

received
2:02pm - 2/22/22

Robert Hart
250 Pagosa Street
P.O. Box 3129
Pagosa Springs, CO 81147

2-22-22

Bid for Courthouse Land and Building (revised)

at

449 San Juan St. Pagosa Springs, CO

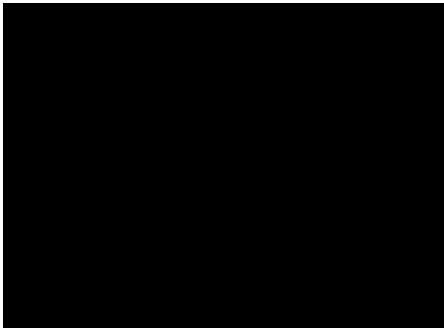
IFB #100-4110-20

Information:

Robert Hart

P.O. Box 3129

Pagosa Springs, Co 81147



My Proposal is to **not** demo this historical building that means so much to so many Archuleta County residents. I will remodel the building and keep it a vital and supportive part of the Archuleta County and Pagosa Springs” economy by enhancing the property with space for 2 restaurants, 4 retail shoppes, lodging rooms, and 6 affordable residences.

This use will bring in substantial sales tax revenues year after year for both the county and town.

I have been a resident of Pagosa Springs for 22 years and love this Town and County.

I have a history of purchasing buildings in Down Town Pagosa Springs, remodeling and making improvements to them to help keep the history and character of Pagosa Springs alive and well. Some of the buildings I have purchased and remodeled include;

250 Pagosa Street – Hart Construction office

414 Pagosa Street – Galles Real Estate office

175 Pagosa Street – Location of Mountain Pizza and Tap Room, the Lift Coffee House, and Pagosa Escape Zone

424 Pagosa Street – Metropolitan Hotel, home of 14 local businesses

Proposal to Provide Adequate Office Space for Existing County Offices

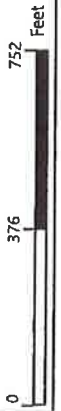
I own property in Harman Park at X Papoose Court consisting of 1.59 acres. Please see attached map on next page.

I would be willing to include the sale of this 1.59-acre parcel which backs up to 160 and is across from and only a couple hundred feet from the new County Courthouse. This is an ideal property that you can have for Hwy 160 signage and keep all county offices in a central location and walking distance from each other.

Hart Custom Builders would be very happy to provide a competitive bid should the County decide to build County Clerk, Treasurer and Appraisal offices on that property.



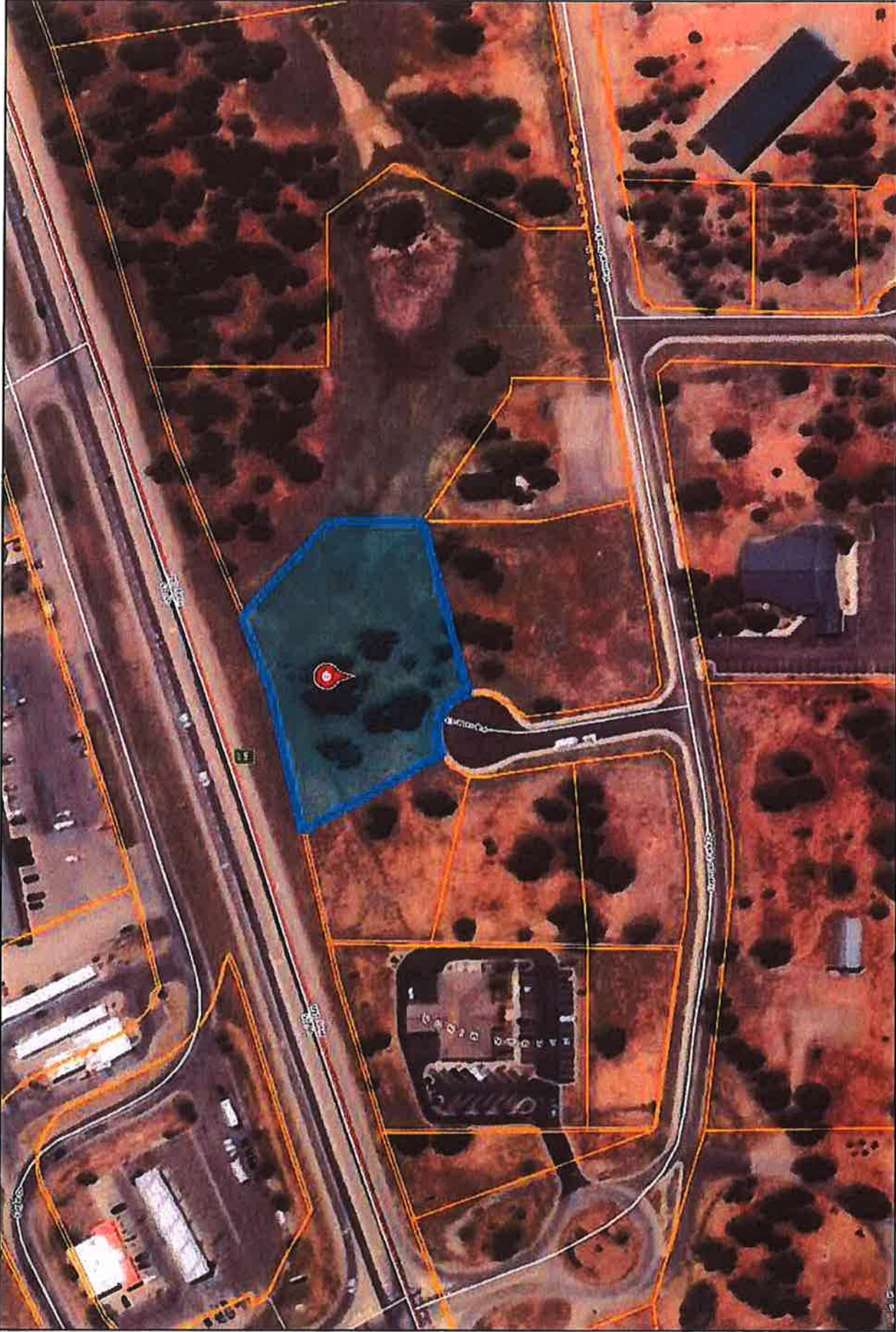
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Evidence of Financial Capability

Next page



January 27, 2022

RE: Pre-qualification for Robert Hart : 449 Pagosa Street, Pagosa Springs CO

To Whom it May Concern:

Robert Hart has communicated with the bank that he wants to bid on this building. The bank has reviewed a personal financial statement, verified liquid assets and pulled a credit report on the buyer. The buyer has an acceptable personal financial position, liquid assets and credit history to complete this purchase per the terms of the contract.

This letter is not a commitment to make a loan for this purchase. Any loan extended for the purchase of this property is subject to receiving a full financial package, standard bank due diligence, underwriting and formal approval from the bank's loan committee.

Please direct any questions regarding this pre-qualification letter to Charlene.thomas@fswb.com or call me at 970-422-5060

Charlene Thomas

Charlene Thomas

Portfolio Manager

Assistant Vice President

ALAMOSA • CENTER • CORTEZ • DURANGO • PAGOSA SPRINGS • SAGUACHE



www.fswb.bank



Bid

Price Offered: \$580,000 + ***(see additional offers below)**

or \$520,000.00 cash plus 1.59-acre X Papoose Ct. (Harman Park Lot H-4H) (valued at \$60,000.00 +)

Real Estate Commission: Buyer will be responsible for this.

Current Occupancy: County can lease-back for up to 5 years rent-free for current office space use. After 5 years current office space can be leased (triple net) to County for \$18.00 per square foot per year with 3% annual increase after that.

*In the case County does not need the space for 5 years, I will pay the County \$40,000.00 per year that the County does not use the space, effectively increasing the sales price of the building as follows;

County occupies space for 5 years \$580,000.00

County occupies space for only 4 years \$620,000.00

County occupies space for only 3 years \$660,000.00

County occupies space for only 2 years \$700,000.00

County occupies space for only 1 year \$740,000.00

My offer gives the County the most flexibility as far as use of needed office space and also the best dollar value no matter how long the county needs its current space.

Leasing Options: Buyer may utilize all currently unoccupied portions of building after closing.

Additional Terms: Triple Net Lease - seller will pay all taxes, insurance, utilities, and maintenance costs during occupancy

Additional Terms: County will provide fee waivers for any associated dumping costs for remodeling of any current building space and waive the County portion of real estate taxes for a period of five years from closing of sale.

Option for Future County Building: Buyer owns property in Harman Park at X Papoose Court in Harman Park (Lot H-4X) consisting of 1.59 acres. Buyer would be willing to include in this sale, this parcel, to the County for \$60,000.00

Of interest to the People and Leadership Archuleta County:

Part of my proposed use of the building will be to build 6 units of Workforce Housing aimed at households earning less than or equal to 100% of Area Median Income. Being in business in Archuleta County for the past 22 years, I am extremely informed and aware of how difficult it is for working people to find affordable housing. Everyday our community is losing hard workers simply because the cost of housing has made living here prohibitive. This is one way I would like to positively contribute to this situation.

Exhibit A

BID FORM AND ACKNOWLEDGEMENT

BIDDER understands that Archuleta County, Colorado reserves the right to reject any and all bids, and all Bidders shall agree that such rejection shall be without liability on the part of the County for any damage or claim brought by any BIDDER because of such rejections, nor shall the BIDDER seek any recourse of any kind against the County because of such rejections. The filing of any Bid in response to this invitation shall constitute an agreement of the BIDDER to these conditions.

BIDDER acknowledges that:

This bid has been prepared to provide the County with all the information requested in **Section E – Submittal Format**.

SECTION ONE:

Information about bidder, as required by Section E, number 1 (please attach).

SECTION TWO:

Evidence of Financial Capability, as required by Section E, number 2 (please attach).

SECTION THREE:

Attach your proposal to provide adequate space for County offices currently occupying the 449 San Juan St. Courthouse building.

SECTION FOUR:

Enter Dollar bid amount below:

Bid: \$580,000.00 + SEE BID PAGE

BIDDER acknowledges and confirms that the person executing this bid and signing below has the authority to bind BIDDER to the bid.

I hereby state that all of the information that I have provided is true, accurate and complete. I hereby state that I have not communicated with, nor otherwise colluded with, any other bidder, nor have I made any agreement with, nor offered or accepted anything of value from an official or employee of the County or the spouse of an official or employee of the County, that would tend to destroy or hinder free competition.

Respectfully Submitted:

Signature Agent: _____



Date: 2-22-22

Title: _____

Printed Name: _____

ROBERT HART