

# REQUEST FOR PROPOSALS

FOR  
THE PURCHASE AND DEVELOPMENT OF  
**1120 E. 12<sup>th</sup> Street**

AN APPROXIMATELY 13,200 SQUARE FOOT  
VACANT PARCEL OF LAND

IN AUSTIN, TRAVIS COUNTY, TEXAS

OFFERED FOR SALE BY the URBAN RENEWAL AGENCY OF  
THE CITY OF AUSTIN

RFP TITLE: 1120 E. 12TH STREET

**ADDENDUM,  
OCTOBER 4, 2013**

**(RFP INQUIRIES AND CORRECTIONS  
AS OF OCTOBER 3)**

FOR MORE INFORMATION VISIT:  
<http://www.austintexas.gov/realestate>

## I. Questions

Questions posed in reference to the 1120 E. 12<sup>th</sup> Street Request For Proposals (RFP) must be submitted in writing to [realestate@austintexas.gov](mailto:realestate@austintexas.gov) and will be answered in writing on the Seller's Representative's website ([www.austintexas.gov/realestate](http://www.austintexas.gov/realestate)). Mashell Smith, Property Agent, City of Austin, is the **sole authorized point of contact** for inquiries regarding this RFP.

Listed below are all inquiries received by Mashell Smith as of October 3, 2013.

### Received September 17, 2013:

Q: Please confirm that the scoring of proposals based on M/WBE participation is around the makeup of the investors, and not construction or other tenant occupation contracts that may take place at some future date.

A: Evaluation Criterion #8 (*MBE/WBE Participation*, as described in **Schedule 2** of the RFP) is not scored according to the makeup of the investors. The 10 points allotted for M/WBE participation are awarded based on participation goals for contractors and subcontractors, wages paid, and the provision of safety training to all construction employees.

### Received October 2, 2013:

Q: Has an Environmental Site Assessment (ESA) been completed for the property? If there is an existing ESA, then can you please make it available for review by posting it on the same website as the Request for Proposals?

A: Neither the Urban Renewal Agency nor the City of Austin have commissioned an Environmental Site Assessment for 1120 E. 12<sup>th</sup> Street, Austin, Texas.

## II. Corrections to the RFP

### Corrected October 3, 2013:

- Replaced all references to the City Council Resolution No. 20071108-127 (regarding M/WBE participation) with **Resolution No. 20120112-058**, which has replaced it.

## III. Disclaimer

Please refer to the Request For Proposals document and all posted addenda and schedules for more information on this RFP. As stated therein:

**By submitting a proposal, the Proposer acknowledges, represents and warrants that it is not relying on any representation, warranty, statement or other assertion**

**contained in this Request For Proposals or made by Seller, Seller's Representative or any employee, agent or representative of either the City of Austin or the Urban Renewal Agency; and the Proposer is relying solely on the Proposer's own examination of the Property and that of Proposer's employees, agents, representatives and consultants.**

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RFP TITLE: 1120 E. 12TH STREET

**ADDENDUM,  
OCTOBER 21, 2013**

FOR MORE INFORMATION VISIT:  
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## I. Questions

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See below for one inquiry received by the Seller's Representative. More questions and their answers will be posted in a separate addendum later this week.

### Received October 17, 2013:

Q: Does the City of Austin have any surveys, plat maps, or tree or topographical surveys readily available for the two East 12<sup>th</sup> Street properties? Does the City have any of these in an AutoCad.dwg file format?

A: Neither the Urban Renewal Agency (Seller) nor the City of Austin (Seller's Representative) has any of the requested surveys readily available in relation to these two RFPs (1120 E. 12<sup>th</sup> Street and 1322-1336 E. 12<sup>th</sup> Street). Proposers may refer to the Travis County Appraisal District (TCAD) at [www.traviscad.org](http://www.traviscad.org) to review available plat maps of the area produced by TCAD.

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RFP TITLE: 1120 E. 12TH STREET

**ADDENDUM #3,  
OCTOBER 24, 2013**

FOR MORE INFORMATION VISIT:

<http://www.austintexas.gov/realestate>

## I. Questions

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See below for two inquiries received by the Seller's Representative.

### Received October 10, 2013:

Q: How does the City of Austin plan to manage and/or ensure any M/WBE commitments provided by Proposers? Will reporting requirements and consequences for lack of performance be outlined in the final agreements with the Seller?

A: The City of Austin will not require a reporting or enforcement remedy in the Purchase & Sale Agreement with respect to any MBE/WBE participation goals in the design or construction of improvements on the subject Property. However, a Proposer may include in its proposal an offer to incorporate into the Purchase & Sale Agreement additional requirements or enforcement remedies with regard to MBE/WBE participation goals.

Q: Recognizing that the subject parcels are in the African American Heritage District, can a scoring factor be added to the existing scoring matrix or as bonus points for proposals that reflect M/WBE ownership and/or include a development concept that will contribute to the history of the District?

A: The Seller (Urban Renewal Agency) solicited and received neighborhood and local community input in open Urban Renewal Board meetings as part of the determination of the proposal scoring criteria found in **Schedule 2** of this Request For Proposals (RFP). There is no MBE/WBE ownership goal specified in this RFP. **Schedule 2** of the RFP (Schedule of Criteria for Review and Scoring of Proposals), **subsection C(8)** "MBE/WBE Participation", allots up to 10 points to encourage Proposers to set MBE/WBE design and construction participation goals or to make a good faith effort to achieve these goals, in the same manner as the City Council has established by City Code. **Schedule 2, subsection C(10)** "Other Public Benefits", allots up to 5 points to encourage Proposers to contribute additional public and community benefits (beyond those specified in the RFP) as part of any proposed development.

## **II. Disclaimer**

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**ADDENDUM #4,  
NOVEMBER 1, 2013**

FOR MORE INFORMATION VISIT:  
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## I. Questions

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At this time the deadline to submit questions regarding this Request For Proposals has passed. No further questions or answers beyond those presented in this and previous addenda will be provided.

See below for the last two inquiries received by the Seller's Representative.

### Received October 28, 2013:

Q: In regards to the property at 1120 E. 12<sup>th</sup> Street, what horizontal clearance will be required on this site for the transmission line that runs along the south edge of the property, along East 12<sup>th</sup> Street? How far must the transmission line stand from the edifice of any structure to be constructed on this property?

A: There are existing electric transmission lines located adjacent to both the front and rear property lines of the property (along E. 12<sup>th</sup> Street and along the alley adjoining Navasota Street). The determination of what setback distance or easement area is required for a development project on this property may only be determined when the site plan for the property is submitted to the City of Austin Planning Development and Review Department for a site plan permit.

### Received October 29, 2013:

Q: Have any potential respondents to either of the East 12<sup>th</sup> Street RFPs asked how to contact the neighborhood stakeholders directly affected by this development? If so, what contact information was provided to them? Please share if you are able in your response that the neighborhood association representing the stakeholders adjacent to these tracts is Swede Hill Neighborhood Association, which meets next Tuesday, November 5, at Carver Library, beginning at 7:00 pm. The Neighborhood Association's e-mail is [swedehillna@gmail.com](mailto:swedehillna@gmail.com).

A: The Seller's Representative has not received any inquiries or requests for the contact information of neighborhood stakeholders.

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