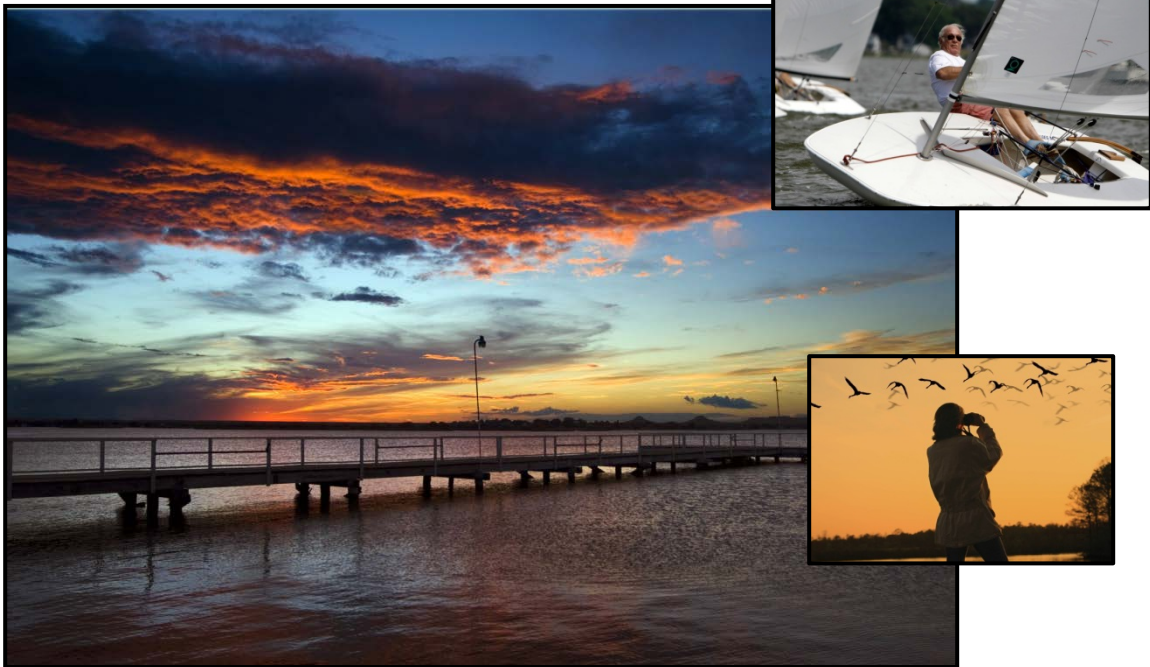


**REQUEST FOR PROPOSALS**  
**RESORT DEVELOPMENT OPPORTUNITY/GROUND LEASE**

**Lake Nasworthy**

**San Angelo, Texas**



**SUBMISSIONS DEADLINE**

**June 22, 2015, 2: 00 P. M., Local Time**





## **Request For Proposal**

The City of San Angelo, Texas invites all qualified individuals, firms or joint venture entities to submit qualifications to ground lease and repurpose a portion of Mary E. Lee Park, approximately 19.547 acres, located at 7409 Knickerbocker Road, San Angelo, Texas 76904 into a vibrant resort and entertainment destination on Lake Nasworthy.

- **Pre-Submission Meeting**

The City will host a non-mandatory pre-submission meeting on April 1, 2015, 3:00 P.M., Local Time, at the 2nd floor conference room, Community Development Building, 52 W College Ave, for any potential respondent seeking additional information about the opportunity. Potential respondents may call into a conference call at that time at (877) 31- 2008, Access Code 988308#

- **Document Availability**

Proposals documents are available and may be examined or obtained without charge in the Purchasing Department, Suite 330, City Hall, San Angelo, Texas. The Request for Proposal is also available at <http://www.cosatx.us>. The proposal documents may be found by following the links.

- City Departments > Purchasing > Bid Information > RFP: PL-01-15/Lake Nasworthy

- **Digital Format**

If Respondent obtained the specifications in digital format in order to prepare a proposal, the proposal must be submitted in hard copy according to the instructions contained in this package. If, in its response, Respondent makes any changes whatsoever to the published specifications, the specifications as published shall control. Furthermore, if an alteration of any kind to the specifications is discovered after the contract is executed and is or is not being performed; the contract is subject to immediate cancellation without recourse.

- **Interpretations**

All questions about the meaning or intent Contract Documents, including specifications, shall be submitted to the Purchasing Division via email [sapurch@cosatx.us](mailto:sapurch@cosatx.us) or writing. Please include the RFP Number and Title "RFP: PL-01-15/Lake Nasworthy" in the subject line. For questions regarding the site and the initial planning, the City's Lake Nasworthy Planning Team can be contacted through Scott Polikov with Gateway Planning at (512) 754-3527.



Questions received less than ten (10) days prior to the date for opening of submissions will not be answered.

Replies will be issued by Addenda and posted on the City's website. Only questions answered by formal written Addenda are binding. Oral interpretations or clarifications will be without legal effect.

- **Addenda**

Should these documents or specifications be revised prior to the deadline for submittals, the City's Purchasing Division will issue an addendum addressing the nature of the change. Respondents must review all addendums and complete, sign and include the Addendum Acknowledgement form with their response.

Addenda will be posted on the City's website as they are issued. Respondent is responsible for contacting the City or checking the City's website to determine if any addendums have been issued prior to submitting a response. It is the Respondents' responsibility to ensure all addendums have been considered prior to submitting a proposal.

- **Submission Deadline**

Sealed submittals must be received and time stamped by **June 22, 2015, 2:00 P.M.**, Local Time. The clock located in Purchasing will be the official time. Faxed or electronically transmitted RFP submittals will not be accepted. It is the sole responsibility of the respondent to ensure that the sealed RFP submittal arrives at the above location by specified deadline regardless of method chosen by the respondent for delivery. Late submissions will not be considered.

- **Submittal Instructions**

- **Copies**

Please submit One (1) original, five (5) copies and one (1) copy in PDF format on CD or USB flash drive of all proposal documents, including questionnaire.

- **Sealed Container Addressing**

- Lower Left Hand Corner: *"RFP: PL-01-15/Lake Nasworthy"*
    - Top Left Hand Corner: *Enter your company name and address.*

- **Delivery Addresses**

- **USPS:** Purchasing Division  
RFP: PL-01-15/Lake Nasworthy  
City of San Angelo  
72 West College Avenue



**CITY OF SAN ANGELO**  
**PURCHASING DEPARTMENT**  
72 West College Avenue, San Angelo, Texas 76903  
Tel: (325) 657-4219 or 657-4220

San Angelo, Texas 76903



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- **Delivery Services (FedEx, UPS, etc):**

Purchasing Division  
RFP: PL-01-15/Lake Nasworthy  
City of San Angelo  
72 West College Avenue, Suite 330  
San Angelo, Texas 76903

**Please ensure the delivery envelope/container is marked, "RFP Enclosed".**

- **Disqualification**

Disqualification may occur for any of the following reasons:

- The respondent is involved in any litigation against the City of San Angelo;
- The respondent is in arrears on any existing contract or has defaulted on a previous contract with the City;
- The respondent is debarred, suspended, or otherwise excluded from or ineligible for participation in State or Federal assistance programs.

- **Confidentiality**

All proposals submitted shall remain confidential. After award, proposals will be made available for public inspection. The City shall not be responsible for the confidentiality of any trade secrets or other information contained or disclosed in the proposal unless clearly identified as such.

- **Award of Contract**

The City reserves the right to accept or reject any or all proposals, and to waive any informalities or irregularities in the RFP process. The City is an equal opportunity employer

The City will select the most highly qualified respondent(s) of the requested services based on the published selection criteria and then attempt to negotiate with respondent(s) a contract(s) at a fair and reasonable price.

- **Acceptance of Proposal Content**

Before submitting a proposal, each Respondent shall make all investigations and examinations necessary to ascertain all conditions and requirements affecting the



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performance of the contract and to verify any representations made by the City upon which the proposal will rely. If the Respondent receives an offer because of its proposal, failure to have made such investigation and examinations will in no way relieve the Respondent from its obligation to comply in every detail with all provisions and requirements.

- **Proposal Term**

Proposal shall be in effect for at least 180 days from the submission date.

**Points of Contact:**

**Julia Antilley, Division Manager**

Purchasing Division  
City of San Angelo  
72 West College Avenue, Suite 330.  
San Angelo Texas, 76903  
Email: [sapurch@cosatx.us](mailto:sapurch@cosatx.us)  
Telephone: (325) 657-4220

**AJ Fawver, Planning & Development  
Services Administrator**

**Planning & Development Services  
Department, Office of the Director**  
City of San Angelo  
72 West College Avenue  
San Angelo Texas, 76903