

Public Questions & Answers

Event Information

Number: CSB #3112-23 Addendum 3
Title: Sale of Lewisville ISD Surplus Properties Located at North Josey Lane, Lewisville, TX 75056
Type: Competitive Sealed Bid
Issue Date: 4/7/2023
Question Deadline: 5/4/2023 01:00 PM (CT)
Response Deadline: 5/25/2023 02:00 PM (CT)
Notes: **SALE OF LEWISVILLE ISD SURPLUS PROPERTY**

BID PACKAGE

PURSUANT TO SECTION 11.154 OF THE TEXAS EDUCATION CODE, THE BOARD OF TRUSTEES OF THE LEWISVILLE INDEPENDENT SCHOOL DISTRICT (“LEWISVILLE ISD” OR THE “DISTRICT”) IS SOLICITING COMPETITIVE SEALED BIDS FOR THE PURCHASE OF THE SURFACE ESTATE ONLY, INCLUDING IMPROVEMENTS THEREON, OF THE FOLLOWING REAL PROPERTY. THE SALE OF THE PROPERTY DOES NOT INCLUDE THE MINERAL ESTATE.

FOR PARCEL(S) LOCATED AT NORTH JOSEY LANE, LEWISVILLE, TX 75056, APPROXIMATELY 47.641 ACRES LOCATED EAST OF LEWISVILLE ISD MEMORIAL ELEMENTARY SCHOOL (1001 NORTH JOSEY LN, LEWISVILLE, TX 75056), SEE ATTACHED SURVEY AND BID PACKAGE.

LISD IS NOT OCCUPYING THE PROPERTY AT THIS TIME.

THE LISTED PROPERTY, TOGETHER WITH ANY IMPROVEMENTS THEREON, SHALL BE SOLD “AS IS, WHERE IS, WITH ALL LATENT AND PATENT DEFECTS AND FAULTS.” THERE IS NO WARRANTY OF ANY KIND BY THE DISTRICT, INCLUDING THAT ANY PROPERTY OR IMPROVEMENT IS FIT FOR A PARTICULAR PURPOSE. THE PROPERTY MAY OR MAY NOT CONTAIN ENVIRONMENTAL CONDITIONS. THE BUYER SHALL BE REQUIRED TO ASSUME ALL DUTIES, COSTS, AND RISKS OF ABATEMENT OF SUCH CONDITIONS, IF ANY. THE PROPERTY IS BEING SOLD SUBJECT TO THE EXCLUSIONS, EXCEPTIONS, CONDITIONS AND STIPULATIONS OF RECORD.

THE SUCCESSFUL BIDDER WILL BE REQUIRED TO PURCHASE THE PROPERTY BY PAYMENT IN FULL IN CASH OR BY CASHIER’S CHECK AT THE TIME OF CLOSING.

THE DEADLINE FOR SUBMITTING SEALED BIDS AND REQUIRED

SUBMISSION FEE IS 2:00 P.M. (CT) ON THURSDAY, MAY 25, 2023. BIDS WILL BE RECEIVED IN HARD COPY AT LEWISVILLE INDEPENDENT SCHOOL DISTRICT, ADMINISTRATIVE CENTER, 1565-A WEST MAIN STREET, SUITE 220, LEWISVILLE, TEXAS 75067. BIDS RECEIVED AFTER THE DEADLINE, FAXED BIDS, EMAILED BIDS OR BIDS DELIVERED WITHOUT THE REQUIRED SUBMISSION FEE SHALL NOT BE CONSIDERED. PHYSICAL SEALED BIDS ONLY, NO ELECTRONIC BIDDING.

INTERESTED PARTIES MAY CONTACT MICHAEL THOMAS WITH CUSHMAN AND WAKEFIELD AT (972) 663-9837 OR CRAIG MARTIN, LEWISVILLE ISD EXECUTIVE DIRECTOR OF PROCUREMENT AND CONTRACTS AT (972) 350-4797.

ALL BIDDERS MUST COMPLY WITH THE BID SPECIFICATIONS. BIDS MUST BE SUBMITTED IN HARD COPY AT THE ADDRESS ABOVE AND SHALL INCLUDE TWO (2) FLASH DRIVES OF THE ENTIRE BID RESPONSES. BID SUBMISSIONS NOT MADE AS INSTRUCTED MAY BE DEEMED NONRESPONSIVE AND, THEREFORE, MAY NOT BE CONSIDERED BY THE DISTRICT.

ALL BIDDERS MUST COMPLETE AND SUBMIT ALL BID FORMS, WHICH INCLUDE BUT ARE NOT LIMITED TO: SEALED BID FORM, FORM 1295 - CERTIFICATE OF INTERESTED PARTIES, CONFLICT OF INTEREST (CIQ), AND FELONY CONVICTION NOTIFICATION.

LEWISVILLE ISD RESERVES THE RIGHT TO REJECT ANY AND ALL BIDS.

SEE THE ATTACHED "Bid Package - CSB #3112-23 (North Josey Lane, Lewisville, TX 75056)"

TIMELINE:

- **QUESTIONS DUE: THURSDAY, APRIL 27, 2023 BY 1:00 PM**
- **DEADLINE FOR SEALED BID SUBMITTAL: THURSDAY, MAY 25, 2023 AT 2:00 PM**

**LEWISVILLE ISD SURPLUS PROPERTY
C/O LEWISVILLE INDEPENDENT SCHOOL DISTRICT
ADMINISTRATIVE CENTER
ATTN: CRAIG MARTIN, PROCUREMENT & CONTRACTS
1565-A WEST MAIN STREET, SUITE 220
LEWISVILLE, TEXAS 75067**

Published Questions

Question: What are the Denton County property tax id numbers that make up this parcel?

Answer: The LISD Property includes these DCAD #: 523352, 622102, 19345, 622083, 622101

Asked: 5/8/2023 04:38 PM (CT)

Question: Do you have a better survey of the area?

Answer: Please see the attached documents.

Asked: 5/8/2023 04:38 PM (CT)

Question: What area of the this is "high and dry" and what area is in the flood plain?

Answer: Please see the attached documents.

Asked: 5/8/2023 04:38 PM (CT)

Question: Where will sewer and water access come from?

Answer: LISD is retaining the northern tract for a possible future campus. No plans are currently drawn. There have been no discussion regarding utilities.

Asked: 5/8/2023 04:38 PM (CT)

Question: When will the future Middle School be developed?

Answer: LISD is retaining the northern tract for a possible future campus. No plans are currently drawn.

Asked: 5/8/2023 04:37 PM (CT)

Question: What pricing do we need to hit to be competitive, can you quote a range?

Answer: LISD is open to considering all proposals, with the intent of selecting the proposal deemed in its best interest.

Asked: 5/8/2023 04:37 PM (CT)

Question: Through what lens should we be looking at pricing – dollars per door, per square foot, etc.?

Answer: LISD is open to considering all proposals, with the intent of selecting the proposal deemed in its best interest.

Asked: 5/8/2023 04:37 PM (CT)

Question: Will the city support a zoning case and what is the level of pull they can have?

Answer: Interested buyers should contact the City of Lewisville.

Asked: 5/8/2023 04:37 PM (CT)

Question: Will the seller wait for an extended closing timeframe?

Answer: LISD is open to considering all proposals, with the intent of selecting the proposal deemed in its best interest.

Asked: 5/8/2023 04:36 PM (CT)

Question: Is the ISD willing to parcel off the site instead of requiring a full takedown?

Answer: The property as listed in the survey is currently offered as-is.

Asked: 5/8/2023 04:36 PM (CT)

Question: Would the school district be open to partnering on the deal, potentially getting a share of the economics, and/or designating units for school staff?

Answer: The property has been declared surplus by the Lewisville ISD Board of Trustees, and the property offered is "as-is".

Asked: 5/8/2023 04:36 PM (CT)

Question: What is the cities attitude towards affordable housing?

Answer: LISD cannot respond on behalf of the city. LISD has not had discussion with the City of Lewisville regarding this.

Asked: 5/8/2023 04:35 PM (CT)

Question: Who owns the land between the property line and North Josey Lane? If the survey is off and it is included we would like to know and if it is not, we would need to know what the story is and if we can get an easement etc to cross the area.

Answer: Please see attached survey. The land between the property and North Josey Lane is the North Josey Lane right of way, any easements will need to be confirmed by the purchaser.

Asked: 5/8/2023 04:34 PM (CT)

Question: Why did this property not get sold with the original portfolio of properties from a couple of years ago?

Answer: The LISD Board of Trustees declared this land surplus on December 12, 2022.

Asked: 5/8/2023 04:29 PM (CT)

Question: What was the reasoning behind boundaries of the portion of the property being sold vs. retained by LISD? Why isn't more the frontage to Josey being offered in the package?

Answer: LISD is retaining the northern tract for a possible future campus.

Asked: 5/8/2023 04:28 PM (CT)

Question: What is LISD doing with the property to the North?

Answer: LISD is retaining the northern tract for a possible future campus. No plans are currently drawn.

Asked: 5/8/2023 04:28 PM (CT)

Question: Is there an environmental report available for bidders? Or a statement that one was never done as the property has never been developed, or to LISD's knowledge, never been used to dump or store items that might affect the environmental quality of the site?

Answer: LISD is not aware of an environmental report.

Asked: 5/8/2023 04:28 PM (CT)

Question: What is the net usable acreage?

Answer: Please see the attached PDF of the survey, it is estimated there are approximately 39 acres outside the 100 year flood zone.

Asked: 5/8/2023 04:28 PM (CT)

Question: Would they be open to granting an easement in the highlighted section to help with access to the site? Potentially cost sharing in development on that road?

Answer: LISD is open to considering all proposals, with the intent of selecting the proposal deemed in its best interest.

Asked: 5/8/2023 04:28 PM (CT)

Question: Would LISD entertain a shared access agreement along a southern portion of the property being retained (north of subject property)?

Answer: LISD is open to considering all proposals, with the intent of selecting the proposal deemed in its best interest.

Asked: 5/8/2023 04:27 PM (CT)

Question: Would LISD be willing to part with a portion of the property being retained to allow for a secondary point of access?

Answer: LISD is open to considering all proposals, with the intent of selecting the proposal deemed in its best interest.

Asked: 5/8/2023 04:27 PM (CT)

Question: Would the District be interested in sharing the cost of having an overhead drone take pictures of the area to view the usable land?

Answer: No, not at this time.

Asked: 5/8/2023 04:27 PM (CT)

Question: Is there an environmental report (e.g. when LISD acquired the tract or afterwards) available for bidders? Without a due diligence period, our client who intends to make a bid may be able to bid more if at least some study was performed.....or a statement that one was never done as the property has never been developed or, to LISD's knowledge, never been used to dump or store items that might affect the environmental quality of the site.

Answer: LISD is not aware of an environmental report.

Asked: 5/8/2023 04:27 PM (CT)

Question: What is LISD plans for the remainder of the property which is not included in this bid?

Answer: LISD is retaining the northern tract for a possible future campus. No plans are currently drawn.

Asked: 5/8/2023 04:26 PM (CT)

Question: Are there density tests available in connection with the fill which has been placed on the property, including related civil plans for the fill placement?

Answer: We are not aware of any fill dirt included in the property under consideration. LISD does not have any density tests available.

Asked: 5/8/2023 04:26 PM (CT)

Question: Is a full size copy of the survey available in both pdf and dwg formats?

Answer: Please see the attached PDF and DWG files, and their related links in the bid package.

Asked: 5/8/2023 04:26 PM (CT)

Question: Will you need an easement to run your sanitary sewer line to the creek?

Answer: LISD is retaining the northern tract for a possible future campus. No plans are currently drawn.

Asked: 4/11/2023 04:55 PM (CT)

Question: Where do you plan to discharge your storm water drainage?

Answer: LISD is retaining the northern tract for a possible future campus. No plans are currently drawn.

Asked: 4/11/2023 04:55 PM (CT)

Question: Can you please provide your civil engineer information?

Answer: The civil engineer that prepared the survey is listed on the survey.

Asked: 4/11/2023 04:30 PM (CT)

Question: Can we get the exact measurements of the land being offered?

Answer: Please refer to the survey.

Asked: 4/11/2023 04:29 PM (CT)

Question: Can we get a topographic depiction/survey that shows the areas that are high and dry and also shows the wet areas/flood plain?

Answer: Please see attached Topographic Exhibit.

Asked: 4/11/2023 04:28 PM (CT)

Question: Exhibit A-1 isn't very clear in the bid package. Can you please upload a current Alta survey?

Answer: Please see the attached PDF and DWG files, and their related links in the bid package.

Asked: 4/11/2023 04:27 PM (CT)

Question: 1. Is a full size copy of the survey available in both pdf and dwg formats? 2. Are there density tests available in connection with the fill which has been placed on the property, including related civil plans for the fill placement? 3. What is LISD plans for the remainder of the property which is not included in this bid?

Answer: 1) Yes, please see attached PDF and DWG files.

2) We are not aware of any fill dirt included in the property under consideration. LISD does not have any density tests available.

3) LISD is retaining the northern tract for a possible future campus. No plans are currently drawn.

Asked: 4/7/2023 11:05 AM (CT)
