



***REQUEST FOR PROPOSAL FOR
HIGHWAY 120 SITE DEVELOPMENT
- CLASS A OFFICE PARK -
1844 DANIELS STREET, MANTECA, CA
(APN# 222-25-018, Approximately 8.52 Acres)***

VERSION #2 – September 6, 2019

(Proposals Due by 4:00 p.m., October 3, 2019)

**at
City of Manteca
Office of the City Clerk
1001 West Center Street
Manteca, CA 95337**

Table of Contents

INTRODUCTION	3
SUMMARY	3
PROPOSAL CONDITIONS/REQUIREMENTS/INSTRUCTIONS	6
PROPOSAL SUBMITTAL/CHANGES/CONTACT INFO/INFORMATIONAL MEETING.....	7
PROPOSAL EVALUATION AND SELECTION.....	8
EXHIBIT A: DRAFT LEGAL DESCRIPTION of PROPERTY	9

INTRODUCTION

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. City of Manteca 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, creation of living wage employment opportunities, and returns the property to the property tax roll.

SUMMARY

Property Description: Being a portion of that certain real property granted to the City of Manteca by Grant Deed recorded January 17, 2018 as Document No. 2018-005228, San Joaquin County Records, situate in the Southwest quarter of Section 6, Township 2 South, Range 7 East, Mount Diablo Meridian, City of Manteca, County of San Joaquin, State of California, being more particularly described in Exhibit A.

Property Address: The Property is located at 1844 Daniels Street, Manteca, CA just north of State Route 120 and South of Daniels Street. The nearest cross street to the Daniels entrance is just east of Fishbeck Road. APN# 222-25-018

Brokerage fee will be paid by City of Manteca is negotiable.

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 <https://bit.ly/2Pbd5tg>. Questions about the Zoning Code may be directed to Planning Manager Jeffrey Hightower 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 land use provisions and building/site requirements described in the Redevelopment Plan is applicable to all publicly and privately owned parcels and structures located within the Redevelopment Plan boundary. All permit applications and plans for new construction within the area of the Redevelopment Plan will be referred to and reviewed by the Redevelopment Authority of the City of Manteca to determine conformance with the Redevelopment Plan. Parking to serve the proposed development will be in the form of a surface parking or a parking structure with ground level, non-parking uses. Shared parking among uses that have non-overlapping, peak parking demands (such as nighttime and weekend entertainment activities) is encouraged.

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. Deferred assessments and/or charges/fees on the Property, if any, shall be the financial obligation of the Proposer.

Environmental Contact us for information on this parcel.

Stormwater Since the proposed project will exceed one acre, the Proposer will be required to submit a stormwater management plan prepared by a registered engineer, in conformance with Chapter 120, City of Manteca Code of Ordinances. For more information, visit the City of Manteca zoning code at: <https://bit.ly/2Pbd5tg>.

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 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.

Performance Deposit: 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.

Development Agreement: Proposer will be required to enter into a Development Agreement (see **Exhibit B**), as part of the Property closing. The Development Agreement will include, but will not be limited to, the project make-up, the commitments, obligations and a guarantee by the Proposer, the schedule of the development project, the project design approved by the City of Manteca.

Proposal Deadline: Proposals must be received by 4:00 pm. October 3rd, 2019 in the office of the City Clerk, City of Manteca, 1001 W. Center Street, Manteca, CA 95337 (Office hours: 8:00 a.m.- 5:00 p.m., Monday – Friday).

*Approval/
Grant of Option:* 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 an option fee in the form of a certified cashier's check or money order for the twelve-month option period to be negotiated at the time the development agreement is signed. 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, to be negotiated at the time the development agreement is signed, 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.

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.

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 projected market value.

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 streetscaping.

Project Schedule: Estimated schedule of the proposed development, including but not limited to, the excavation 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

Submission: Please send or deliver three (4) complete copies of your proposal, including an electronic version, marked “**Class A RFP**” 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 this 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: http://www.mantecagov.com/ClassAOffice_RFP

Pre-Submittal Information Parties interested in submitting a proposal for the project are encouraged to contact City staff with any questions. A summary of relevant non-confidential questions and answers collected during the RFP period will be posted on the project RFP website listed above.

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 dsmail@ci.manteca.ca.us. Include “**Class A RFP**” in the subject line.

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.

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.

PROPOSAL EVALUATION AND SELECTION

Proposals will generally be evaluated based on the following criteria:

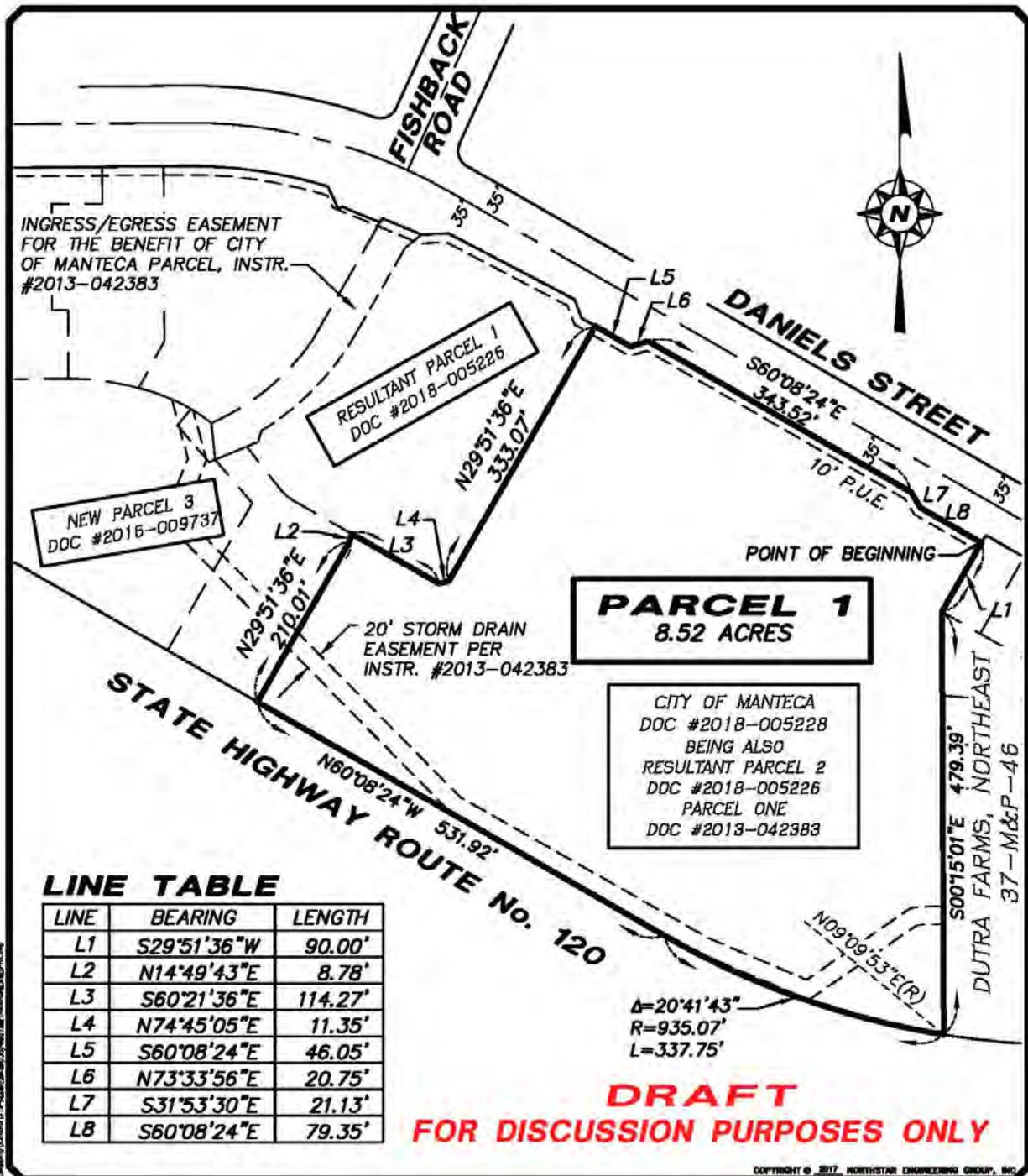
- The aesthetic quality, design, mix and architectural interest/compatibility of the proposed development, including the type and quality of building materials, the extent of landscaping and the extent to which the proposed development enhances the surrounding neighborhood.
- Compatibility of the proposed use with the adjacent land uses and compliance with the City of Manteca Zoning Ordinance.
- The proposed purchase price (consider projected market value), 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.

EXHIBIT A: DRAFT PLAT & LEGAL DESCRIPTION of PROPERTY



DATE PLOTTED: 07/31/19 08:41:11 AM

<p>NorthStar Engineering Group, Inc.</p> <p>• CIVIL ENGINEERING • SURVEYING • PLANNING • 820 12th Street Modesto, CA 95354 (209) 524-3525 Phone (209) 524-3526 Fax</p>	<p>PLAT TO ACCOMPANY LEGAL DESCRIPTION</p> <p>EXHIBIT 'B'</p> <p>BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 2 SOUTH, RANGE 7 EAST, MOUNT DIABLO MERIDIAN.</p> <p>MANTECA SAN JOAQUIN COUNTY CALIFORNIA</p>	<p>JOB: J19-2332 DATE: 07/31/19 SCALE: 1"=150' DRAWN: NC DESIGNED: NC CHECKED: NC SHEET: 01 OF 01</p>
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EXHIBIT A: DRAFT PLAT & LEGAL DESCRIPTION of PROPERTY

EXHIBIT "A" LEGAL DESCRIPTION

PARCEL 1

Being a portion of that certain real property granted to the City of Manteca by Grant Deed recorded January 17, 2018 as Document No. 2018-005228, San Joaquin County Records, situate in the Southwest quarter of Section 6, Township 2 South, Range 7 East, Mount Diablo Meridian, City of Manteca, County of San Joaquin, State of California, being more particularly described as follows:

BEGINNING at the most Easterly corner of said City of Manteca property, thence, along the Easterly and Southerly lines of said City of Manteca property, the following four (4) courses:

1. South 29°51'36" West 90.00 feet
2. South 00°15'01" East 479.39 feet to a point on the Northerly right of way of State Highway Route No. 120 and the beginning of a non-tangent curve to the right, having a radius of 935.07 feet, to which beginning a radial line bears South 09°09'53" West and having a central angle of 20°41'43"; thence
3. Along said Northerly right of way line and the arc of said curve, Northwesterly, 337.75 feet
4. North 60°08'24" West 531.92 feet to the Southeast corner of Parcel "A" as described in the Grant Deed to sizzler, recorded on _____, 2019 as Document Number 2019-_____, San Joaquin County Records; thence

Along the Easterly line of said Parcel "A", the following two (2) courses:

1. North 29°51'36" East 210.01 feet
2. North 14°49'43" East 8.78 feet to the Northeast corner of said Parcel "A", being also a point on the Northerly line of said City of Manteca property; thence

Along the Northerly and Westerly lines of said City of Manteca property, said lines being common with the Southerly and Easterly lines of the real property granted to Stadium Center East, LLC by Grant Deed recorded on January 17, 2018 as Document No. 2018-005227, San Joaquin County Records, the following three (3) courses:

1. South 60°21'36" East 114.27 feet
2. North 74°45'05" East 11.35 feet
3. North 29°51'36" East 333.07 feet to the Northwest corner of said City of Manteca property, being also a point on the South right of way line of Daniels Street, said point being 50.00 feet distant at right angles from the centerline of said Daniels Street; thence

Along the Northerly most line of said City of Manteca property, being also the South right of way line of said Daniels Street the following five (5) courses:

1. Parallel with said centerline, South 60°08'24" East 46.05 feet
2. North 73°33'56" East 20.75 feet to a point which is 35.00 feet distant at right angles from the centerline of said Daniels Street; thence
3. Parallel with said centerline, South 60°08'24" East 343.52 feet
4. South 31°53'30" East 21.13 feet to a point which is 45.00 feet distant at right angles from the centerline of said Daniels Street; thence
5. Parallel with said centerline, South 60°08'24" East 79.35 feet to the point of beginning.

Containing 8.52 acres more or less

This legal description as described is delineated on the accompanying "Plat to Accompany Legal Description" and made a part hereof for reference purposes.

Nicole Cannella, P.L.S. 9099

