE SURVEY IMAGE

Tract #1  
9.94 Acres

Tract #2  
23.77 Acres

Tract #3  
20 Acres



# Exhibit C-2

## SITE SURVEY IMAGE

Tract # 1  
9.94 Acres

Tract # 2  
23.77 Acres

Tract #2  
Land + Lake + 100 Acre Feet  
of Detention

Tract # 3  
20 Acres

