

Solicitation Amendment No. 002

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To: Prospective Bidder/Offeror:	Date:
Prospective Proposers	June 16, 2017
Project Title:	Project No.:
Sale of approximately 23.402 acres of land (Westheimer)	IFB 17-45

The Invitation For Bid (Project IFB No. 17-45) is hereby amended as set forth below:

The submittal due date has been changed from June 21, 2017 at 2:00 pm (local time) and is hereby extended to June 28, 2017 at 2:00 pm (local time).

Questions and Answers No. 1 is also attached below.

Except as provided herein, all terms and conditions of the solicitation remain unchanged and in full force and effect.

Company Name (Bidder/Offeror):	
Signed by:	Date:
Name (Type or Print):	Title:

INVITATION FOR BID

PROJECT NO. IFB 17-45

SALE OF APPROXIMATELY 23.402 ACRES OF LAND (WESTHEIMER)

QUESTIONS AND ANSWERS NO. 1

Date: June 16, 2017

To: Prospective Respondents

From: Procurement Operations Department, Houston Community College

Subject: Questions and Answers Responses

1. Section 3 of the Bid Overview states that "Any objections to the title exceptions stated in the Title Commitment shall be noted in the bidder's submission". Do we submit that in a separate letter or in Section 4 of the Bid Response Form? On the other hand, Article IV, Section 4.3 states that "Buyer shall have fifteen (15) days from the Effective Date to review the Title Commitment and Survey and to deliver in writing such objections". Which is it? On that subject as well, what is HCC's position on responding to objections to the title commitment? Number of days to respond, etc.? Maybe I missed it.

Answer: In the event of a conflict between the real property bid package and the purchase and sale contract attached to the bid package as Attachment 2, the terms of the contract shall control.

2. Section 5 of the Bid Overview states that Buyer will be with a ninety (90) day due diligence period. In Article I, Section 1.1.o. of the Purchase and Sale Contract, it states that the Inspection Period is 30 days. First, should that not be 90 days? Second, if a Phase II Environmental Assessment is recommended by the Phase I ESA, Buyer will need more than 30 days to complete such work. How do we address that? (Article V, Section 5.1.d. also refers to the Termination Deadline as being the same as the Inspection Period). Please clarify, if, it is 30 or 90 days and/or if we can suggest a number of days that we feel would work best for Buyer.

Answer: In the event of a conflict between the real property bid package and the purchase and sale contract attached to the bid package as Attachment 2, the terms of the contract shall control.

3. Articles XIII, Section 13.13. states that "Seller's Broker and Buyer's Broker shall agree among themselves as to splitting of the Brokerage Commissions". Can you please provide us with a broker's commission agreement, so we have that agreed to among ourselves in a way to alleviate future misunderstandings?

Answer: All issues relating to the division of the brokerage commissions shall be handled by the parties' brokers.