

Call for Proposals

City of Burnet

Proposal Description

13 Acre Residential Development

Due: December 6, 2016 at 5:00 PM CST

City of Burnet

1001 Buchanan Drive, Suite 4

P.O. Box 1369

Burnet, Texas 78611

info@cityofburnet.com

www.cityofburnet.com

Call for Proposals

City of Burnet

Instructions

The City of Burnet (the “City”) is soliciting proposals for:

13 Acre Residential Development

The City is issuing a Call for Proposals (CFP) to utilize approximately 13.459 acres located at Cemetery Street and Westfall Street (the “Property”), as shown on attached the “Exhibit A”, and commonly described as the 13 Acre Residential Development (the “Project”). Questions about the CFP may be sent via email to Evan Milliorn, Assistant Director of Administrative Services, at emilliorn@cityofburnet.com.

Land: The City intends to provide the Property as an economic development incentive, at no cost. Such incentive shall be subject to a deed reverter clause, penalty for lack of performance, or other guarantee of performance as negotiated between the City and the selected proposer. The successful proposer shall be given a feasibility period prior to acquisition of the property.

Eligible Projects: The City is requesting proposals for a residential housing development to be developed on the Property. Developments can be single family, multi-family, or a combination of both.

Executive Summary: Using the questions below as a guide, please provide a written narrative explaining development of the Property and its impact on the City.

1. DESCRIPTION OF PROJECT

Describe a detailed description of the type of housing proposed to be constructed on the Property (i.e. single family, multi-family, or a combination of both), including, but not limited to, overall size, floorplan, elevation, exterior finish and interior finish.

2. QUALIFICATIONS AND EXPERIENCE

Provide the company’s history, along with proposer’s qualifications as a builder and/or developer and the number of years the proposer has been in business.

3. PROJECT READINESS

Proposer shall provide a project timeline, including identified milestones.

4. LONG-TERM SUSTAINABILITY

How does the project design and operation enable self-sustainability over the long term (10+ years)?

5. DESIGN ELEMENTS

How will the elements of design for this Project enhance the City’s characteristics?

6. SIMILAR PROJECTS

Please provide detailed information regarding the proposer’s involvement with similar projects.

7. EMPLOYMENT IMPACT

How will this Project stimulate new employment opportunities?

8. ECONOMIC BENEFIT

How will this Project positively impact the economy?

9. RESOURCE LEVERAGE

How does this Project leverage development of similar projects in the City?

Proposal Due Date:

Proposals are due by December 6, 2016 at 5:00 PM CST.

Submission Addresses:

By Mail

City of Burnet
Attention: Evan Milliorn
P.O. Box 1369
Burnet, Texas 78611

Hand Delivery

City of Burnet
Attention: Evan Milliorn
1001 Buchanan Drive, Suite 4
Burnet, Texas 78611

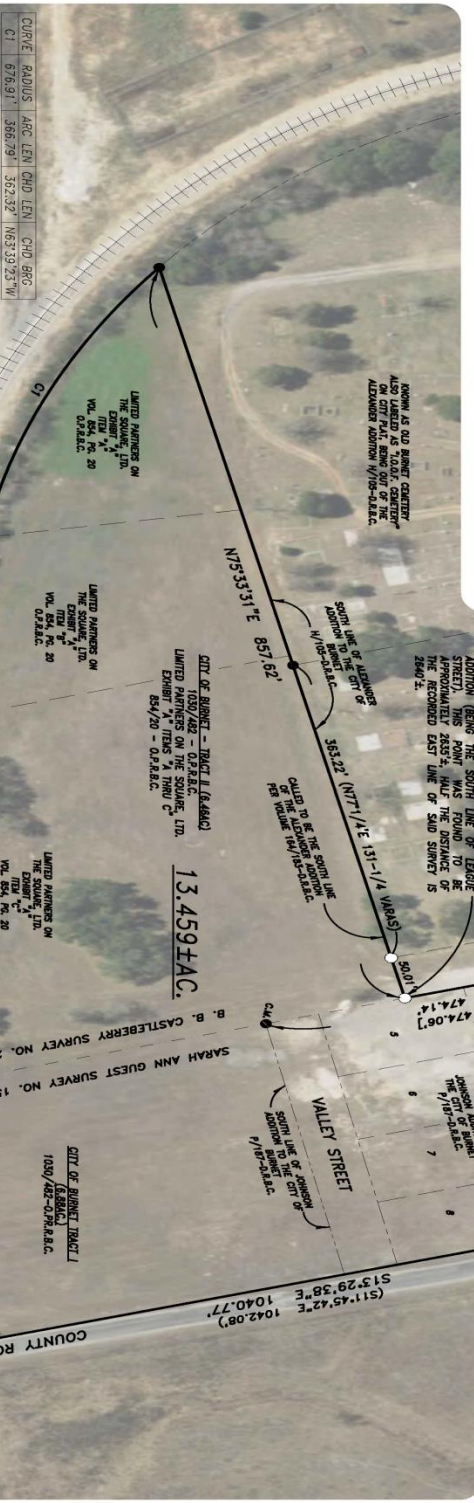
Exhibit A

BOUNDARY SURVEY

LOCAL ADDRESS: CITY OF BURNET, BURNET COUNTY, TEXAS.

LEGAL DESCRIPTION: BEING A 13.459 ACRE TRACT OF LAND OUT OF THE SARAH ANN GUEST SURVEY NO. 1053, ABSTRACT NO. 1525, AND OUT OF THE B.B. CASTLEBERRY SURVEY NO. 2, ABSTRACT NO. 187, BOTH IN BURNET COUNTY, TEXAS, BEING A SOUTHWESTLY PORTION OF BLOCK NO. 7, AND ALL OF BLOCK NO. 8, A WESTERLY PORTION OF PAIRIE STREET, AND A WESTERLY PORTION OF VALLEY STREET, OF THE JOHNSON ADDITION TO THE CITY OF BURNET AS RECORDED IN VOLUME P, PAGE 187 OF THE DEED RECORDS OF BURNET AND FURTHER BEING SHOWN ON THE OFFICIAL MAP OF THE CITY OF BURNET, DATED FEBRUARY 12, 1948, PREPARED BY BURNET COUNTY SURVEYOR, A.M. GIBBS AND ADOPTED BY THE CITY COMMISSION OF THE CITY OF BURNET ON FEBRUARY 28, 1948, AND FURTHER CONSISTING OF A CALLED 6.88 ACRE TRACT I, AND ALL OF A CALLED 6.46 ACRE TRACT II AS SHOWN ON DOCUMENT TO THE CITY OF BURNET IN VOLUME 1030, PAGE 482 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS.

- NOTES:
- 1) SUBJECT PROPERTY IS LOCATED WITHIN ZONE X (AREAS OUTSIDE THE 100 YR FLOOD) AS GRAPHICALLY IDENTIFIED ON FEMA F.I.R.M., MAP NO. 480530340F & 48053040F, EFFECTIVE 5/15/2012.
 - 2) BASIS OF BEARINGS ARE TO THE NAD OF 1983, TEXAS COORDINATE SYSTEM, CENTRAL ZONE.
 - 3) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMENT AND MAY HAVE ADDITIONAL ENCUMBRANCES. SURVEYOR NOT RESPONSIBLE FOR ANY ENCUMBRANCES THAT A TITLE COMMITMENT MAY DISCLOSE.
 - 4) 2015 AERIAL IMAGE PROVIDED BY THE TEXAS NATURAL RESOURCES INFORMATION SYSTEM.



CURVE	RADIUS	ARC LEN	CHD LEN	CHD BEG
C1	676.91	366.79	382.32	N63°39'23\"/>



I HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED ON THE GROUND AND WAS SUPERVISED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT THIS PROFESSIONAL SERVICE MEETS OR EXCEEDS THE CURRENT MINIMUM STANDARDS OF PRACTICE AS ESTABLISHED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING.

Kyle P. Cupplin
 DATED: 7/29/2016
 LICENSE NO. 5839



LEGEND

- 1/2" IRON PIN FOUND
- 1" IRON PIPE FOUND
- SET 1/2" IRON PIN WITH 5839 PROPERTY CAP
- △ VOLUME POINT
- POINT OF BEGINNING
- P.P.A.C. REAL PROPERTY RECORDS
- P.P.A.C. DEED RECORDS BURNET CO.
- P.P.A.C. DEED RECORDS BURNET CO.
- P.P.A.C. DEED RECORDS BURNET COUNTY
- C.M. CONTROLLING DOCUMENT
- () RECORD INFO SUBJECT



NO.	DATE	DESCRIPTION
1		
2		

PROJ. NO. 16856
PREPARED FOR: CITY OF BURNET
TECH: KPC
APPROVED: K. CUPPLIN
FIELDWORK PERFORMED ON: 7/14, 21 & 26/2016
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 KINGSLAND, TX. 78639
 PH.325-388-3300 FAX 325-388-3320
 WWW.CUPLINASSOCIATES.COM

SHEET 1 OF 1