

## OFFICIAL NOTICE NO. \_\_\_\_\_

***REQUEST FOR PROPOSALS*****(Proposals Due by 4:00 p.m., July 31, 2019)****HIGHWAY 120 SITE DEVELOPMENT****- CLASS A OFFICE PARK -****1855 DANIELS STREET, MANTECA, CA****(also identified as APN# 222-25-018, consisting of approximately 9.15 Acres)**

*The City of Manteca is soliciting proposals for the purchase and development of a vacant City-owned property located adjacent to State Route 120 east of the Airport Way intersection in Manteca, California ("Property"). The City is seeking a developer or development team ("Proposer") to purchase and develop the property in a manner that is compatible with and adds vitality to the surrounding neighborhood, complies with the City of Manteca General Plan, responds adequately to the City of Manteca Economic Development Strategy for development of a Class A office park in the community, helps to create local living wage employment opportunities, and returns the Property to the tax rolls.*

**SUMMARY**

**Property Description:** 1844 Daniels Street, Manteca, CA. APN #222-25-018, is located within the municipal boundaries of the City of Manteca, zoned General Commercial.

The Property consists of approximately 9.15 acres of vacant land, adjacent to and abutting SR 120 on the south side, with Daniels Street along the northern border. The frontage improvements along the south side of Daniels Street are completed and include curb, gutter, sidewalk and street lighting. The property is generally at grade with adjacent property. All public utilities are available to the subject including sanitary sewer, public water and storm drainage services provided by the City of Manteca. There are two existing curb cuts on the south side of Daniels Street that will provide vehicular access into the subject property.

**Minimum Price:** **\$7,000,000**  
**No brokerage fee will be paid by City of Manteca.**

**Zoning:** The Property is zoned General Commercial, with a General Plan Land Use designation of General Commercial. The City of Manteca Zoning Ordinance is available on-line at:  
<http://www.qcode.us/codes/manteca/view.php?topic=17>  
 Questions about the Zoning Code may be directed to the Planning Manager at the City of Manteca, Department of Community Development, Planning Division at (209) 456-8505.

The Property is zoned GC. This zoning category allows for a mix of uses including residential, retail, office, and entertainment. A full list of permitted uses is identified in the zoning ordinance.

*Potential Use:*

The property was originally acquired by the City of Manteca to develop a South County Government Center to serve the growing population of citizens and businesses in the South San Joaquin County region. The original plan was to develop two office buildings totaling 100,000 in cooperation with San Joaquin County and other government agencies and similar professional tenants, along with adequate surface parking, quality landscaping and amenities to create a marquee office building for Manteca.

*Utilities:*

Municipal sewer and water is available to the Property. It is the responsibility of the Proposer to verify with the City of Manteca the location and capacity of the utilities necessary to serve the proposed development. The existence and/or suitability of laterals are the responsibility and obligation of the Proposer. Assessments and/or fees on the Property, if any, shall be the financial obligation of the Proposer.

*Environmental  
Conditions*

Independent Phase I & II Environmental Site Assessments (ESA) for the subject parcel are attached as **Exhibit C-1 and C-2**.

*Subsoil*

Geotechnical report from 2006 is attached as **Exhibit D**. Additional geotechnical and soil studies may be necessary.

*Storm water  
Management  
Plan:*

Since the proposed project will exceed one acre, the Proposer will be required to submit a storm water management plan prepared by a registered engineer, in conformance with Chapter 13.28, City of Manteca Code, Storm Water Management and Discharges. For more information, visit the City of Manteca zoning code at:

[http://qcode.us/codes/manteca/view.php?topic=13-13\\_28](http://qcode.us/codes/manteca/view.php?topic=13-13_28)

*Conveyance  
Conditions:*

Conveyance of the Property shall be “as-is”, without warranty as to soil, subsoil and environmental conditions. Proposer shall be responsible for all property development costs, including, but not limited to, extension of water and sewer laterals to the property line, vacation charges or fees, if any, deferred assessments, if any, and the replacement of sidewalks and curb cuts.

Sale of the Property will be subject to the Proposer commencing and completing the construction of the proposed development pursuant to the development schedule submitted by the Proposer and approved by City of Manteca. In the event the Proposer fails to comply with the excavation/grading commencement date in the proposed development schedule, City of Manteca shall have the option to repurchase the property and the Proposer agrees to re-convey the property by Warranty Deed, free and clear of all liens, encumbrances, taxes, assessments and the rights of others, except those in existence, if any, prior to the conveyance of the Property to the Proposer.

<i>Performance Deposit:</i>	The Proposer shall submit to City of Manteca, at or prior to closing, a Performance Deposit (“Deposit”), Bond or Letter of Credit in the amount of \$50,000.00. The Deposit/Bond/Letter of Credit shall serve as security for the satisfactory performance of the project obligations and commitments made in response to this Request for Proposals, the terms of the development agreement entered into by the Proposer and as a guarantee for the completion of the development project approved by the City of Manteca. No interest will be paid on the Deposit.
<i>Development Agreement:</i>	Proposer will be required to enter into a Development Agreement (see <b>Exhibit F</b> ), as part of the Property closing. The Development Agreement will include, but will not be limited to, the project make-up, commitments, obligations and a guarantee by the Proposer, the schedule of the development project, and project design approved by the City of Manteca.
<i>Proposal Deadline:</i>	Proposals must be received by <b>4:00 PM on Wednesday July 31, 2019</b> in the office of the City Clerk, City of Manteca, 1001 W. Center Street, Manteca, CA 95337 (Office hours: 8 AM- 5 PM, Monday – Friday).
<i>Approval/ Grant of Option:</i>	<p>Upon approval of a Proposer and a project development by the Manteca City Council, the selected Proposer will be granted a nonassignable twelve (12) month option to purchase. The option period shall be used by the Proposer to satisfy or obtain any or all purchase and development requirements, tenant/financing commitments, approvals or licenses/permits from the City of Manteca and/or other regulatory agencies. Proposer shall exercise the option on or before the expiration of the twelve-month option period and close the purchase within thirty (30) days thereafter. The selected Proposer shall pay a \$_____ option fee in the form of a certified cashier’s check or money order for the twelve-month option period. The \$_____ option fee shall be credited against the purchase price at closing, but nonrefundable if the sale does not close. The Proposer shall, at its option, be granted two additional six (6) month extensions after the initial twelve-month option period. The Proposer shall pay a nonrefundable option extension fee of \$_____ for each additional six-month extension, with one-half of the option fee paid for each six-month extension period increasing the purchase price paid by the Proposer. The other one-half of the option fee paid for any additional six-month extension shall be credited against the increased purchase price at closing.</p> <p>Any extensions beyond the twenty-four (24) month option period shall be at the discretion of the City Council and City Manager taking into consideration the reasons expressed by the Proposer for requesting the extension. The calculation of the time value of money using the increased purchase price, the duration of the option, and appropriate market rate of return shall be utilized to establish the option extension fee. Whether the option extension fees paid are credited against the purchase price or further increase the purchase price shall be decided at the time the extension request is made by the Proposer.</p>

**In the event the Proposer does not exercise the option and finalize the purchase of the Property, 100% of all option fees paid (including those fees that increased the purchase price) will not be refunded.**

*Property Closing:* Closing the sale is contingent on the completion of the following items to the satisfaction of City of Manteca:

- Approval of the project design by the City of Manteca (with City permit to commence construction, if available). Said design shall be consistent with the proposal approved by the Manteca City Council.
- Project financing satisfactory to City of Manteca.
- Executed Development Agreement.

### **PROPOSAL CONDITIONS/REQUIREMENTS/INSTRUCTIONS**

**The proposal submitted in response to this Request for Proposals shall include, but not necessarily be limited to, the following:**

*Qualifications:* Identify the corporate identity, ownership type, individuals and/or development team submitting the proposal and summarize the expertise, background and experience they possess to complete the proposed development. Describe any comparable development projects completed by the individuals and/or development team. **Proposer shall include within the proposal an acknowledgement signed by all project team members that they understand their specific role and participation in the proposed project.**

*Purchase Price:* The price being offered for the subject property, giving consideration to the minimum price noted on page 1 herein.

*Project Description:* A project narrative indicating the type and/or mix of the development being proposed, the compatibility of the proposed development within the immediate neighborhood and how the development will enhance the neighborhood.

The proposal should identify the realistic sources of or project funding and outline the financing strategy and demonstrate project feasibility with a project development budget/ pro-forma (including estimated rents, unit sale prices, etc). The Proposer should not assume the City of Manteca will provide financial assistance for the project. Any desire for financial assistance from the City should be discussed with the City regarding its availability prior to submitting a proposal.

The proposal should include sketches, building elevations, preliminary/conceptual architectural plans, type of construction and building materials to be used. Describe any unique design elements or other features that make the proposed project a signature or landmark development. Provide a summary of the marketing plan for the

components of the development (i.e. retail, office, residential, parking, etc.) in order to support the economic feasibility of the proposed project. Colored three-dimensional renderings are recommended to support the project description.

*Site Plan:* Preliminary plan(s) depicting building areas, open/green spaces, parking, loading, pedestrian and vehicular circulation, site ingress/egress, site landscaping and street-scaping.

*Project Schedule:* Estimated schedule of the proposed development, including but not limited to, the excavation/grading commencement and completion dates and the completion date of the entire project. Please consider the approval schedule of the development by the City of Manteca when preparing the project schedule.

*Estimated Project Cost/Tax Base:* Estimated itemized project development costs, both hard and soft costs, (including developer fees, if any), real estate tax base generated and estimated total cost of the project at completion, in year 2019 dollar amounts.

**It is recommended that the submitted proposal include a table of contents which categorizes, tabs and indexes the above stated items (plus any additional items added by the Proposer) in an orderly manner for efficient referencing and evaluation.**

#### **PROPOSAL SUBMITTAL/CHANGES/CONTACT INFO/INFORMATIONAL MEETING**

*Submission:* Please send or deliver three (3) complete copies of your proposal, including an electronic version, marked **Official Notice No. \_\_\_\_\_** by the deadline to:

City of Manteca – City Clerk  
1001 West Center Street  
Manteca, CA 95337  
(Office hours: 8:00 a.m.- 5:00 p.m., Monday – Friday)

**Proposals received after the deadline will not be considered and will be returned unopened.**

*Changes and Clarifications:* Any changes or clarifications to this Request for Proposals will be posted on the Highway 120 Parcel Site Development Request for Proposals website at: \_\_\_\_\_

*Pre-Submittal Informational Meeting* A pre-submittal informational meeting will be held on \_\_\_\_\_ from \_\_\_\_\_ a.m./ p.m. at 1001 W. Center Street, Manteca, California.

Parties interested in submitting a proposal for the project are encouraged to attend this meeting. Representatives from City of Manteca will be present to answer questions. A summary of the questions and answers from this session will be posted on the project RFP website at: \_\_\_\_\_.

**Contact  
Information:**

Contact personnel and information are listed on the attached **Exhibit H**.

Questions regarding this Request for Proposals or the pre-submittal informational meeting should be directed to Donald Smail, Economic Development Manager, City of Manteca at 209-456-8015 or by email at [dsmail@ci.manteca.ca.us](mailto:dsmail@ci.manteca.ca.us).

Questions regarding the potential land use, right of way matters, zoning, freeway demolition, utilities, or other city development issues approvals/schedule should be directed to Planning Manager JD Hightower at the City of Manteca, Department of Community Development, Planning Division at (209) 456-8505, or by email at [jhightower@ci.manteca.ca.us](mailto:jhightower@ci.manteca.ca.us).

All proposals submitted are the property of City of Manteca and will not be returned. City of Manteca will honor confidentiality requests to the extent possible.

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**PROPOSAL EVALUATION AND SELECTION****Proposals will generally be evaluated based on the following criteria:**

- The aesthetic quality, design, mix and architectural interest/compatibility of the proposed development, including the type and quality of building materials, the extent of landscaping and the extent to which the proposed development enhances the surrounding neighborhood.
- Compatibility of the proposed use with the adjacent land uses and compliance with the City of Manteca Zoning Ordinance.
- The purchase price (consider minimum purchase price as indicated on page 1 herein), estimated itemized project cost (both hard and soft), project cash-flow/pro-forma, estimated total project cost, development schedule, and estimated tax base generated (The objective of this Request For Proposals is to return the Property to the tax roll).
- Feasibility of the project financing plan/package.
- The capability (including financial) and experience of the Proposer to complete the proposed development.
- Clear, organized, and concise presentation of the proposed project (table of contents with tabbed sections in the proposal).
- Overall responsiveness to the requirements of the Request for Proposals.

After the proposal has been delivered to the City of Manteca City Clerk, no changes shall be made to the proposal unless requested by City of Manteca to clarify or amplify particular aspects of the proposal.

City of Manteca reserves the right to accept or reject any or all proposals for any reason at its sole discretion; and/or to discuss/negotiate the terms, conditions, or components of a submitted proposal with a Proposer(s); or to request additional information or documentation concerning a submitted proposal.

The content of this Request for Proposals is for informational purposes only and the representations made herein, though thought to be accurate, are without warranty. Proposers shall rely exclusively on their own investigations and analyses.