

Call for Proposals

Burnet Economic Development Corporation

Proposal Description

South Rhomberg Street Residential Development

Due: June 16, 2016 at 11:00 a.m. CST

Burnet Economic Development Corporation

1001 Buchanan Drive, Suite 4

P.O. Box 1369

Burnet, Texas 78611

info@Burnet512.com

www.Burnet512.com

Burnet Economic Development Corporation

Call for Proposals

Instructions

The Burnet Economic Development Corporation (the “BEDC”) is soliciting proposals for:

South Rhomberg Street Residential Development

The BEDC is issuing a Call for Proposals (CFP) to utilize approximately 3.25 acres located in the 700 block of South Rhomberg Street (the “Property”), as shown on attached “Exhibit A”, and commonly described as the South Rhomberg Street Residential Development (the “Project”). Questions about the CFP may be sent via email to Crista Bromley, Director of Administrative Services cbromley@cityofburnet.com.

Eligible Projects: The BEDC 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. Any proposed amenities should be submitted as a part of the proposal.

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

1. PROJECT READINESS

How ready are you to proceed with the Project?

- A. What is the total budget for your proposal? What percentage of funding has already been secured?
- B. Please include any design documents, including but not limited to building elevations and site plans.
- C. When will the Project be completed?
- D. Who will lead this initiative? Who will own this Property?

2. LONG-TERM SUSTAINABILITY

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

- A. Please include a capital and operational financial plan for the Project.
- B. What is the existing and projected market for this Project?
- C. What is the length of life or term of this project?

3. DESIGN ELEMENTS

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

4. EMPLOYMENT IMPACT

How will this Project stimulate new employment opportunities?

- A. How many jobs will this Project create or retain?
- B. How many of the jobs created will be short term? How many will be long term?
- C. What will the likely range of wage rates of the jobs created by this Project?

5. ECONOMIC BENEFIT

How will this Project positively impact the economy, competitiveness and diversity?

- A. How will the Project impact our City economy directly and indirectly?
- B. How will the Project enhance the quality of place in the City?
- C. How does this Project influence other assets in the City?

6. LOCAL STRATEGY

How does the Project support the achievement of local goals and strategies?

- A. How does this Project support local business development, workforce development, and/or quality of life goals?

7. RESOURCE LEVERAGE

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

- A. What financial commitments have you secured from other investors for this Project? Please share a list and the dollar amounts committed by each investor.
- B. Please share a list of all contractors and/or organizations and entities involved in this project.
- C. Will this Project create a new public-private collaboration? If so, please describe.

Timeline:

- A. A proposers' conference will be held June 1, 2016 at 11:00 a.m. in the City Council Chambers located at 2402 S. Water Street (Highway 281 South), Burnet, Texas. Questions regarding the CFP must be received by the end of the proposers' conference. A final questions and answers document will be posted on the BEDC website www.burnet512.com.
- B. Proposals are due by June 16, 2016 at 11:00 a.m.

Submission Addresses:

By Mail

Burnet Economic Development Corporation
Attention: Crista Bromley
P.O. Box 1369
Burnet, Texas 78611

Hand Delivery

Burnet Economic Development Corporation
Attention: Crista Bromley
1001 Buchanan Drive, Suite 4
Burnet, Texas 78611

EXHIBIT A

TOPOGRAPHY, TREE & UTILITY EXHIBIT



LEGEND

- SANITARY
- UTILITY POLE
- OLD WIRE
- OVERHEAD UTILITY
- WATER METER
- 5'-0" MAJOR CONTOUR
- 2'-0" MAJOR CONTOUR

LINE NO.	LINE TYPE	LINE SIZE	LINE NO.	LINE TYPE	LINE SIZE
1	1"	12.00	1	1"	12.00
2	1"	12.00	2	1"	12.00
3	1"	12.00	3	1"	12.00
4	1"	12.00	4	1"	12.00
5	1"	12.00	5	1"	12.00
6	1"	12.00	6	1"	12.00
7	1"	12.00	7	1"	12.00
8	1"	12.00	8	1"	12.00
9	1"	12.00	9	1"	12.00
10	1"	12.00	10	1"	12.00
11	1"	12.00	11	1"	12.00
12	1"	12.00	12	1"	12.00
13	1"	12.00	13	1"	12.00
14	1"	12.00	14	1"	12.00
15	1"	12.00	15	1"	12.00
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32	1"	12.00	32	1"	12.00
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84	1"	12.00	84	1"	12.00
85	1"	12.00	85	1"	12.00
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90	1"	12.00	90	1"	12.00
91	1"	12.00	91	1"	12.00
92	1"	12.00	92	1"	12.00
93	1"	12.00	93	1"	12.00
94	1"	12.00	94	1"	12.00
95	1"	12.00	95	1"	12.00
96	1"	12.00	96	1"	12.00
97	1"	12.00	97	1"	12.00
98	1"	12.00	98	1"	12.00
99	1"	12.00	99	1"	12.00
100	1"	12.00	100	1"	12.00

GENERAL NOTES:
 1) A TEXAS "ONE CALL" WAS PERFORMED, TICKET NO. 1802878667.
 2) BASES OF BEARINGS ARE TO THE TEXAS COORDINATE SYSTEM.
 3) SURVEY PROPERTY IS LOCATED WITHIN ZONE 1 (GARAGE OUTSIDE FROM THE 100 TO 150,000) AS SHOWN ON THE FLOOD INSURANCE RATE MAP NO. 48050C0404, EFFECTIVE MARCH 15, 2018, BURNET COUNTY, TEXAS.
 4) ELEVATIONS SHOWN HEREON ARE BASED ON THE 1988 NAVD.
 5) NOT ALL IMPROVEMENTS ARE SHOWN ON SURVEY.



PROJ. NO. 16141 PREPARED FOR: CITY OF BURNET TECH. C. CUPLIN APPROVED: K. CUPLIN BILL DOWNS: PLS INFORM D. ON: 2/18/2018 COPYRIGHT © 2018 PROFESSIONAL FIRM NO. 10128903	1932 WEST RR 1431 PO BOX 1095 KINGSLAND, TX. 78639 PH: 324-388-3300 FAX: 325-388-3320 WWW.CUPLINASSOCIATES.COM	SCALE 1" = 40' 	<table border="1"> <tr> <th>DATE</th> <th>NO.</th> <th>DESCRIPTION</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	DATE	NO.	DESCRIPTION										1 OF 1 SHEET
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