



NOTICE OF SEALED BID FOR SALE OF REAL PROPERTY

The City of Boerne, Texas (the "City") is accepting sealed bids for the purchase of the following real property (the "Property") as described in this Notice of Bid Opening:

The Property commonly known as 402 E. Blanco. consisting of approximately 2.49 acres of land, as more particularly described and depicted in Exhibit "A", attached hereto and incorporated herein.

The sale of the Property shall be awarded, at the discretion of the City Council, to the bidder submitting a bid in accordance with the terms outlined below, and providing the best value to the City.

The minimum bid amount is \$2,538,000, inclusive of price and other value. It is the intention of the City to sell the Property based on the best value bid that is submitted. If in the judgment of the City Council the bids submitted do not represent the fair value of the Property, the Council reserves the right to reject any and all bids. Should any bid be accepted, payment shall be made by earnest money deposit, subject to closing, and shall be deposited with the City or designated escrow agent by, cashier's check or money order payable to the City of Boerne within three days of the award notice. Provisions of the sale of the Property shall include:

1. For the purchase of the real property in "as is" condition with no warranties or representations as to suitability for any particular use;
2. For the conveyance of the Property by special warranty deed;
3. For the Buyer to pay all fees, commissions and costs associated with closing the sale of the Property;
4. For the Buyer to assume all responsibility or liability for any environmental condition affecting the Property, or any clean-up or remediation that may be required by law, if any;
5. For construction, remodeling or updating of the building on the Property, purchaser agrees to comply with all City zoning, building and permitting regulations. Such construction may not encroach upon platted easements on the subject property.
6. Execute Contract for Sale and Purchase of Real Property.
7. A schedule for realization of added value from a public purpose, if any.

In addition to price, any bidder wishing to have additional value considered with regard to contributions to a public purpose such as education or economic development shall provide an estimate of the value added to the bid by the public purpose element.

By submitting a bid, each bidder agrees to waive and does hereby waive any claim the bidder has or may have against the City of Boerne, Texas, and the City's respective employees and representatives for the award of damages or attorney fees, arising out of or in connection with the administration, evaluation, or recommendation of any bid, waiver, deletion or amendment of any requirements under this Notice of Bid Opening, acceptance or rejection of any bids, and award of the bid. By submitting a bid, the bidder specifically waives any right to recover or be paid attorney fees from the City of Boerne, Texas, or any of the City's employees and representatives under any of the provisions of the Texas Uniform Declaratory Judgments Act (Texas Civil Practice and Remedies Code, Section 37.001, et. seq., as amended). The bidder acknowledges and agrees that this is the intentional relinquishment of a presently existing known right and that there is no disparity of bargaining power between the bidder and the City of Boerne, Texas.

By execution and submission of this bid, the bidder hereby represents and warrants to the City that the bidder has read and understands this Notice of Bid Opening and that the bid is made in accordance with the terms stated herein. Bidder acknowledges that it understands all terms herein, which include the waiver provisions, and that it had the right to consult with counsel regarding all applicable documents.

The City reserves the right to waive, delete or amend any of the requirements connected with this bid.

Bids shall be delivered in writing on the attached bid proposal form, signed by the bidder or an authorized representative, and enclosed in a sealed envelope to the City of Boerne, City Secretary, 447 N. Main Street, Boerne, Texas 78006. All bids shall be plainly marked "SEALED BID TO PURCHASE REAL PROPERTY." Bids must be received before 1:59 p.m. on Friday, November 19th, 2021, and any bid received after that time will not be considered.

Bidders may forward questions related to the bid process or the Property to the Assistant to the City Manager in writing at 447 N. Main, Boerne, TX 78006. Inquiries must be received on or before the 10th day of November, 2021. Responses will be made available on the City's website. Important information related to this bid process, including additional instructions, amendments, and other information will be made available on the City's website. Bidders are responsible for checking the website before submitting their bids. The Property will be available for inspection on the 3rd day of November, 2021. Interested parties should contact the following to register to view the Property on that date: Nicholas Montagno, Assistant to the City Manager at (830) 248-9511,

City staff will publicly open, read and tabulate the bids at 2:00 p.m. on Friday, November 19th, 2021, in the City Council Chambers, City of Boerne, 447 N. Main Street, Boerne, Texas 78006.

The City may enter into discussions with the high value bidder related to negotiating the Contract for Sale and Purchase of Real Property. In the event agreement is not reached on a contract, or earnest money is not deposited, the City reserves the right to reject this bidder and select the next highest value bidder.



BID PROPOSAL FORM

I hereby submit my proposal for the purchase of the property at:

Property Address: 402 E. Blanco, Boerne, TX 78006

Legal Description: Lot 120A, Boerne Original Town

Minimum Bid Amount: \$2,538,000

Bid Amount (include payment amount plus estimated additional value, if any):

What part of this is Estimated Additional Value: _____

Proposed Use for Property (If claiming additional value include attachments showing public purpose):

Name of and Type of Entity for which bid is submitted, if any: _____

THE CITY OF BOERNE RESERVES THE RIGHT TO REJECT ANY AND ALL BIDS AND/OR WAIVE ANY INFORMALITIES.

I understand that the property is purchased "as is, where is, with all faults." I further understand that that if my bid is accepted by the Boerne City Council, the bid amount shall be paid in full by cashier's check or money order, made payable to the City of Boerne within three calendar days of the award notification, see earnest money deposit. I hereby certify that I have read and understand the terms of this agreement as specified in the notice of sealed bid for sale of real property. I hereby approve and accept all of the conditions of this agreement.

(Bidder's Signature)

(Bidder's Name)

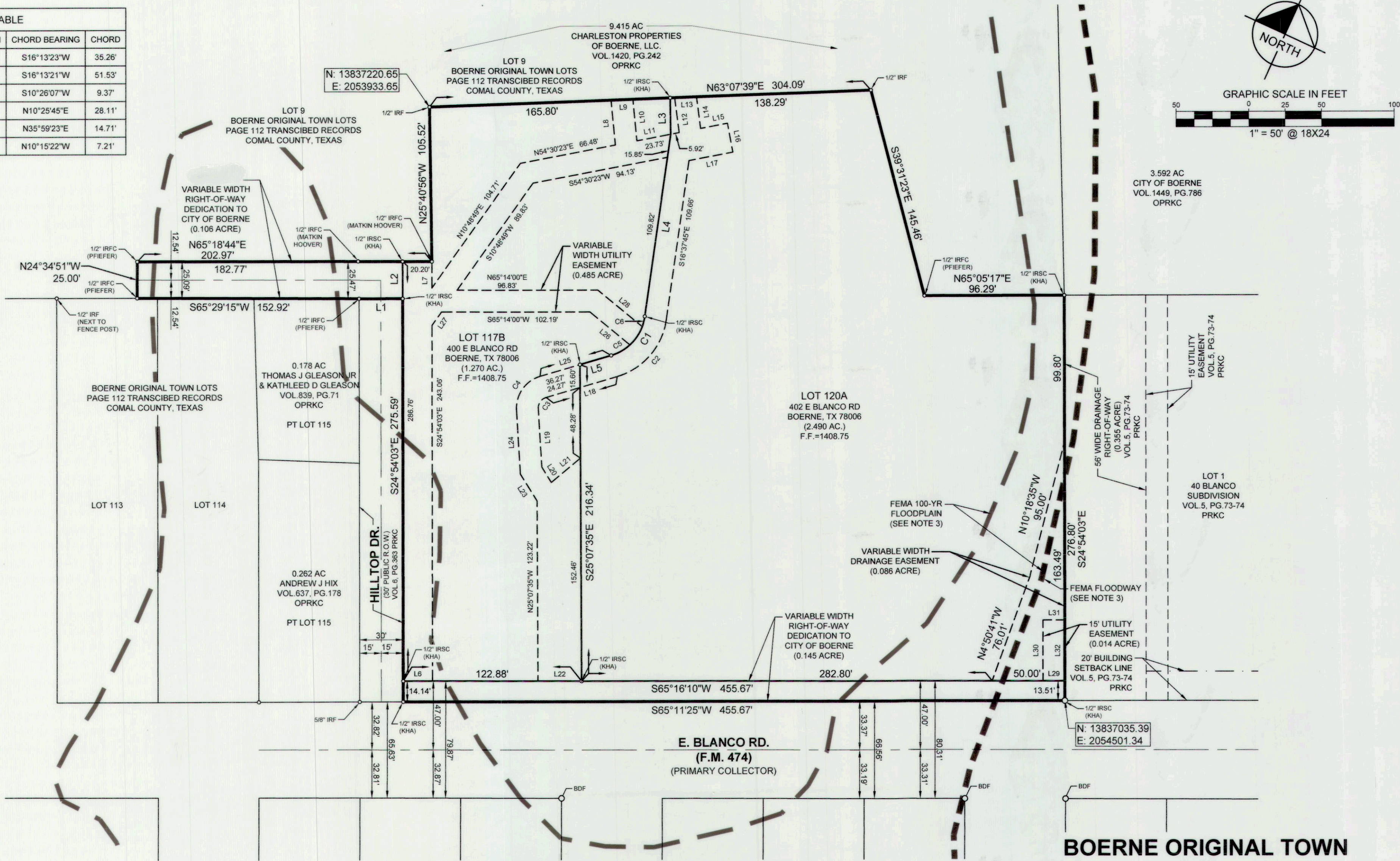
(Address)

(Telephone Number)

(Date)

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	65°41'50"	32.50'	37.26'	S16°13'23"W	35.26'
C2	65°41'50"	47.50'	54.47'	S16°13'21"W	51.53'
C3	77°18'56"	7.50'	10.12'	S10°26'07"W	9.37'
C4	77°18'56"	22.50'	30.36'	N10°25'45"E	28.11'
C5	26°09'51"	32.50'	14.84'	N35°59'23"E	14.71'
C6	12°44'19"	32.50'	7.23'	N10°15'22"W	7.21'

LINE TABLE		
NO.	BEARING	LENGTH
L1	S65°01'27"W	30.00'
L2	N24°54'03"W	25.32'
L3	S25°40'56"E	24.84'
L4	S16°37'45"E	125.67'
L5	S49°04'28"W	22.38'
L6	S65°16'10"W	20.20'
L7	S24°54'03"E	17.99'
L8	N30°20'44"W	30.70'
L9	N63°07'39"E	15.03'
L10	S30°20'44"E	28.44'
L11	N54°30'23"E	29.65'
L12	N32°18'31"W	24.05'
L13	N63°07'39"E	15.07'
L14	S32°18'31"E	21.79'
L15	N54°30'23"E	18.81'
L16	S35°29'44"E	20.00'
L17	S54°30'23"W	30.73'
L18	S49°04'28"W	50.89'
L19	S28°12'14"E	40.10'
L20	S66°57'20"E	12.35'
L21	N25°34'16"E	26.02'
L22	S65°16'10"W	30.00'
L23	N56°57'20"W	21.66'
L24	N28°12'14"W	43.94'
L25	N49°04'28"E	50.89'
L26	N75°21'44"W	35.54'
L27	S10°48'49"W	11.29'
L28	S75°21'44"E	39.57'
L29	S65°16'10"W	15.00'
L30	N24°54'03"W	41.50'
L31	N65°16'10"E	15.00'
L32	S24°54'03"E	41.50'



"AS AMENDED"
SCALE: 1" = 50'

General Notes:

- The bearings, distances, areas and coordinates shown hereon are Texas State Coordinate System GRID, South Central Zone (FIPS 4204) (NAD'83), as determined by the Global Positioning System (GPS) post processing. The unit of linear measurement is U.S. Survey Feet.
- Property corners are monumented with a 1/2" iron rod with a plastic cap stamped "KHA", unless noted otherwise.
- According to Community Panel No. 48259C0415F, dated December 17, 2010 of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) of Kendall County, Texas, a portion of the subject tract is located in Zone "AE" Floodway" which is defined by FEMA as "the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increase in flood heights", a portion of the subject tract is located within Zone "AE" which is defined by FEMA as "100-year flood hazard area with base flood elevations determined". A portion of the subject tract is located within Zone "X" (shaded) which is defined by FEMA as "Areas of 500-year flood; areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 100-year flood". The remainder of the subject tract is located within Zone "X" (un-shaded) which is defined by FEMA as "areas determined to be outside 500-year floodplain." All zone delineations shown hereon are approximate.
- The subject area is not upstream from a City water supply lake.
- All Public Right-Of-Way, Utility and Drainage easements to be dedicated to the City of Boerne.

LINETYPE LEGEND	
	BOUNDARY LINE
	EASEMENT LINE
	FEMA AE LINE
	FEMA FLOOD WAY

LEGEND	
IRF	IRON ROD FOUND
IRSC	IRON ROD SET WITH CAP
IRFC	IRON ROD FOUND WITH CAP
XF	CUT "X" FOUND
CSF	COTTON SPINDLE FOUND
PKF	"PK" OR "MAG" NAIL FOUND
PRKC	PLAT RECORDS OF KENDALL COUNTY
DRKC	DEED RECORDS OF KENDALL COUNTY
F.F.	FINISHED FLOOR

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BEING 4.011 ACRES OF LAND ESTABLISHING LOTS 117B AND 120A, BOERNE ORIGINAL TOWN, AND A 0.251 ACRE RIGHT-OF-WAY DEDICATION TO THE CITY OF BOERNE, KENDALL COUNTY, TEXAS

SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
601 NW LOOP 410, SUITE 350
SAN ANTONIO, TEXAS 78216
PH: (210) 541-9166 FAX: (210) 541-8699
CONTACT: JOHN G. MOSIER, R.P.L.S.
TBPLS FIRM REGISTRATION NO. 6330

CIVIL ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
601 NW LOOP 410, SUITE 350
SAN ANTONIO, TEXAS 78216
PH: (210) 541-9166 FAX: (210) 541-8699
CONTACT: JAVIER ALONZO, P.E.
TBPE FIRM REGISTRATION NO. F-928

OWNER/DEVELOPER:
CITY OF BOERNE
447 N. MAIN STREET
BOERNE, TEXAS 78006
PH: (830) 249-9511
CONTACT: LAURA TALLEY

BOERNE ORIGINAL TOWN
LOT 117B & LOT 120A
AMENDING PLAT

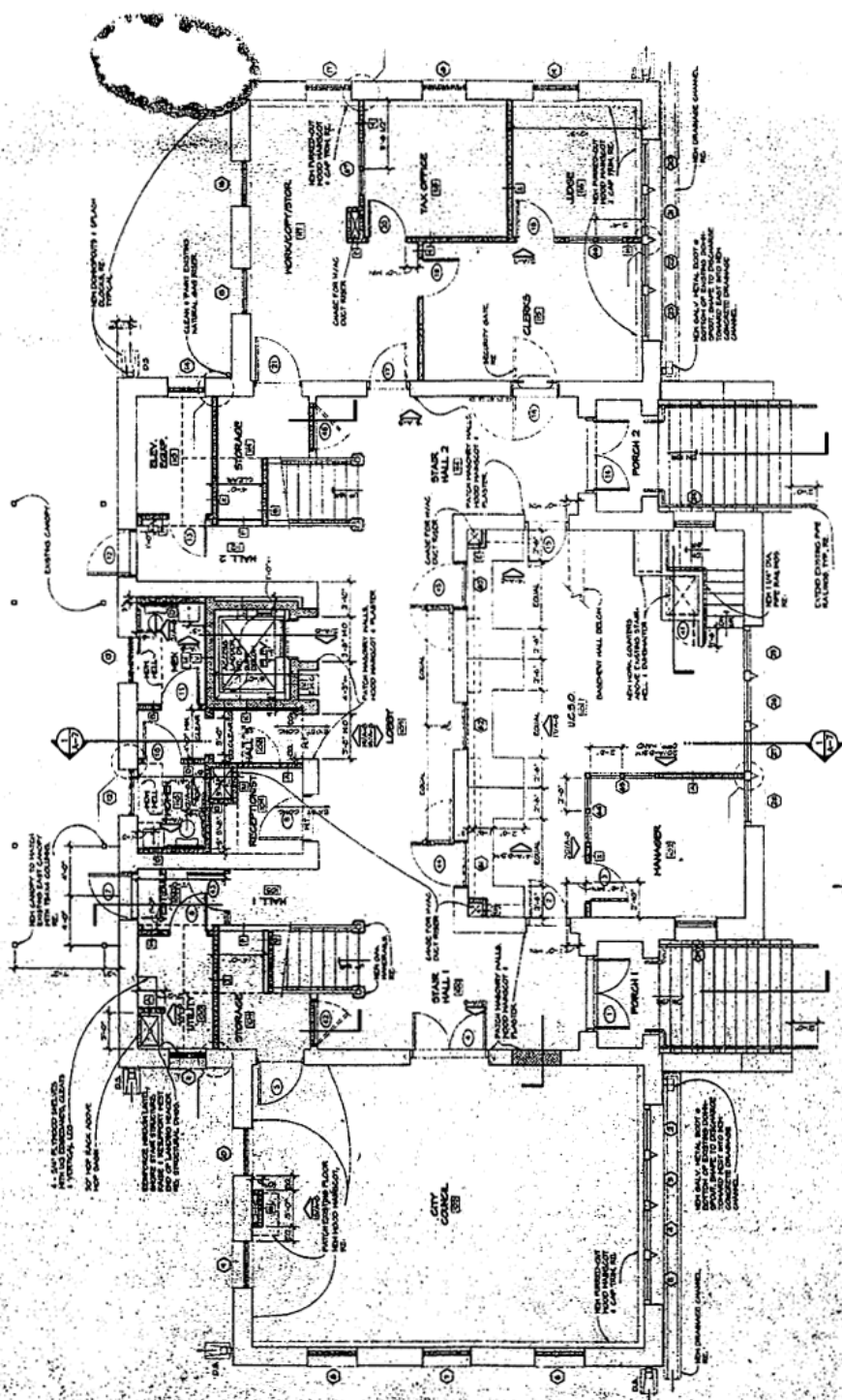
BEING 4.011 ACRES OF LAND SITUATED IN THE MARIE IBNACIO LEAL SURVEY NO. 180, ABSTRACT NO. 298, THE CITY OF BOERNE, KENDALL COUNTY, TEXAS, AND CONTAINING ALL OF LOTS 119-122, BOERNE ORIGINAL TOWN PLAT, RECORDED ON PAGE 112 OF THE TRANSCRIBED RECORDS OF COMAL COUNTY; A PORTION OF LOT 9 OF SAID BOERNE ORIGINAL TOWN PLAT DESCRIBED AS SECOND TRACT TO THE CITY OF BOERNE UTILITIES, RECORDED IN VOLUME 71, PAGE 461, DEED RECORDS; AND ALL OF LOTS 116A AND 117A OF THE AMENDING PLAT - CITY OF BOERNE, KENDALL COUNTY, TEXAS RECORDED IN VOLUME 6, PAGE 36, PLAT RECORDS.

Kimley»Horn

601 NW Loop 410, Suite 350 San Antonio, Texas 78216 Tel. No. (210) 541-9166
FIRM # 10193973 www.kimley-horn.com

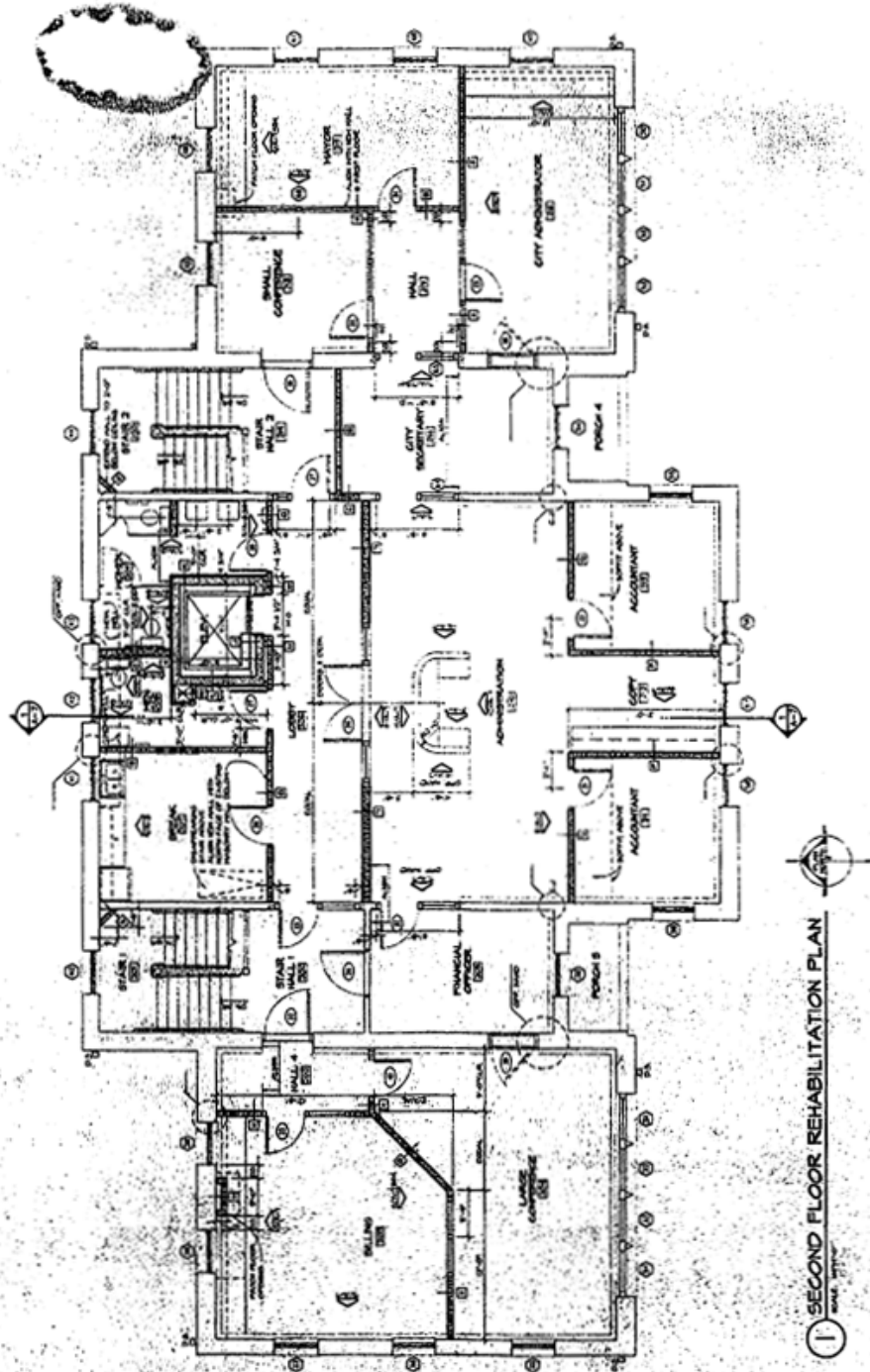
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 50"	SAL	APS	3/11/2021	068657016	3 OF 3

DWG NAME: K:\S\A SURVEY\068657016-BOERNE CITY HALL\DWG\PLAT-AMENDING.DWG PLOTTED BY: LUCIO, STEVE 3/11/2021 3:36 PM LAST SAVED 3/11/2021 3:34 PM



FIRST FLOOR REHABILITATION PLAN

PRELIMINARY PLAN



WAGNER & KLEIN, INC.
ARCHITECTS
208 S. ELAND ST. FREDERICKSBURG, TEXAS 77834
512-997-9025

REHABILITATION OF
THE OLD BOERNE SCHOOL HOUSE
CITY OF BOERNE
BORNE, TEXAS

DATE: 3-8-83
PROJECT NO.: 83-23
SHEET NO.: 1

FLOOR PLAN
SHEET NAME: A-1

FLOOR PLAN
1/8" = 1'-0"

OTHER ROOMS ARE FROM HALL TO PLUMB HALL

WALL TYPES	ROOM FINISH SCHEDULE
<p>1. 8" CMU, INTERIOR FINISH</p> <p>2. 8" CMU, EXTERIOR FINISH</p> <p>3. 8" CMU, ROOF FINISH</p>	<p>1. 8" CMU, EXTERIOR FINISH</p> <p>2. 8" CMU, EXTERIOR FINISH</p> <p>3. 8" CMU, ROOF FINISH</p>

B. P. S. 1907

DEVELOPMENT PHILOSOPHY

The Old Boerne School House (1874) will be developed to accommodate the functional requirements for the City of Boerne Planning and Community Service Department.

Surviving architectural elements that significantly contribute to the historic character of the school house building will be retained. Exterior features such as the wood shingle roof, windows, operable shutters, column ornament and masonry detailing will be retained. The new doors and partitions will suggest renovation of the building and will not diminish the character of the school house period.

INDEX TO DRAWINGS

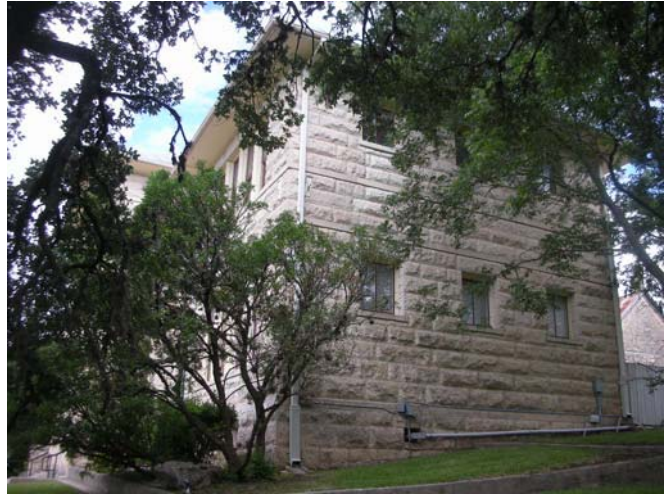
A-1	FLOOR PLAN
A-2	REFLECTED CEILING PLAN, EXTERIOR ELEVATIONS, SECTION FOUNDATION PLAN
A-3	DOORS & WINDOWS, INTERIOR ELEVATIONS & DETAILS
S-1	MODIFICATIONS TO ROOF FRAMING
ME-1	MECHANICAL / ELECTRICAL

VICINITY MAP CITY OF BOERNE

Photo courtesy of the Boerne Area Historical Preservation Society
Boerne, Texas 78004



Front View of Subject – Main Bldg



Side View of Subject – Main Bldg



Side View of Subject – Main Bldg



Rear View of Subject – Main Bldg



Front View of Subject – Rear Bldg



Side View of Subject – Rear Bldg



Side View of Subject – Rear Bldg



Rear View of Subject – Rear Bldg



View of Parking Area



View of Parking Area



View of Signage



View of Ancillary Improvement – No CV



View of Ancillary Improvement – No CV



Former Modular Bldg Site – No CV



Former Modular Bldg Site – No CV



Interior View of Subject – Main Bldg



Interior View of Subject – Main Bldg



Interior View of Subject – Main Bldg



Interior View of Subject – Main Bldg



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Interior View of Subject – Main Bldg



Interior View of Subject – Main Bldg



Interior View of Subject – Main Bldg



Interior View of Subject – Main Bldg



Interior View of Subject – Rear Bldg



Interior View of Subject – Rear Bldg



Interior View of Subject – Rear Bldg



Interior View of Subject – Rear Bldg



Street Scene Along E Blanco Road



Street Scene Along E Blanco Road
