



## Invitation to Bid (ITB)

**Bid 2017-97**

*Sale of Webb County Property in Downtown Laredo, TX*

**Due: August 15, 2016 before 2:00p.m.**

### Public Notice

Notice is hereby given that Webb County is currently accepting sealed bids for the sale and purchase of Webb County owned properties in downtown Laredo, TX. All bids are subject to the Terms, Conditions, & Provisions, of this solicitation.

The accompanying bid forms, terms, conditions, provisions, in this Bid package are **due before 2:00p.m. (Central time), on August 15, 2016**. Bids received after the due date and time will not be accepted. All Bids will be formally opened and read publicly at 2:00pm on August 15, 2016 at the Webb County Clerk's Office located at 1110 Victoria-Suite201, Laredo, TX 78040.

Copies of this Bid package are available on our website:

<http://www.webbcountytexas.gov/PurchasingAgent/SolicitationAnnualContracts/>

**Please submit one (1) original Bid package and one(1) copy in a sealed envelope clearly marked:  
Bid 2017-97 Sale of Webb County Property in Downtown Laredo, TX**

**Please Mail or Hand Deliver proposals to:**

**Webb County Clerk's Office  
1110 Victoria-Suite 201  
Laredo, TX 78040**

### 1.0 Conditions

- a. All bids submitted with specification forms included in this bid package. Webb County will not accept bids that are submitted on forms other than those furnished in this bid package.
- b. Webb County reserves the right to hold all bids for a period of thirty (30) days from the date of the public opening, without taking action thereon.
- c. Webb County reserves the right to reject any and all bids, to waive defects and formalities in such bid, and to award the properties to the investor(s) who has submitted the most advantageous bid to Webb County
- d. It is a requirement of the bidder to be fully acquainted with the conditions of this bid and or the condition of the properties.
- e. Vendor must fill out all portions of the bid unless otherwise stated in the bid package.

## 2.0 Property Descriptions & Bid Forms

### Property 1- (801 Grant Street)

**Address:** 801 Grant Street-Laredo, TX 78040

**Legal Description:** East 16.8 Varas of Lot FIVE (5), Block ELEVEN (11), Western Division, situated in the City of Laredo, Webb County, Texas

**Census Tract NO:** 48-479-0019.00.<sup>1</sup>

**Tax ID:** 101-00011-050

**Property Type:** Abandoned residential building in a commercially zoned lot

**Total Land Area:** 0.1190 acres or 5,185 square feet

**Dimensions:** 46.66' x 111.11"

**Zoning Designation:** "AE" Arts and Entertainment District

**Flood Zone Designation:** Flood Zone "X", areas of minimal flooding

**Appraised Fair Market Value:** \$103,700.00 (Property being sold "AS IS", "Where Is" condition)

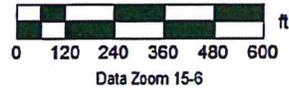
*\*Please note this property is located in the Historical District, any and all improvements must be approved by the Historical District prior to being done.*

*\*\* Please note, all bids must be at a minimum of the appraised value.*

*\*\*\* Cash Only Basis*



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**LOCATION MAP**

801 Grant Street

**SUBJECT PROPERTY PHOTOGRAPHS**



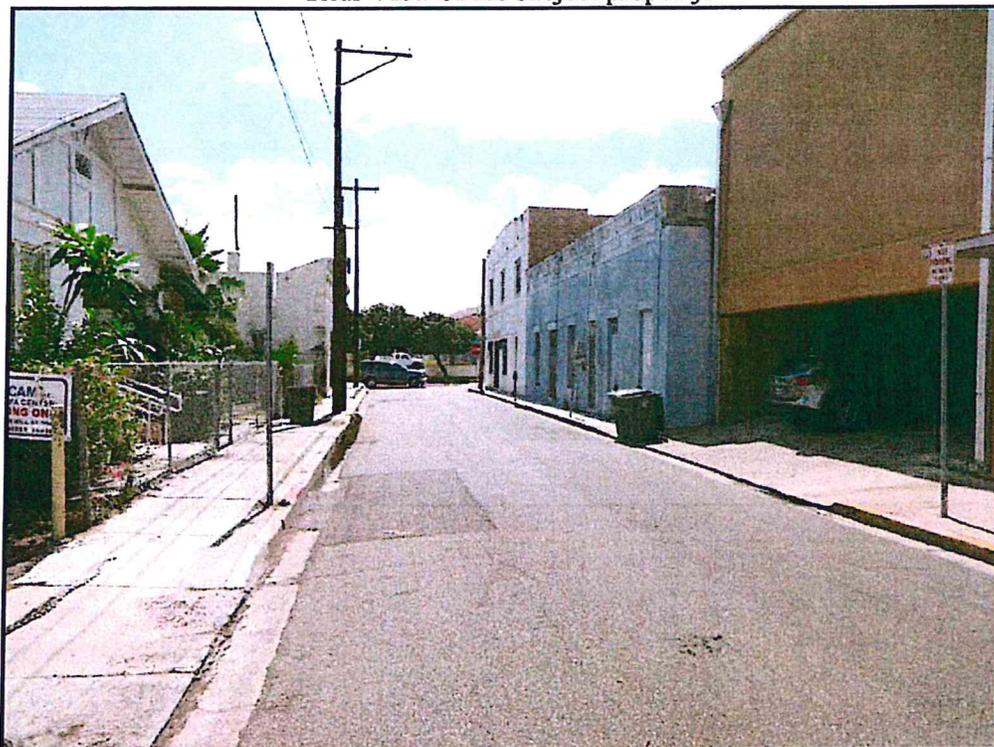
**VIEW OF THE APPRAISED PROPERTY**  
**801 Grant Street, Laredo, Texas 78040**  
**View from corner of Grant Street and Santa Ursula Avenue**

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801 Grant Street



Rear View of the subject property.

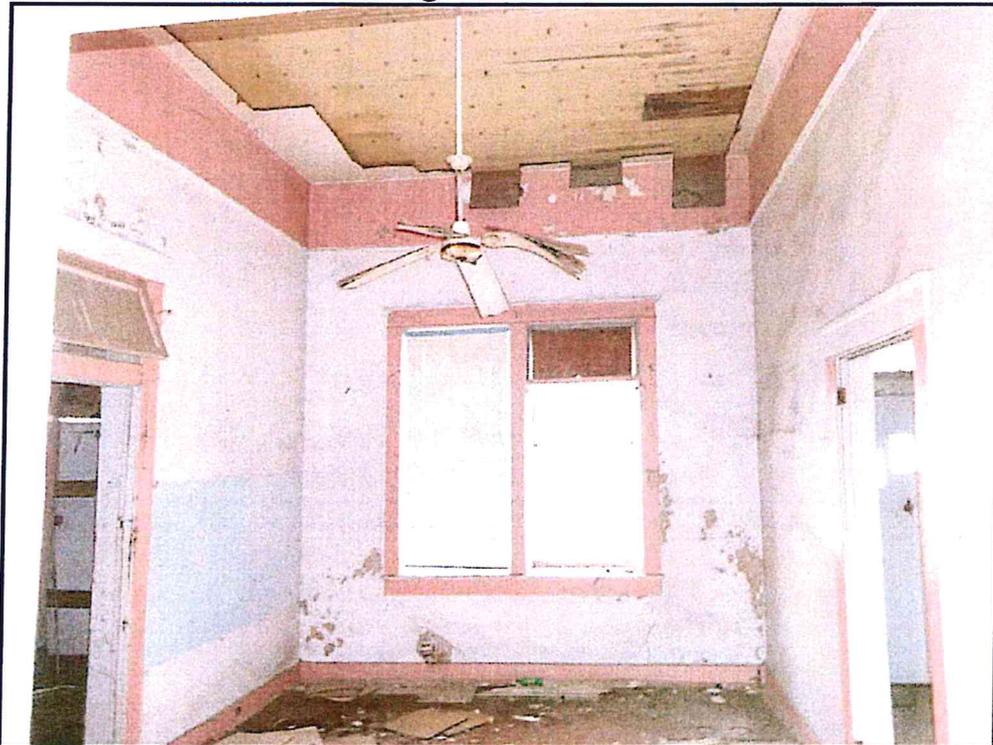


Street view looking east on Grant Street.

801 Grant Street



Street view looking south on Santa Ursula Avenue.



Interior view showing deteriorated condition of improvements

801 Grant Street



Interior view showing deteriorated condition of improvements



Interior view showing deteriorated condition of improvements

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801 Grant Street



Interior view showing deteriorated condition of improvements



Interior view showing deteriorated condition of improvements

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801 Grant Street



Interior view showing deteriorated condition of improvements



Interior view showing deteriorated condition of improvements

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801 Grant Street



Exterior view showing deteriorated condition of improvements. Exposed windows.

**Property 2 – (805 Grant Street)**

**Address: 805 Grant Street-Laredo, TX 78040**

**Legal Description: East 16 ½ Varas of Lot FOUR (4), and the West 3.2 Varas of Lot (5), Black Eleven (11), Western Division of the City of Laredo, Webb County, TX**

**Census Tract NO: 48-479-0019.00.<sup>2</sup>**

**Tax ID: 101-00011-040**

**Property Type: Abandoned residential building in a commercially zoned lot**

**Total Land Area: 0.1396 acres or 6,080 square feet**

**Dimensions: 54.72' x 111.11'**

**Zoning Designation: "AE" Arts and Entertainment District**

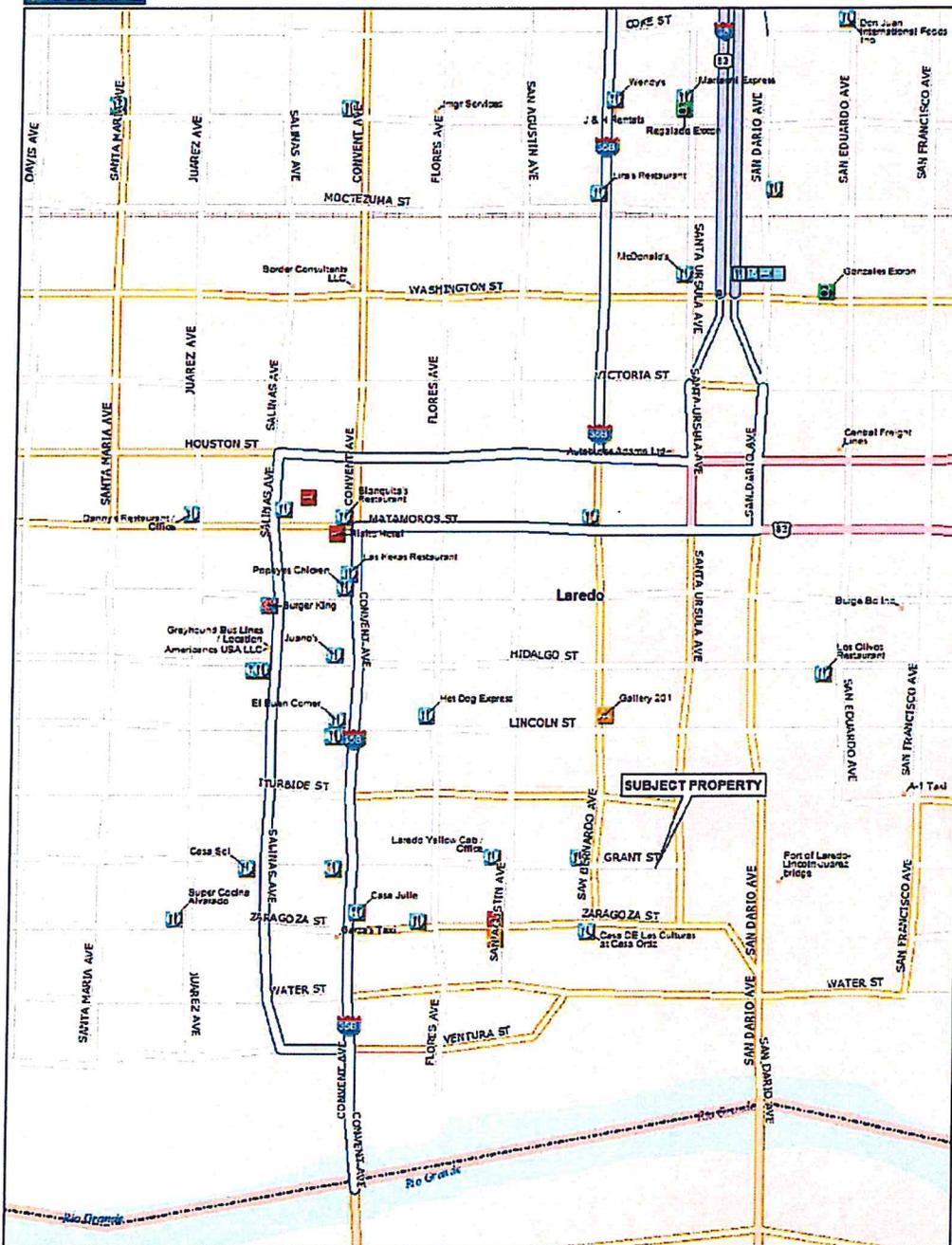
**Flood Zone Designation: Flood Zone "X", areas of minimal flooding**

**Appraised Fair Market Value: \$109,400.00 (Property being sold "AS IS", "Where Is" condition)**

*\*Please Note this property is located in the Historical District; any and all improvements must be approved by the Historical District prior to being done.*

*\*\* Any and all bids must exceed the minimum appraised fair market value.*

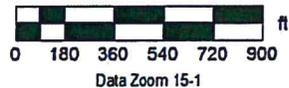
*\*\*\* Cash Only Basis*



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**LOCATION MAP**

**805 Grant Street**

**SUBJECT PROPERTY PHOTOGRAPHS**



**VIEW OF THE APPRAISED PROPERTY  
805 Grant Street, Laredo, Texas 78040**

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805 Grant Street



Rear View of the subject property.



Street view looking east on Grant Street.

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805 Grant Street



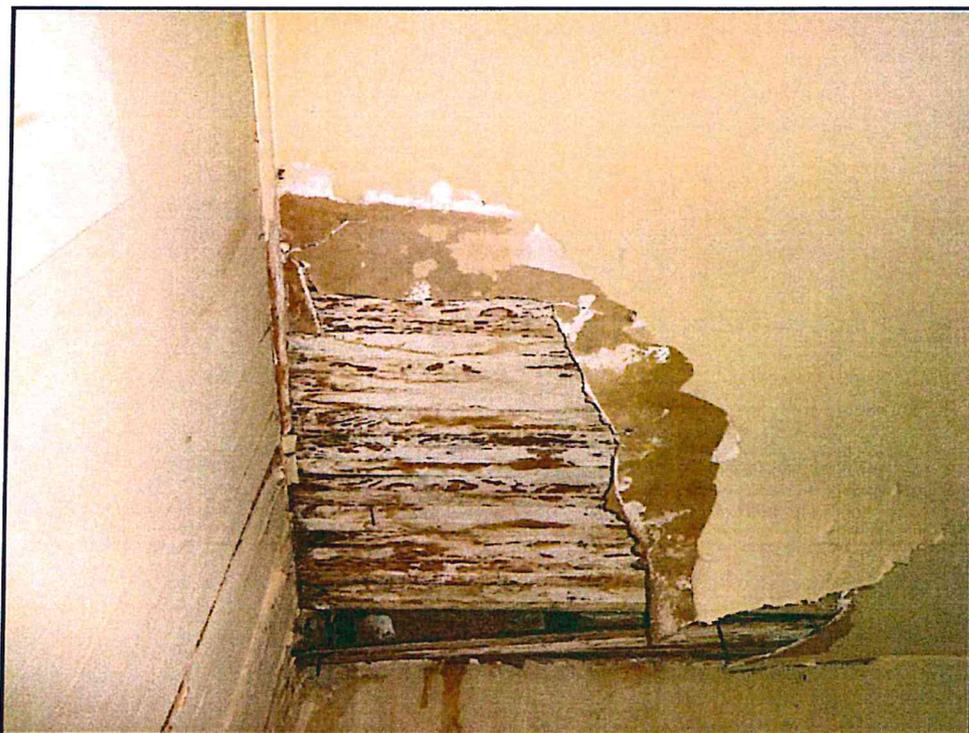
**Interior view showing deteriorated condition of improvements.**



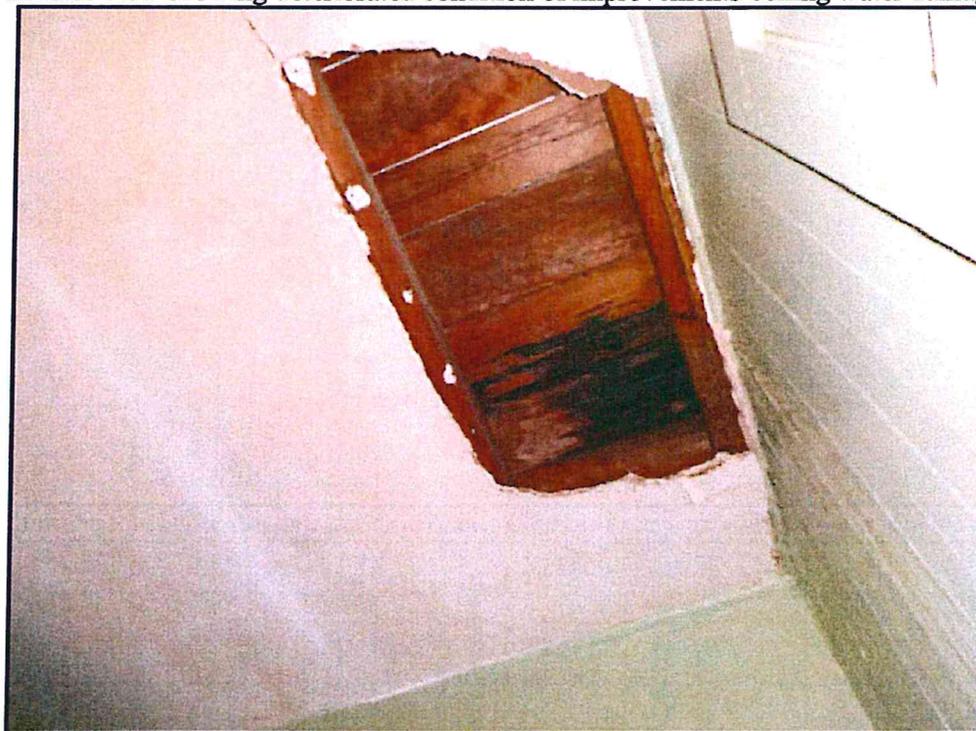
**Interior view showing deteriorated condition of improvements.**

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805 Grant Street



Interior view showing deteriorated condition of improvements-ceiling water damage



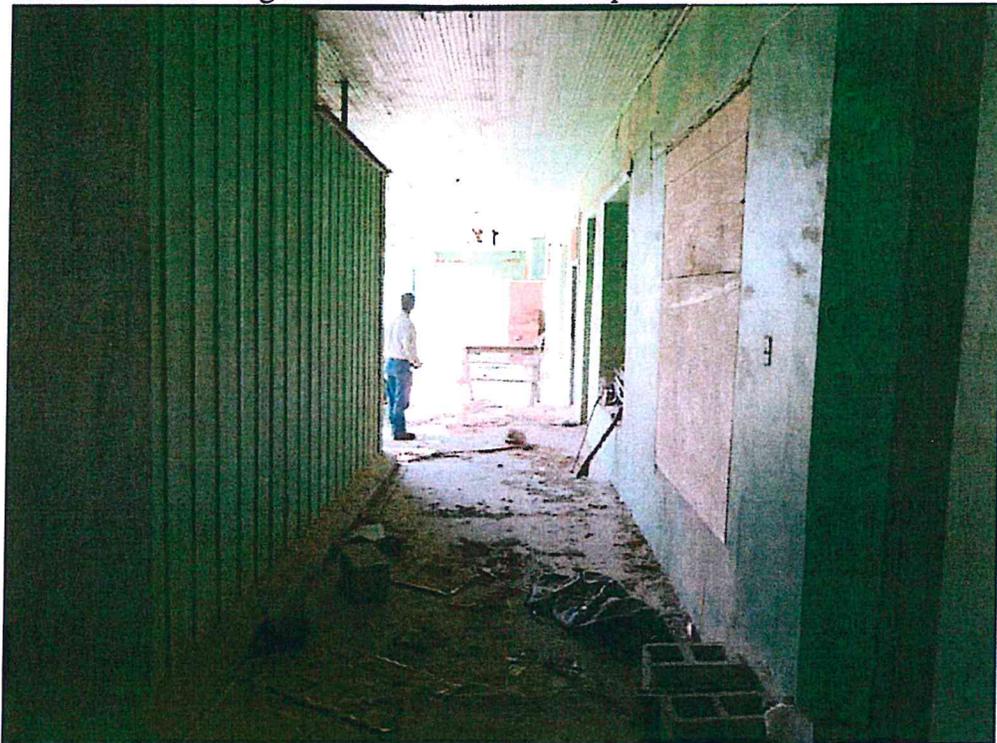
Interior view showing deteriorated condition of improvements-ceiling water damage

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805 Grant Street



Interior view showing deteriorated condition of improvements – kitchen rental units



Exterior view showing deteriorated condition of improvements – rental units porch

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805 Grant Street



Exterior view showing deteriorated condition of improvements – rental units porch



Exterior view showing deteriorated condition of improvements.

805 Grant Street



### 3.0 Additional Terms, Conditions, & Provisions

**Offer:** Price offer provided in this bid by the vendor fixed until a formal award is made by the Commissioner's Court. Bid amount must exceed the appraised fair market value.

**Property:** Properties being sold are "AS IS" "Where is". Webb County will not make any improvements to these properties.

**Capacity:** Vendor must prove beyond any doubt to the County that they are duly qualified, and capable to fulfill the purchase of these properties.

**Delinquent Taxes:**

All vendors seeking to do business with Webb County must owe no delinquent taxes to the County. Attestation of owing no delinquent taxes will be required. If a vendor owes taxes to Webb County, those taxes should be paid before submitting a RFP/proposal.

**Legibility:** Bids must be legible and of a quality that can be reproduced.

**Statements:**

No oral statement of any person shall modify or otherwise change, or affect the terms conditions, or property descriptions stated in this bid packages.

**Late Bids or Modifications:** modifications received after the time set for a public opening will not be considered. Late Bids will not be accepted, or considered, and will be returned to the bidder.

**Ethics:**

The bidder shall not accept or offer gifts or anything of value nor enter into any business arrangement with any employee, of the Webb County Purchasing Department.

**Furnished Forms:** All bids should be submitted on furnished forms. Bids submitted on forms other than those provided by Webb County will not be considered.

**Specification Clarification:** If any person contemplating submitting a bid for this contract is in doubt as to the true meaning of the property descriptions, or other bid documents or any part thereof, they may submit to the Purchasing Agent on or before 5 days prior to the closing date of the Bid a request for clarification. Changes and or clarifications to the specifications will be done in the form of an addendum. The addendum will be posted on the Webb County website ([www.webbcountytexas.gov](http://www.webbcountytexas.gov)), and emailed to the bidders that are on the Webb County vendor list. Questions may also be submitted 5 days prior to the closing date of the Bid, and will be answered, and posted on the Webb County website.

**4.0 Vendor Information Form**

Name of Company: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

Phone: \_\_\_\_\_

Email: \_\_\_\_\_

Signature of Person Authorized to Sign Proposal:

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Printed Name)

\_\_\_\_\_  
(Title)

Vendor to indicate status as to: "Partnership", "Corporation", "Land Owner", etc.

\_\_\_\_\_

\_\_\_\_\_  
(Date)

**IMPORTANT**

Vendor must complete this RFP document in its entirety in order for it to be valid

**5.0 PROOF OF NO DELINQUENT TAXES OWED TO WEBB COUNTY**

This is to certify that \_\_\_\_\_ owes no delinquent property taxes to Webb County.

\_\_\_\_\_ owes no property taxes as a business in Webb County.  
(Business Name)

\_\_\_\_\_ owes no property taxes as a resident of Webb County. (Business Owner)

\_\_\_\_\_  
Person who can attest to the above information

**\* SIGN DOCUMENT AND PROVIDE PROOF OF NO DELINQUENT TAXES TO WEBB COUNTY.**

## Webb County

### 6.0

### Conflict of Interest Disclosure

Effective January 1, 2006, Chapter 176 of the Texas Local Government Code requires that any vendor or person considering doing business with a local government entity disclose in the Questionnaire Form CIQ, the vendor or person's affiliation or business relationship that might cause a conflict of interest with a local government entity. By law, this questionnaire must be filled with the records administrator of Webb County no later than the 7<sup>th</sup> business day after the date the person becomes aware of facts that require the statement to be filed. See Section 176.006, Local Government Code. A person commits an offense if the person violates Section 176.006, Local Government Code. An offense under this section is a Class C misdemeanor. The questionnaire may be viewed and printed by following the link before:

By submitting a response to this request, the vendor represents that it is in compliance with the requirements of Chapter 176 of the Texas Local Government Code.

The Webb County Officials who come within Chapter 176 of the Local Government Code relating to filing of Conflict of Interest Questionnaire (Form CIQ) include:

1. Webb County Judge Tano Tijerina
2. Commissioner Frank Sciaraffa
3. Commissioner Rosaura Tijerina
4. Commissioner John Galo
5. Commissioner Jaime Canales
6. Judge Joe Lopez, Chairman, 49<sup>th</sup> Judicial District
7. Judge Becky Palomo, 341<sup>st</sup> Judicial District
8. Judge Oscar Hale, 406<sup>th</sup> Judicial District

Please send completed forms to the Webb County Clerk's Office located at 1110 Victoria, Suite 201, Laredo, Texas 78040.

6.1-Conflict of Interest Questionnaire

<b>CONFLICT OF INTEREST QUESTIONNAIRE</b> For vendor doing business with local governmental entity		<b>FORM CIQ</b>
<p><b>This questionnaire reflects changes made to the law by H.B. 23, 84th Leg., Regular Session.</b>                      This questionnaire is being filed in accordance with Chapter 176, Local Government Code, by a vendor who has a business relationship as defined by Section 176.001(1-a) with a local governmental entity and the vendor meets requirements under Section 176.006(a).</p> <p>By law this questionnaire must be filed with the records administrator of the local governmental entity not later than the 7th business day after the date the vendor becomes aware of facts that require the statement to be filed. See Section 176.006(a-1), Local Government Code.</p> <p>A vendor commits an offense if the vendor knowingly violates Section 176.006, Local Government Code. An offense under this section is a misdemeanor.</p>	<b>OFFICE USE ONLY</b> Date Received	
<p><b>1</b> Name of vendor who has a business relationship with local governmental entity.</p>		
<p><b>2</b> <input type="checkbox"/> Check this box if you are filing an update to a previously filed questionnaire.</p> <p>(The law requires that you file an updated completed questionnaire with the appropriate filing authority not later than the 7th business day after the date on which you became aware that the originally filed questionnaire was incomplete or inaccurate.)</p>		
<p><b>3</b> Name of local government officer about whom the information in this section is being disclosed.</p> <p style="text-align: center;">_____</p> <p style="text-align: center;">Name of Officer</p> <p>This section (item 3 including subparts A, B, C, &amp; D) must be completed for each officer with whom the vendor has an employment or other business relationship as defined by Section 176.001(1-a), Local Government Code. Attach additional pages to this Form CIQ as necessary.</p> <p>A. Is the local government officer named in this section receiving or likely to receive taxable income, other than investment income, from the vendor?</p> <p style="text-align: center;"><input type="checkbox"/> Yes      <input type="checkbox"/> No</p> <p>B. Is the vendor receiving or likely to receive taxable income, other than investment income, from or at the direction of the local government officer named in this section AND the taxable income is not received from the local governmental entity?</p> <p style="text-align: center;"><input type="checkbox"/> Yes      <input type="checkbox"/> No</p> <p>C. Is the filer of this questionnaire employed by a corporation or other business entity with respect to which the local government officer serves as an officer or director, or holds an ownership interest of one percent or more?</p> <p style="text-align: center;"><input type="checkbox"/> Yes      <input type="checkbox"/> No</p> <p>D. Describe each employment or business and family relationship with the local government officer named in this section.</p>		
<p><b>4</b></p> <p style="text-align: center;">_____</p> <p style="text-align: center;">Signature of vendor doing business with the governmental entity      Date</p>		

Adopted 8/7/2015



## CHECK LIST

**This check list is required for all Bids, Requests for Proposals (RFPs), and Requests for Qualifications (RFQs). Please check off each item that applies.**

- Is bid package being submitted within due date & time?
- Is the name and address of the vendor on the top left hand side of envelope
- Is the bid number, bid title, and due date written on the outer part of a sealed envelope?
- Have property information and descriptions been reviewed?
- Have Terms, Conditions, & Provisions been reviewed?
- Have bid prices been provided and reviewed for accuracy (if applicable)?
- Has Vendor Information Form been filled out and signed?
- Has Proof of No Delinquent Taxes (Business or Property) Form been filled out and signed
- Has Conflict of interest questionnaire been filled out and signed?

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Signature of person submitting Bid