



**Sale of Real Property**  
**RANCHO LA PERILLA ESTATES BLOCK 3 AND BLOCK 4**

**INTRODUCTION**

The City of Douglas will accept competitive sealed bids for the purchase and potential development of a Real Property referred to as Rancho La Perilla Estates Block 3 and Block 4 located south of the Douglas Municipal Golf Course in *Douglas*, Az 85607, Cochise County, Arizona, at the address or physical location until the date and time detailed below. Bids shall be delivered to the location listed below and shall be in the actual possession of the City on or prior to the exact date and time indicated below. Late bids shall not be considered until the next review date, if any. Bids shall be submitted in a sealed package with "IFB#2024-F-004/Sale of Real Property for the City of Douglas, Douglas, Arizona" and the Offeror's name and address clearly indicated on the front of the package. All bids shall be completed in ink or typewritten. Offerors are strongly encouraged to carefully read the entire Invitation for Bids.

Initial Review Due Date:	April 20, 2024
Review Time:	N/A
Pre-Bid Conference:	February 28, 2024 2:00pm at City Hall Council Chambers, 425 E. 10 <sup>th</sup> Street, Douglas, AZ 85607
Number of Bid Copies	1 original and 2 copies. (please label original)
Contact:	Rene Rios, Procurement Specialist
E-Mail:	Rene.rios@douglasaz.gov
Mailing Address:	425 10 <sup>th</sup> Street, Douglas, AZ 85607
Bid Submittal Location:	425 10 <sup>th</sup> Street, Douglas, AZ 85607

<b>INSTRUCTIONS TO OFFEROR</b>
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**1. PREPARATION OF BID:**

- a. Telegraphic (facsimile), email or Mailgram bids will not be considered.
- b. The offer document shall be submitted with an original ink signature by a person authorized to sign the offer.
- c. Erasures, interlineations, or other modifications in the bid shall be initialed in original ink by the authorized person signing the Offer.
- d. No bid shall be altered, amended, or withdrawn after the specified bid due date and time.
- e. Periods of time, stated as several days, shall be calendar days.
- f. It is the responsibility of all Offerors to examine the entire *Invitation for Bids* package and seek clarification of any item or requirement and to check all responses for accuracy before submitting a bid. Negligence in preparing a Bid confers no right of withdrawal after bidding due date and time.
- g. Signatures: All bid responses are required to be signed by an authorized representative of the bidding entity. Bid responses received unsigned will not be accepted.
- h. Offer form: The offer form provided in the IFB must be completed and submitted as part of the bid. Bids submitted are best and final and cannot be negotiated after the bid submission.

**2. INQUIRIES:** Any question related to the *Invitation for Bid* shall be directed in writing or via e-mail **no later than five (5) calendar days prior to the review due date**, to the person whose name appears on the front or to the attention of Rene Rios, Procurement Specialist. Questions submitted after that period may not be answered due to time constraints. Any correspondence related to the *Invitation for Bid* should refer to the appropriate *Invitation for Bid ID*, page, and paragraph number. However, the Offeror shall not place the *Invitation for Bid ID* on the outside of any envelope containing questions since such an envelope may be identified as a sealed proposal and may not be opened until after the official *Invitation for Bid* due date and time.

**3. BID FORMAT:** A total of one (1) original and one (1) copy signed and sealed bid bearing IFB#2024-F-004 must be submitted to the Procurement Specialist at the Douglas City Hall, located at 425 10th Street, Douglas, AZ 85607 to be considered as part of the initial review.

**4. DUE DATE AND TIME:** Bidders must submit bids to the City's contact as listed on the front until properties are sold at the address or physical location listed on the Introduction/Offer Sheet (Page 1 of IFB) to be considered as part of the initial review.

**5. PRE-BID CONFERENCE:** A pre-bid conference may be held. If scheduled, the date and time of this conference will be indicated on the cover page of this document. The purpose of this conference will be to clarify the contents of this solicitation to prevent any misunderstandings of the City's position. Any doubt as to the requirements of this solicitation or any apparent omission or discrepancy should be presented to the city at this conference. The City will then determine the appropriate action necessary, if any, and issue a written addendum to the solicitation. Oral statements or instructions will not constitute an addendum to this solicitation.

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5. **WITHDRAWAL OF BID:** At any time prior to the specified review due date and time, an Offeror (or designated representative) may withdraw the bid. Telegraphic (facsimile) or Mailgram bid withdrawals will not be considered.
6. **AMENDMENT OF BID:** Receipt of an IFB Amendment shall be acknowledged by signing and returning the original document prior to the specified bid due date and time or with the original submittal document.
7. **MINIMUM BID:** The minimum bid amount per lot is \$5,000 per lot for either Block 3 or Block 4 lots. The minimum bid amount is only for the cost of land and does not include any infrastructure costs.
8. **WATER AND SEWER INFRASTRUCTURE:** Upon specifically stated in the bid, bidder may request the water and sewer main lines with laterals up to the property line to be installed by the City. The bidder shall pay the City for the costs of construction labor and materials for construction of the water and sewer infrastructure at actual cost. Current estimates for City water labor and materials costs are \$90.58 per linear feet at approximately 2,000 linear feet of work for a total cost of \$181,150. Estimate for City sewer labor and materials costs are \$71.42 per linear feet at approximately 2,000 linear feet of work for a total cost of \$142,848. Exhibit B shows the water and sewer map that depicts existing water and sewer infrastructure. The cost estimates for water include looping the water line that will be installed in Block 3 and looping it to the existing line in Block 4. The sewer line work includes installation in Block 3 and tying it to the existing line in Block 4.

In the Offer form, Bidder shall state if they elect to participate in the City installation of water and sewer, therefore agreeing to pay up front the City estimated costs. Any overage in costs shall be the responsibility of the Bidder. Any costs that are below the estimated costs, shall be reimbursed to the Bidder. The City shall provide a copy of all construction labor and materials costs for the project.

The City Manager shall ensure that there are available resources for this type of work, therefore the proposed water and sewer infrastructure scenario is subject to approval by the City Manager.

The water and sewer infrastructure does not include the following: water and sewer infrastructure pipe and fittings located inside the lot, water meter, and impact fees. The water meter and impact fees shall be costs absorbed by the Bidder at the time a City building permit is requests and the costs of water and sewer lines inside the lot shall also be at the cost of the Bidder during the construction period.

8. **EVALUATION OF BID:**

The successful bid will be selected based on the following evaluated elements:

- (1) proposed price (**possible points 75**);
- (2) ability of offeror to develop a housing development within the lots (**possible points 25**);
  - a. Provide an overview of the development concept for purchasing the Property. Provide square footage for each home and other key pieces of information. Include an anticipated schedule including any project benchmarks (planning, design, and commencement of construction and completion of construction) and estimate the overall approximate project dollar value.
  - b. Description of the capability and knowledge of the offeror to design, entitle, finance, contract, manage development in a timely manner.

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- c. Description and examples of other past successful projects like the offer.
- d. Overview of other experience and knowledge relevant to the development and expansion of projects like the offer.

After each review due date until the entire Property is sold, a Selection Committee will evaluate each IFB according to these elements. Based on the evaluated elements (worth a maximum of 100 points), scores for each offeror will be evaluated to determine the best offer for the Property. The Selection Committee will develop a rank-ordered list of the submittals to the Procurement Specialist for concurrence.

9. **TAXES:** The City of Douglas is exempt from the Federal Excise Tax, including the Federal Transportation Tax. Sales tax, if any, shall be indicated as a separate item.
10. **AWARD OF CONTRACT:** Notwithstanding any other provision of this *Invitation for Bid*, The City expressly reserves the right to:
- a. Waive any immaterial defect or informality; or
  - b. Reject any or all bids, or portions thereof, or
  - c. Reissue an Invitation for Bid

**STANDARD TERMS AND CONDITIONS**

1. **Certification:** By signature in the Offer section of the Offer Award Page, the Offer or certifies that:

- a. The submission of the offer did not involve collusion or other anti-competitive practices.
- b. The Offeror shall not discriminate against any employee or applicant for employment in violation of Federal Executive Order 11246.
- c. The Offeror has not given, offered to give, or intends to give at any time hereafter any economic opportunity, future employment, gift, loan, gratuity, special discount, trip favor, or service to a public servant in connection with the submitted offer. Failure to sign the offer, or signing it with a false statement, shall void the submitted offer or any resulting contracts, and the Offeror may be debarred.

If at any time it shall be found that the person to whom a contract has been awarded has, in presenting any bid or bids, colluded with any other party or parties for the purpose of preventing any other bid being made, then the contract so awarded shall be null and void, and the City Manager shall advertise for new bids.

2. **Gratuities:** The City may, by written notice to the Offeror, cancel the resultant contract if it is found by the City that gratuities, in the form of entertainment, gifts or otherwise, were offered or given by the Offeror or any agent or representative of the Offeror, to any officer or employee of the City with a view toward securing an order, securing favorable treatment with respect to the awarding, amending, or the making of any determinations with respect to the performing of such order. In the event the City pursuant to this provision cancels the resultant contract, the City shall be entitled, in addition to any other rights and remedies, to recover or withhold from the Contractor the amount of gratuity. Paying the expense of normal business meals, which are generally made available to all eligible city government customers, shall not be prohibited by this paragraph.
3. **Applicable Law:** In the performance of the resultant contract, Purchaser shall abide by and conform to all laws of the United States, State of Arizona, and the City of Douglas including but not limited to federal and state executive orders providing for equal opportunities, the Federal Occupational Safety and Health Act and any other federal or state laws applicable to the contract.

The resultant contract shall be governed by the State of Arizona and suits pertaining to the contract may be brought only in courts in the State of Arizona.

The contract is subject to the provisions of ARS §38-511; the City may cancel the contract without penalty or further obligations by the City or any of its departments or agencies if any person significantly involved in initiating, negotiating, securing, drafting or creating the contract on behalf of the City or any of its departments or agencies, is at any time while the contract or any extension of the contract is in effect, an employee of any other party to the contract in any capacity or a consultant to any other party of the contract with respect to the subject matter of the contract.

ARS §35-393.01; All materials submitted as part of a response to a solicitation are subject to Arizona public records law and will be disclosed if there is an appropriate public records request at the time of or after the award of the contract.

4. **Legal Remedies:** All claims and controversies shall be subject to resolution according to the terms of the City of Douglas Procurement Code.
5. **Contract:** The resultant contract between the City of Douglas and the Offeror shall include the: (1) IFB, including instructions, all terms and conditions, specifications, attachments, and any amendments thereto, and (2) the offer submitted by the Offeror in response to the IFB. In the event of a conflict in language between the City and the Offeror, the provisions and requirements of the resultant contract shall govern. In event of a conflict in language between the IFB and the Contract, the provisions and requirements of the Contract shall govern. However, the City reserves the right to clarify in writing, any contractual terms with the concurrence of the Offeror, and such a written contract shall govern in case of conflict with the applicable requirements stated in the Contract or the Offeror's offer. The IFB shall govern all other matters not affected by the written contract.
6. **Terms of Sale:** The City will consider all terms of sale including, but not limited to, all cash, deferred payment, or other financial arrangements for payment. Bids to purchase that are not all cash must clearly state all the terms of the sale. The City has NO information on the availability of private financing or on the suitability of this Property for financing.
7. **Bid Ambiguity:** Any ambiguity in the bid because of omission, error, lack of clarity or non-compliance by the Offeror with the specifications, instructions, and all conditions of bidding shall be construed in the favor of the City.
8. **Contract Applicability:** The Offeror shall substantially conform to the terms, conditions, specifications, and other requirements found within the text of this specific IFB. No previous agreements, contracts, or other documents, which have been executed between the Offeror and the City, are applicable to this IFB or any resultant contract.
9. **Relationship to Parties:** It is clearly understood that each party will act in its individual capacity and not as an agent, employee, partner, joint ventures, or associate of the other. An employee or agent of one party shall not be deemed or construed to be the employee or agent of the other for any purpose whatsoever. The Offeror is advised that taxes or Social Security payments will not be withheld from any City payments issued hereunder and that the Offeror should decide to directly pay such expenses, if any.
10. **Indemnification:** Purchaser shall defend, indemnify, and hold City, its officers, and employees harmless from all loss, damage, claim for damage, liability, expense, or cost, including reasonable attorneys' fees, which arise out of, or is in any way connected with the property after closing.
11. **Force Majeure:** Except for payment for sums due, neither party shall be liable to the other not deemed in default under the resultant contract if and to the extent that such party's performance of the contract is prevented by reason of force majeure. The term "force majeure" means an occurrence that is beyond the control of the party affected and occurs without its fault or negligence. Without limiting the foregoing, force majeure includes acts of God: acts of the public enemy; war; riots; strikes; mobilization; labor disputes; civil disorders; fire; floods; lockouts; injunctions-intervention-acts, or failures or refusals to act by government authority; and other similar occurrences beyond the control of the party declaring force majeure which such party is unable to prevent by exercising reasonable diligence. The force

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majeure shall be deemed to commence when such party is unable to prevent by exercising reasonable diligence.

The force majeure shall be deemed to commence when the party declaring force majeure notifies the other party of the existence of the force majeure and shall be deemed to continue.

as long as the results or effects of the force majeure prevent the party from resuming performance in accordance with the resultant contract.

Any delay or failure in performance by either party hereto shall not constitute default hereunder or give rise to any claim for damages or loss of anticipated profits if, and to the extent that such delay or failure is caused by force majeure. If either party is delayed at any time in the progress of work by force majeure, then the delayed party shall notify the other party in writing of such delay within forty-eight (48) hours commencement thereof and shall specify the causes of such delay in such notice. Such notice shall be hand delivered or mailed *certificate-return receipt* and shall make specific reference to this article, thereby invoking its provisions. The delayed party shall cause such delay to cease as soon as practicable and shall notify the other party in writing. The time of completion shall be extended by contract modification for a period equal to the time that the results or effects of such delay prevent the delayed party from performing in accordance with the resultant contract.

12. **Acceptable Bid:** An acceptable bid is one received from a responsible Bidder, whose bid, conforming to this IFB, will be most advantageous to the city.

13. **Bid Executed on Behalf of Bidder:** A bid executed by an attorney or agent on behalf of the Bidder shall be accompanied by an authenticated copy of their Power of Attorney or other evidence of their authority to act on behalf of the Bidder.

If the Bidder is a corporation, the Certificate of Corporate/Organization Bidder, included in this IFB, must be executed. The certificate must be executed under the corporate seal by some duly authorized officer of the corporation other than the officer signing the bid. In lieu of the Certificate of Corporate Bidder, there may be attached to the bid, copies of so much of the records of the corporation as will show the official character and authority of the officer signing, duly certified by the secretary or assistant secretary, under the corporate seal, to be true copies.

If the Bidder is a partnership, and all partners sign the bid, with a notation that they are all general partners, the city will NOT ordinarily require any further proof of the existence of the partnership. If all the partners do NOT sign the bid, then the names of all those except limited partners must be furnished on the bid and the City, in its discretion, may require evidence of the authority of the signer(s) to execute the bid on behalf of the partnership. The name(s) and signature(s) of the designated Bidder(s) must be included on the Bidder Registration and Bid Form.

If the Bidder is a limited liability company, a certificate of the LLC must be completed and executed by the manager and submitted with the Bidder Registration Form. The Certificate of Corporate / Organization Bidder form may be used for this purpose.

14. **Notice of Acceptance or Rejection:** Notice by the City of acceptance or rejection of the bid shall be deemed to have been sufficiently given when faxed, mailed, or e-mailed to the Bidder or their duly authorized representative at the fax phone number, mailing address, or e-mail

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address indicated in the bid. The processing of a registration deposit by the City shall NOT constitute acceptance of the Bidder's offer. The City reserves the right to reject any or all bids or portions thereof for any reason.

15. **Backup Bidder:** If the preferred bidder is unable to successfully complete the purchase of the Property, the next preferred bidder may be selected.
16. **Cost of Bid/Proposal:** The City shall not reimburse the cost of developing or providing any response to this IFB. Offers submitted for consideration should be prepared simply and economically, providing adequate information in a straightforward and concise manner.

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**SPECIAL TERMS AND CONDITIONS**

**PURPOSE**

The Purpose of these Special Terms and Conditions is to set forth the specific way the sale of the described property shall occur.

**1. Definitions:**

- a. City. The term "City" as used herein refers to the City of Douglas and is used interchangeably with "Grantor."
- b. Property. The terms "Property" and "Site" as used herein refer to all or a portion of the property or properties described in the Property Description of this IFB.
- c. Purchaser. The term "Purchaser" as used herein refers to the Bidder whose bid the City accepts and is used interchangeably with "Offeror", "Buyer" and "Grantee."
- d. Bidder(s). The term "Bidder" or "Bidders" as used herein refers to the offeror or offerors for the purchase of the subject Property and is used interchangeably with "you."
- e. Preferred Bidder. The term "Preferred Bidder" as used herein refers to the Bidder, whose bid conforms to the terms and conditions of the IFB and is determined by the City to be the most acceptable bid.
- f. Back-Up Bidder. The term "Backup Bidder" as used herein refers to the Bidder, whose bid conforms to the terms and conditions of the IFB and is determined by the City to be the most acceptable bid after the Preferred Bidder.
- g. Earnest Money. The term "Earnest Money" as used herein refers to the Bidder's deposit of money demonstrating the Purchaser's good faith offer to the City to fully execute and comply with all terms, conditions, covenants, and agreements contained in any contract resulting from the City's acceptance of the Bidder's offered bid price. Once a bid is accepted by the City for contract, all prior deposits made by the Purchaser to register for the sale, subject to this Invitation for Bids, become Earnest Money to the benefit, custody, accountability, and control of the City.

**2. Description Provided in IFB**

The description of the Property, and all other information provided with respect to the Property set forth in the IFB, are based on the best information available to the City and are believed to be correct. Any error or omission, including but NOT limited to, the omission of any information available to the City having custody over the Property, shall NOT constitute grounds or reason for nonperformance of the contract of sale, or claim by Purchaser for allowance, refund or deduction from the purchase price.

- 3. Condition of Property:** The Property is offered for sale "**AS IS**" AND "**WHERE IS**" without representation or warranty, expressed or implied. The Purchaser, and Purchaser's successors and assigns, or any party-in-possession of the Property, or any part thereof, further acknowledges that the City makes NO representations or warranty concerning the title, zoning, character, condition, size, quantity, quality, and state of repair of the Property. The City makes NO other agreement or promise to alter, improve, adapt, or repair the Property

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NOT otherwise contained herein. Purchaser shall rely solely on its own due diligence and examination of the Property. The purchaser acknowledges that there will be NO claims or any allowances or deductions upon grounds that the Property is NOT in condition or fit to be used for any purpose intended by the Purchaser after the conclusion of the auction. An "As Is, Where Is" provision will be included in the Quitclaim Deed.

4. **Zoning:** The Rancho La Perilla Estates Block 3 and Block 4 are subject to the jurisdiction of the City of Douglas, Arizona and are currently zoned PAD (Planned Area Development). However, the verification of the present general plan, zoning, or other development and/or use requirements shall be the responsibility of the Bidder; and the City makes NO representation regarding these matters. Any inaccuracies or changes in the zoning information shall NOT be the cause for adjustment or rescission of any contract resulting from this IFB.
5. **Risk of Loss:** As of the date of conveyance, the Purchaser shall assume all responsibility for care and handling and all risks of loss or damage to the Property, including but NOT limited to all buildings and other improvements located thereon, and assume all obligations and liabilities of ownership and NO claim for any allowance or deduction upon such grounds will be considered after the conclusion of an auction.
6. **Taxes, Assessments and Other Costs:** As of the date of conveyance, the Purchaser shall assume responsibility for all general and special real and personal property taxes or other assessments which have been or may be assessed on the Property, and for all sums due to be paid by the City in lieu of taxes, which amount shall be prorated.
7. **Revocation of Bid and Default:** Purchaser agrees that bids made to purchase the Property are binding offers and once accepted for contract by the City, all deposits made by the Purchaser, subject to this Invitation for Bids, become Earnest Money to the benefit, custody and accountability of the City.

In the event of (a) revocation of a bid prior to acceptance by the City, or (b) in the event of revocation of a bid after notice of acceptance, or (c) in the event of any default by the Purchaser in the performance of the contract of sale created by such acceptance, or (d) in the event of failure by the Purchaser to consummate the transaction, the Purchaser agrees that any Earnest Money and all deposits paid to the City in any acceptable form, together with any payments subsequently made on account, are subject to forfeit by the Purchaser to the City at the option of the City as damages for breach of contract, in which event the Purchaser shall be relieved from further liability.

8. **Liability of City:** If the City accepts a bid for the purchase of the Property and (a) the City fails for any reason to perform its obligations as set forth herein; or (b) title does NOT transfer or vest in the Purchaser for any reason, although Purchaser is ready, willing, and able to close; or (c) any other contractual claim or cause of action hereafter accrues in favor of Purchaser under the terms of this IFB, City's liability to Purchaser shall be strictly limited to all amounts of money Purchaser has paid to City in connection with this sale without interest whereupon City shall have NO further liability to Purchaser.
9. **Title Evidence:** Any Bidder, at its sole cost and expense, may procure any title evidence that the said Bidder desires. The City will, however, cooperate with the Purchaser or their authorized agent in this transaction, and will permit examination and inspection of such deeds, abstracts, affidavits of title, judgments in condemnation proceedings, or other documents

relating to the title of the premises and Property involved, as it may have available. **It is understood and agreed that the City is NOT obligated to pay for any expense incurred in connection with title matters or survey of the Property.**

- 10. Title:** If a bid for the purchase of the Property is accepted, a Quitclaim Deed or a deed without warranty in conformity with local law and practice will convey the City's interest. The City does NOT pay for or provide title insurance.
- 11. Easements, Encroachments and Reservations:** The Property will be sold subject to any and all covenants, reservations, easements, restrictions, encroachments, and rights, recorded or unrecorded, in favor of third parties, for highways, streets, power lines, telephone lines and equipment, pipelines, drainage, sewer and water mains and lines, public utilities, public roads, railroads and other rights-of-way, and any easements, reservations, rights and covenants reserved by the Grantor herein. Successful Bidder(s) shall honor existing easements, if any, for access and utility services.
- 12. Covenant against Contingent Fees:** The Purchaser warrants that he or she has NOT employed or retained any person or agency to solicit or secure this contract upon any agreement or understanding for commission, percentage, brokerage, or contingent fee. Breach of this warranty shall give the City the right to annul the contract without liability or in its discretion to recover from the Purchaser the amount of such commission, percentage, brokerage, or contingent fee in addition to the consideration herewith set forth. This warranty shall NOT apply to commissions payable by the Purchaser upon the contract secured or made through bona fide established commercial agencies maintained by the Purchaser for the purpose of doing business. "Bona fide established commercial agencies" has been construed to include licensed real estate brokers engaged in the business generally.
- 13. Continuing Offers:** Each bid received shall be deemed to be a continuing offer for ninety (90) calendar days after the close of the Bid Due Date until the bid is accepted or rejected by the City. If the City desires to accept any bid after the expiration of the ninety (90) calendar days, the consent of the Bidder shall be obtained prior to such acceptance.
- 14. Tender of Payment and Delivery of Instrument of Conveyance:** Prior to closing, the Purchaser or Purchaser's agent must open an escrow account with an independent, unaffiliated escrow company ("Escrow Holder") to handle the closing. All closing costs, including escrow fees and document handling expenses, shall be borne solely by the Purchaser. As part of the closing, the city will provide escrow instructions to the Escrow Holder regarding the recording, disposition of proceeds and related matters.

The closing date of the sale is sixty (60) calendar days after the later of the City taking title to the Property or acceptance of the bid. Upon agreement by the City, the Purchaser may close the transaction prior to the sixty (60) calendar-day period.

On the closing date, the Purchaser shall tender to the Purchaser's Escrow Holder the balance of the purchase price in the form of a cashier's check, certified check or electronic wire transfer. Upon confirmation that Purchaser's wire transferred funds have been received by the City or that Purchaser's funds by check have been confirmed to the satisfaction of the City, the City shall deliver to the Purchaser the instrument, or instruments, of conveyance. Possession of the Property will be assumed by the Purchaser at the time of closing. The City reserves the right to extend the closing date for a reasonable amount of time.

- 15. Delayed Closing:** Any change to the established closing date is subject to written approval by the City. The City reserves the right to refuse a request for extension of closing. However, if the City grants an extension, the Purchaser may be required to pay either: (a) a liquidated damages assessment of \$200.00 per day; or (b) interest on the outstanding balance of the purchase price, whichever is greater, if the closing of the sale is delayed, and the delay is caused, directly or indirectly, by the Purchaser's action or inaction and NOT by any action on the part of the City. The interest rate shall be computed based on the yield of 10-year United States Treasury maturities as reported by the Federal Reserve Board in "Federal Reserve Statistical Release H.15" plus 1-1/2% rounded to the nearest 1/8% as of the date of bid acceptance. The City may impose additional terms and conditions to grant an extension.
- 16. Closing Costs:** All closing costs, including escrow and financing fees, shall be borne solely by the Purchaser. The Purchaser shall pay all taxes and fees imposed on this transaction and shall obtain at Purchaser's own expense and affix to all instruments of conveyance and security documents such revenue and documentary stamps as may be required by Federal, state and local law. All instruments of conveyance and security documents shall be placed on record in the manner prescribed by local recording statutes at the Purchaser's expense.
- 17. Authority:** This solicitation as well as any resultant contract is issued under the authority of the City. No alteration of any resultant contract may be made without the express written approval of the City in the form of an official contract amendment. Any attempt to alter any contract without such approval is a violation of the contract. Any such action is subject to the legal and contractual remedies available to the City inclusive of, but not limited to, contract cancellation, suspension and/or debarment of the bidder.
- 18. Offer Acceptance Period:** In order to allow for an adequate evaluation, the City requires an offer in response to this solicitation to be valid and irrevocable for ninety (90) days after the opening time and date.
- 19. Term of Contract:** The term of any resulting contract shall commence on the contract award by the City. The contract will be for the period necessary to complete the sale of the Property.
- 21. Bid Format:** *A total of one (1) original bid shall be submitted in the format indicated in the Bid Format and Requirements section of the IFB.*
- 22. Bid Opening:** Bids shall be opened at the time and place designated on the cover page of this document. The name of each Offeror and the identity of the Invitation for Bids for which the bid was submitted shall be publicly read and recorded in the presence of a witness. Prices shall be read publicly.
- 23. Evaluation and Award:** The City of Douglas shall evaluate the bids to determine the most advantageous bid submitted in a responsive manner from a responsible Offeror.
- a. Disqualification: An Offeror (including each of its principals) who is currently debarred, suspended, or otherwise lawfully prohibited from any public procurement activity may have its bid rejected.
  - b. Clarifications: The City reserves the right to obtain Offeror clarifications where necessary to arrive at a full and complete understanding of the Offeror's product, service and/or solicitation response. Clarification means a communication with an Offeror.  
for the sole purpose of eliminating ambiguities in the Bid and does not give the Offeror an opportunity to revise or modify its bid.

**24. Confidential Information:**

- a. If a person believes that a bid, proposal, offer, specification, or protest contains information that should be withheld, a statement advising the City Manager of this fact shall accompany the submission and the information shall be identified.
- b. The information identified by the person as confidential shall not be disclosed until the City Manager makes a written determination.

**25. Confidentiality of Records:** The Purchaser shall establish and maintain procedures and control that are acceptable to the City for the purpose of assuring that information contained in its records or obtained from the City remains confidential pursuant to applicable requirements.

**26. Resultant Contract:** A contract shall be issued between the City and the successful Bidder following award.

**27. Cancellation:** The City reserves the right to cancel the whole or any part of any resultant contract due to failure by the Bidder to carry out any obligation, term or condition of any resultant contract. Upon receipt of the written notice of concern, the contractor shall have ten (10) days to provide a satisfactory response to the City. Failure on the part of the Bidder to adequately address all issues of concern may result in the City resorting to any single or combination of the following remedies.

- a. Cancel any contract.
- b. Reserve all rights or claims to damage for breach of any covenants of the contract.

**PROPERTY DESCRIPTION**

1. **General Information:** The City of Douglas is exploring opportunities with interested developers for the sale and development of the Rancho La Perilla Estates Block 3 and Block 4. Block 3 contains 53 subdivided parcels and Block 4 contains 29 subdivided parcels.
2. **Location and Setting:** The La Perilla Estates Block 3 and Block 4 are located by State Highway 80 at Camino Perilla, near Leslie Canyon Road, (Just south of the Douglas Municipal Golf Course) Douglas, Cochise County, Arizona.
3. **Sale Parcel Description:** The Property is comprised of approximately \_10.92\_ acres of semi-improved land.
4. **Property Description:** A site map of the Property is included in the attached **Exhibit A**.
5. **Tax Parcel ID:** The Property is in Douglas, Arizona, Cochise County and is referred to as lots 1 through 53, inclusive RANCHO PERILLA ESTATE, Block 3, according to Book 14 of Maps, pages 97 and 97A, records of Cochise County, Arizona. Lots 1 through 22, inclusive, and Lots 27, 28, and 29, RANCHO PERILLA ESTATES, Block 4, according to Book 14 of Maps, pages 98 and 98A, records of Cochise County, Arizona. Lots 23 through 26, inclusive, RANCHO PERILLA ESTATES, Block 4, according to Book 14 of Maps, pages 98 and 98A, records of Cochise County, Arizona, and thereafter Record of Survey, recorded being a revision of Lots 23 through 26, according to Book 36 of Surveys, page 54, records of Cochise County, Arizona.
6. **Utilities and Service Providers:** Water and sewer are available at or near the sites. Other utilities (gas and electricity) are at or near the site. Refer to the Utilities Map on Exhibit B for maps depicting utility locations for water, sewer, electric and natural gas. Bidders are urged to contact the respective service providers with any questions concerning utilities.
7. **Covenants, Conditions, Restrictions and Easements:** The Property is subject to certain covenants, conditions, restrictions, and easements as established in Exhibit C under the Declaration of Covenants, Conditions, Restrictions and Easements for Rancho Perilla Estates. Blocks 3 and 4 are subject to these conditions and Bidder shall fully understand and abide by such restrictions.
8. **Other Consideration:** The city will consider also receiving individual offers for the entire Block 3 or entire Block 4, not just Block 3 and Block 4 together.

**OFFER**

As part of the offer please fill out the below form. If more space is needed include answers in a separate paper.

(1) Price

Proposed Price per lot (minimum \$5,000.00 per lot)

Block 3: \$\_\_\_\_\_ per lot

Block 4: \$\_\_\_\_\_ per lot

Additional Water and Sewer Infrastructure Costs furnished by the city:

Water: \$181,150\_\_\_\_\_ Yes \_\_\_\_\_ No

Sewer: \$142,848\_\_\_\_\_ Yes \_\_\_\_\_ No

Note: Water and Sewer costs are estimated costs that would need to be paid in addition to the proposed price per lot. If additional costs are needed, Bidder shall pay the City the difference. If actual costs are less than the estimated costs, the difference shall be reimbursed to the Bidder.

(2) Housing Development Concept

Provide an overview of the development concept for purchasing the Property. Provide square footage for each home and other key pieces of information. Include an anticipated schedule including any project benchmarks (planning, design, and commencement of construction and completion of construction) and estimate the overall approximate project dollar value.

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Description of the capability and knowledge of the offeror to design, entitle, finance, contract, manage development in a timely manner.

CITY OF DOUGLAS  
INVITATION FOR BIDS #2024-F-004

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Description and examples of other past successful projects like the offer.

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Overview of other experience and knowledge relevant to the development and expansion of projects like the offer.

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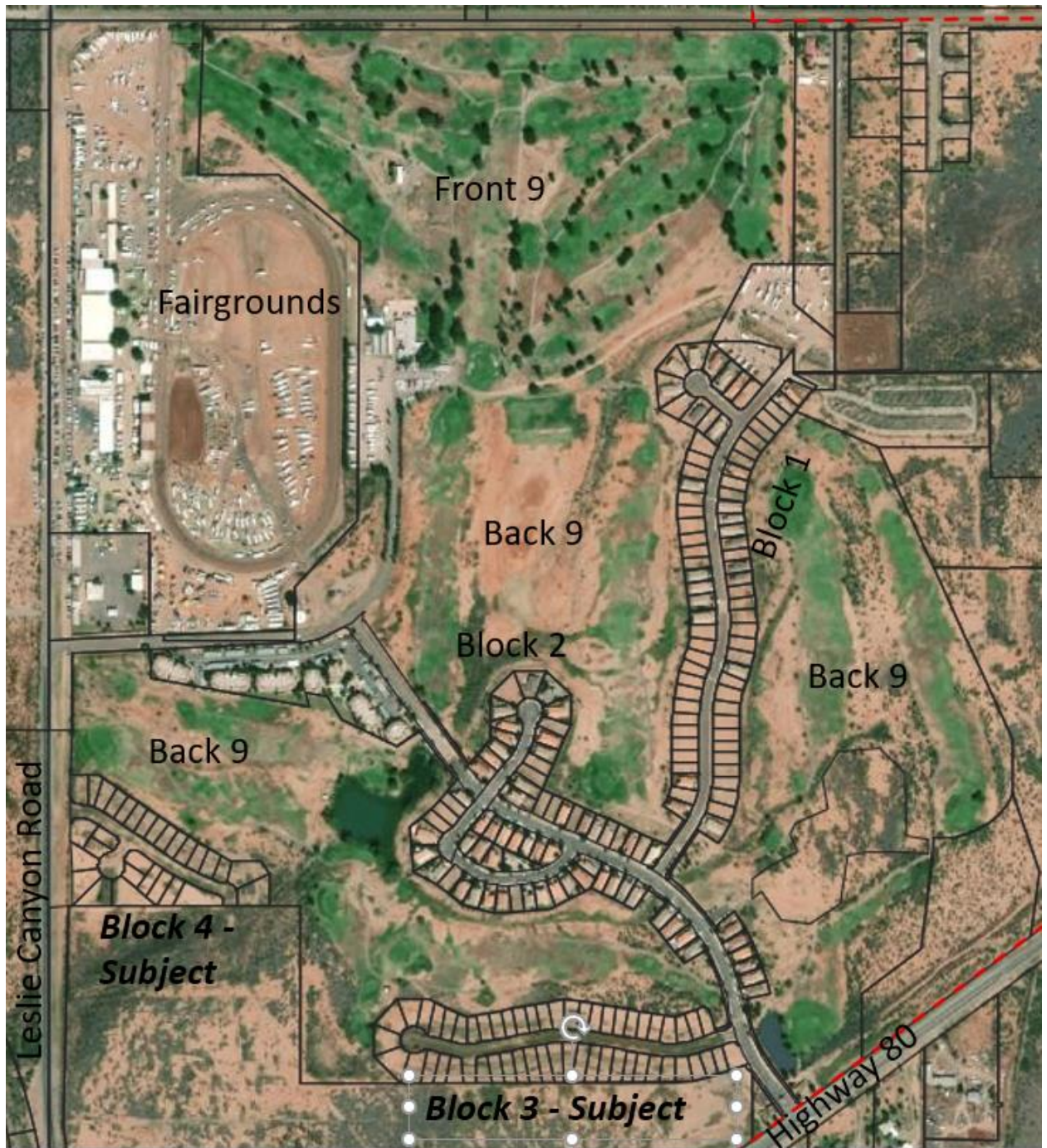


CITY OF DOUGLAS  
INVITATION FOR BIDS #2024-F-004

To the City of Douglas: The undersigned on behalf of the entity, firm, company, partnership, or other legal entity listed below offers on its behalf to the City a bid that contains all terms, conditions, specifications, and amendments in the Notice of Invitation for Bids issued by the City. Any exception to the terms contained in the Notice of Invitation for Bids must be specifically indicated in writing and are subject to the approval of the City prior to acceptance. The signature below certifies your understanding and compliance with the Terms and Conditions contained in the Invitation for Bids package issued by the City.

Arizona Transaction (Sales) Privilege  Tax License Number: _____	For clarification of this offer contact:  Name: _____  Email: _____
Federal Employer Identification Number: _____	Telephone: _____  Cell Phone: _____
_____  Company Name	_____  Authorized Signature for Offer
_____  Address	_____  Printed Name

**EXHIBIT A  
PROPERTY MAP**





**EXHIBIT B  
UTILITIES MAP**

**Block 3 and 4 Water Line Map**



\*Water line depicted in blue. The water line goes through Block 4; water is available to the east of Block 3.

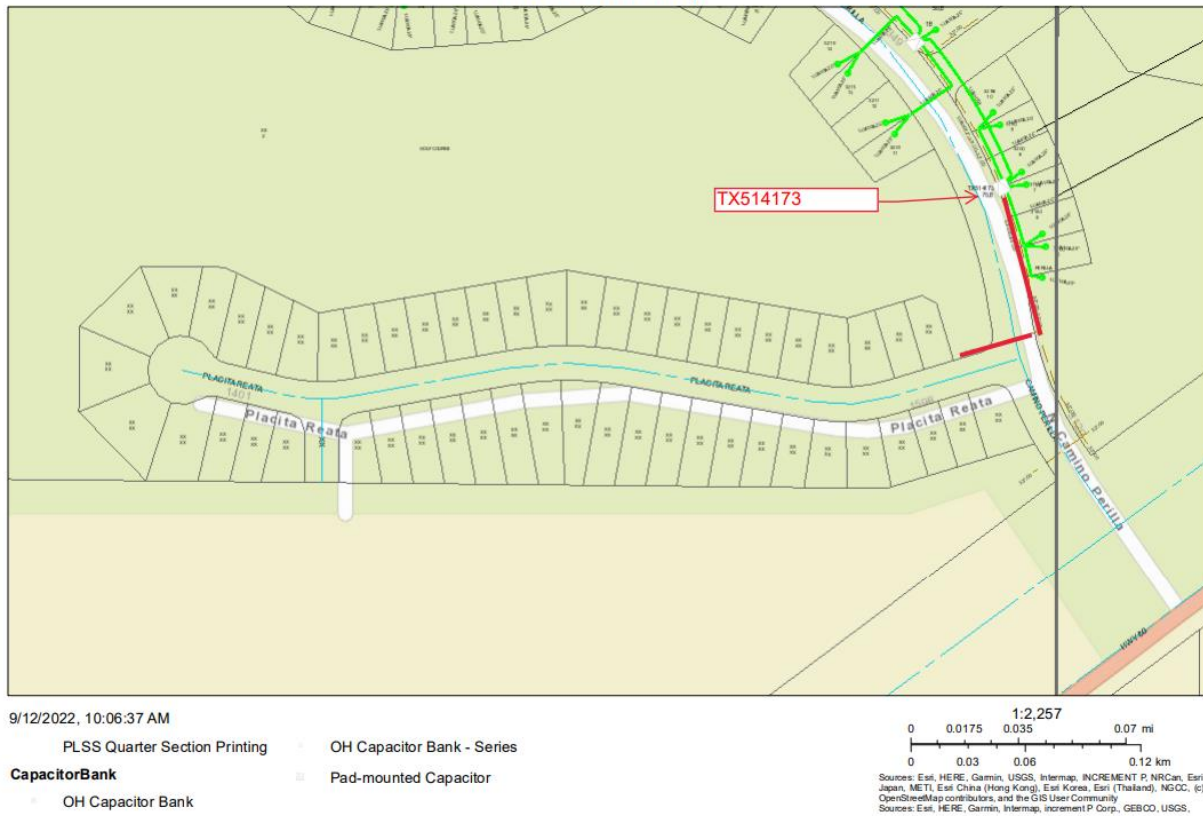
**Block 3 and 4 Sewer Line Map**



\*Sewer line depicted in green. The sewer line goes through Block 4; sewer is available to the east of Block 3.

## Block 3 Electric Map

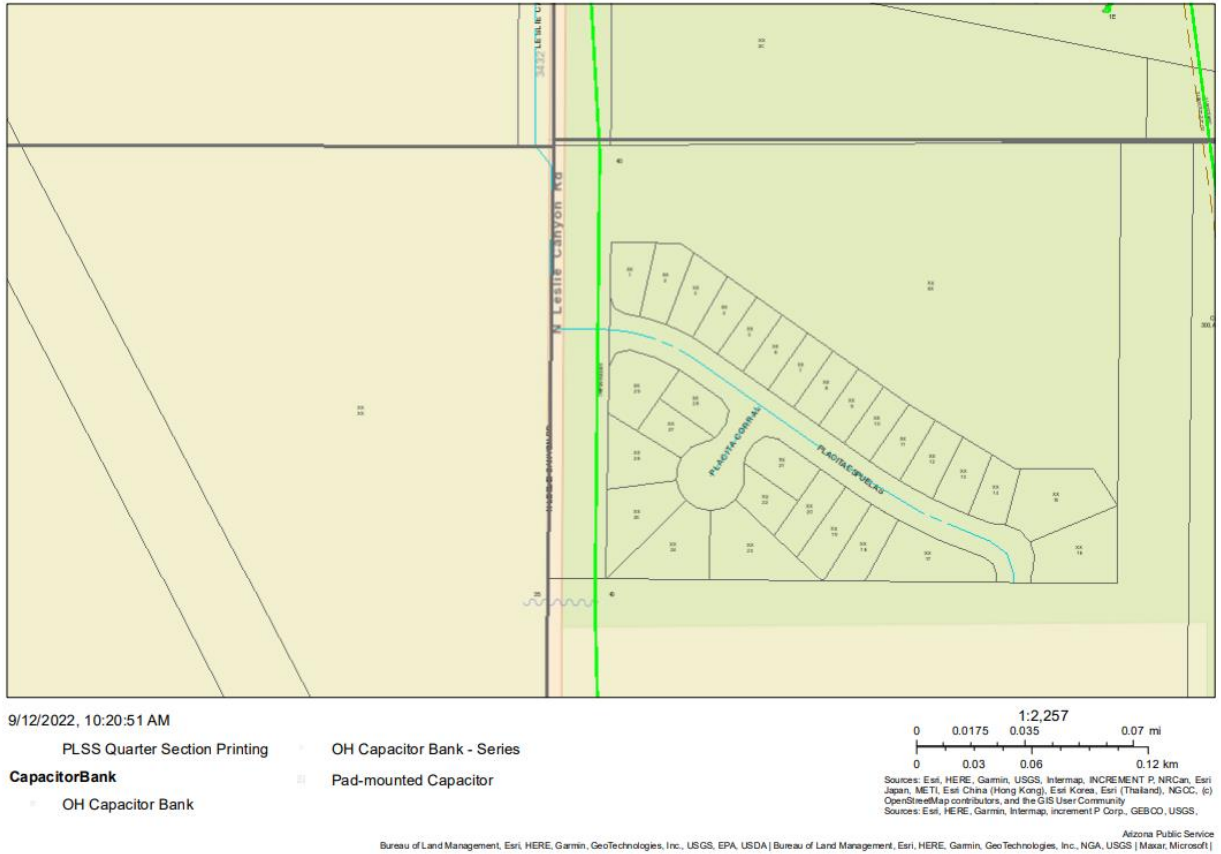
ArcGIS Web Map



\*Block 3 Electric is available at the east end of the block depicted by the red line. The power in this area is underground.

## Block 4 Electric Map

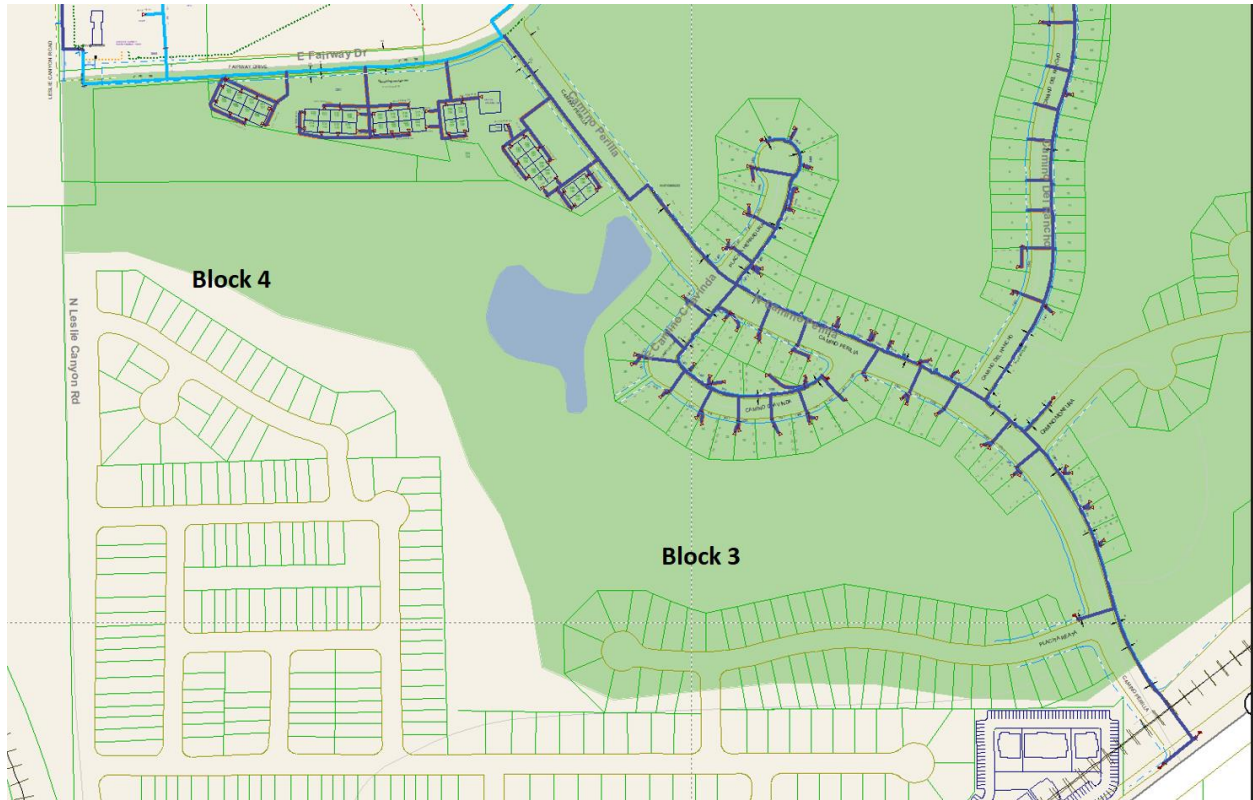
ArcGIS Web Map



\*Block 4 Electric is available at the west end of the block depicted by the green line. The power in this area is overhead.



**Block 3 and 4 Natural Gas Map**



\*Natural Gas line is available at the east end of Block 3 depicted by the blue line. The natural gas line is also available to the north of Block 4.



**EXHIBIT C**  
**DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS**