



BOARD OF SCHOOL TRUSTEES

## KELLER INDEPENDENT SCHOOL DISTRICT

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**6B. Action**

**Date: February 13, 2006**

**SUBJECT: REJECT CERTAIN BIDS FOR SALE OF KELLER ISD PROPERTY**

**BOARD GOAL: All systems in the Keller Independent School District will be effective, efficient, and accountable in support of the district's mission**

**FISCAL NOTE: Revenue to District from Sale of Undeveloped Property**

### **Background Information:**

- It was previously determined by the district during planning for the 2005 bond program that the following undeveloped and unused properties owned by the district would be offered for sale in a public bid:
  - 22.3 acres along Hwy 377 in Keller ISD
  - 1.41 acre lot on Precinct Line Road in Colleyville
  - 29.559 acres on Union Church Road in Southlake
- Sealed bids for all three properties were received and opened on January 10, 2006
  - A combined total of 22 bids were received on the three properties
- The bids were tabulated and carefully evaluated by the district's real estate consultant, Howe/Wood & Company
  - A representative from Howe/Wood Company will be present at the meeting to address questions

### **Administrative Considerations:**

- The administration has recommended that a contract for sale be approved for the 22.3 acre site along Hwy 377 in Keller

- Bids for the 1.41 acre lot on Precinct Line Road in Colleyville were as follows:
  - Makens Company \$ 200,000
  - M.R. Development Corporation \$ 307,500
  - Gary L. Cantrell Co., Inc. \$ 365,000
  - Afrim Bojku \$ 400,000
  - None of the above bids meet or exceed the February 2005 appraised value of \$460,000
  - Accordingly, the district's real estate consultant has recommended that the district reject these bids and re-bid the property
  
- Bids for the 29.559 acre site on Union Church Road in Southlake ranged from between \$1,100,000 and \$3,414,064 as follows:

**Bids less than \$3,000,000**

- Robert D. Rogers \$ 1,100,000
- Ashton Woods Homes \$ 1,500,000
- Perry Homes \$ 1,773,000
- Holigan Land Development, Ltd. \$ 1,773,000
- Mady Development Corp. \$ 2,698,000
- Hanover Property Company \$ 2,700,000
- FBF1, Ltd. \$ 2,750,000
- Gary L. Cantrell Company \$ 2,986,000

**Bids \$3,000,000 and above**

- Wilbow Corporation \$ 3,000,000
- Mady Development Corporation \$ 3,100,000
- Richard E. Simmons, Trustee \$ 3,250,000
- Sandlin Companies \$ 3,414,064

- A careful evaluation of each of the bids, particularly those above the \$3,000,000 level, indicated not just a wide range of prices, but significant differences in terms and conditions, making it more difficult to compare and evaluate all bids in terms of the best interests of the district
- Accordingly, the district's real estate consultant has recommended that the district reject all bids and re-bid the property using a much more narrowly defined set of parameters

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**The Administration recommends that the Board accept the recommendation of the district's real estate consultant to reject the above-described bids and re-bid the properties involved.**

Respectively submitted,

Bill Stone  
Asst. Superintendent of Business Operations