

CITY OF SOUTHFIELD

**INVITATION TO BID
FRANKLIN ORCHARD CONDOMINIUMS**

**28129 Franklin
Southfield, Michigan 48034**



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INVITATION TO DEVELOPERS

The City of Southfield is now soliciting bids for the purchase of Franklin Orchard Condominiums. This “Invitation to Bid” sets forth the requirements for sale of this property by interested parties. These 13 Condominium units are known as “Franklin Orchard Condominiums.”

The condominium site consists of 1.8 acres of 13 town homes at Franklin Road between I-696 and Beck Roads.

The purpose of the “Invitation to Bid” is to identify a qualified party to execute an exclusive offer to purchase said property.

SITE-SPECIFIC INFORMATION

SITE LOCATION

Southfield is a community of 78,296 residents located northwest of Detroit. Home to over 9,000 businesses, including 83 “Fortune 500” companies and many international firms, Southfield is Michigan’s leading business address. Exhibit A provides more information on the City of Southfield.

28129 Franklin Southfield, Michigan

13 town homes located at 28129 Franklin. Each single family townhouse has two bedrooms, a full bathroom and a half bathroom. These units are 1,282 square feet. New carports have been constructed recently. This site contains approximately 1.8 acres.

LEGAL DESCRIPTION

A complete legal description will be provided prior to closing.

28129 Franklin Unit 1

Unit 1, Building 1, Franklin Orchard Town Homes, according to the Master Deed recorded in Liber 7572, Pages 297 through 321 inclusive, Oakland County Records, and any amendments thereto, and designed as Oakland County Condominium Subdivision Plan No. 267, together with rights in general common elements and limited common elements as set forth in the above Master Deed and as described in Act 59 of the Public Acts of 1978, as amended.

28129 Franklin Unit 2

Unit 2, Building 1, Franklin Orchard Town Homes, according to the Master Deed recorded in Liber 7572, Pages 297 through 321 inclusive, Oakland County Records, and any amendments thereto, and designed as Oakland County Condominium Subdivision Plan No. 267, together with rights in general common elements and limited common elements as set forth in the above Master Deed and as described in Act 59 of the Public Acts of 1978, as amended.

28129 Franklin Unit 3

Unit 3, Building 1, Franklin Orchard Town Homes, according to the Master Deed recorded in Liber 7572, Pages 297 through 321 inclusive, Oakland County Records, and any amendments thereto, and designed as Oakland County Condominium Subdivision Plan No. 267, together with rights in general common elements and limited common elements as set forth in the above Master Deed and as described in Act 59 of the Public Acts of 1978, as amended.

28129 Franklin Unit 4

Unit 4, Building 1, Franklin Orchard Town Homes, according to the Master Deed recorded in Liber 7572, Pages 297 through 321 inclusive, Oakland County Records, and any amendments thereto, and designed as Oakland County Condominium Subdivision Plan No. 267, together with rights in general common elements and limited common elements as set forth in the above Master Deed and as described in Act 59 of the Public Acts of 1978, as amended.

28129 Franklin Unit 5

Unit 5, Building 1, Franklin Orchard Town Homes, according to the Master Deed recorded in Liber 7572, Pages 297 through 321 inclusive, Oakland County Records, and any amendments thereto, and designed as Oakland County Condominium Subdivision Plan No. 267, together with rights in general common elements and limited common elements as set forth in the above Master Deed and as described in Act 59 of the Public Acts of 1978, as amended.

28129 Franklin Unit 6

Unit 6, Building 1, Franklin Orchard Town Homes, according to the Master Deed recorded in Liber 7572, Pages 297 through 321 inclusive, Oakland County Records, and any amendments thereto, and designed as Oakland County Condominium Subdivision Plan No. 267, together with rights in general common elements and limited common elements as set forth in the above Master Deed and as described in Act 59 of the Public Acts of 1978, as amended.

28129 Franklin Unit 7

Unit 7, Building 2, Franklin Orchard Town Homes, according to the Master Deed recorded in Liber 7572, Pages 297 through 321 inclusive, Oakland County Records, and any amendments thereto, and designed as Oakland County Condominium Subdivision Plan No. 267, together with rights in general common elements and limited common elements as set forth in the above Master Deed and as described in Act 59 of the Public Acts of 1978, as amended.

28129 Franklin Unit 8

Unit 8, Building 2, Franklin Orchard Town Homes, according to the Master Deed recorded in Liber 7572, Pages 297 through 321 inclusive, Oakland County Records, and any amendments thereto, and designed as Oakland County Condominium Subdivision Plan No. 267, together with rights in general common elements and limited common elements as set forth in the above Master Deed and as described in Act 59 of the Public Acts of 1978, as amended.

28129 Franklin Unit 9

Unit 9, Building 2, Franklin Orchard Town Homes, according to the Master Deed recorded in Liber 7572, Pages 297 through 321 inclusive, Oakland County Records, and any amendments thereto, and designed as Oakland County Condominium Subdivision Plan No. 267, together with rights in general common elements and limited common elements as set forth in the above Master Deed and as described in Act 59 of the Public Acts of 1978, as amended.

28129 Franklin Unit 10

Unit 10, Building 2, Franklin Orchard Town Homes, according to the Master Deed recorded in Liber 7572, Pages 297 through 321 inclusive, Oakland County Records, and any amendments thereto, and designed as Oakland County Condominium Subdivision Plan No. 267, together with rights in general common elements and limited common elements as set forth in the above Master Deed and as described in Act 59 of the Public Acts of 1978, as amended.

28129 Franklin Unit 11

Unit 11, Building 2, Franklin Orchard Town Homes, according to the Master Deed recorded in Liber 7572, Pages 297 through 321 inclusive, Oakland County Records, and any amendments thereto, and designed as Oakland County Condominium Subdivision Plan No. 267, together with rights in general common elements and limited common elements as set forth in the above Master Deed and as described in Act 59 of the Public Acts of 1978, as amended.

28129 Franklin Unit 12

Unit 12, Building 2, Franklin Orchard Town Homes, according to the Master Deed recorded in Liber 7572, Pages 297 through 321 inclusive, Oakland County Records, and any amendments thereto, and designed as Oakland County Condominium Subdivision Plan No. 267, together with rights in general common elements and limited common elements as set forth in the above Master Deed and as described in Act 59 of the Public Acts of 1978, as amended.

28129 Franklin Unit 13

Unit 13, Building 2, Franklin Orchard Town Homes, according to the Master Deed recorded in Liber 7572, Pages 297 through 321 inclusive, Oakland County Records, and any amendments thereto, and designed as Oakland County Condominium Subdivision Plan No. 267, together with rights in general common elements and limited common elements as set forth in the above Master Deed and as described in Act 59 of the Public Acts of 1978, as amended.

ZONING OF PROPERTY

The property is within RT Zoning District, Attached Single Family Residential District. This district “is intended to permit and to relate the type, design, and layout of attached and detached single family residential development to the particular site in a manner consistent with the preservation of the property values in established residential areas. This district is also intended to encourage a more efficient and more desirable use of land.”

Principal uses permitted include one family attached dwelling (townhouses) with not less than (3) attached units, and accessory buildings such as swimming pools, recreation areas, pavilions, cabanas and other similar uses. Exhibit B includes a location and site maps.

CONDITION OF PROPERTY

The property is will be sold “AS IS.” The City of Southfield does not and will not offer warranties or representations as to the conditions of the units, and any and all representation and warranties of any kind or nature are hereby disclaimed (with the sole exception of the landscaping of the island and entranceway and re-surfacing of the parking lot, both as described in Exhibit C.)

The property will not be placed on the City of Southfield’s tax roles until January 1, 2008. As a result, this property will remain exempt from property taxes until January 1, 2008

The City of Southfield will waive building permit fees for repair/rehabilitation of the existing condominiums.

Franklin Orchard Condominiums has an existing Condominium Association. All condominium documents currently possessed by the City will be transferred to the purchaser.

The purchaser shall understand that the City of Southfield will undertake the following improvements: landscaping of island and entrance; re-surface the parking lot. Exhibit C provides specifications and plans for the modifications to the landscaping and parking.

In an effort to assist the bidder, an estimate of costs per unit has been prepared by the City of Southfield’s Building Department. The following costs have been estimated:

Windows, doors, roof, siding replacement, gutters and trim	\$ 9,000
Interior paint- prime and finish	\$ 2,500
Exterior paint	\$ 2,600
Estimated total cost per unit	\$14,100

The City of Southfield is neither guaranteeing nor responsible if any costs exceed estimates. Bidders will be responsible for making their own analysis and decisions regarding the renovations of the site.

PROPOSAL TIMELINE AND SPECIFICATIONS

TIMELINE

January 26 – Invitation to Bid distributed and supporting materials made available.

February 8 – Open House from 9 am to 4 pm at Franklin Orchard Condominiums

February 23 - by 4:00 p.m. –Bids are due at the office of the Purchasing Agent
26000 Evergreen PO Box 2055 Southfield, MI 48037-2055.

- The Following Dates are Tentative -

March 5 - Final review and selection of successful proposal by City Council

SELECTION SUBMISSION PROCEDURES AND GUIDELINES

BID PROCESS

It is understood by all parties submitting bids under the terms of this request that their submissions become the property of the City of Southfield and will not be returned. By submitting a bid the bidder agrees to accept the conditions contained in this request. The bidder also understands that there is no express or implied obligation on the part of the City to reimburse any expenses incurred on the part of the bidder in responding to the request.

The City has land and utility surveys that are available. Bidders will be responsible for making their own analysis and decisions regarding the conditions of the site.

Required Bid Elements include the following:

1. Name, address and telephone number of bidder and contact person for this bid.
2. Purchase Price- Developer must state the amount offered for the land and buildings. There is no minimum bid for the property.
3. All bidders must submit with their offer, a \$10,000 deposit in the form of a cashiers check made payable to the City of Southfield. The deposits from the unsuccessful bidders will be refunded within sixty (60) days or upon the execution of a purchase agreement, whichever occurs first. The deposit of the successful bidder will be applied as a credit towards the final purchase price. In the event the successful bidder fails to execute a purchase agreement with the City and close on the purchase of the property, (which failure is not based on uncured title objections), the deposit shall be forfeited to the City as liquidated damages.

BID EVALUATION

The City intends to execute a purchase and sale agreement with the highest bidder at their Regular Council Meeting of March 5, 2007. The City reserves the right to terminate negotiations and all commitments hereunder if, within a reasonable time determined by the City, in its sole discretion, the parties have not arrived at a mutually acceptable sale.

Evidence of private lender commitment shall be submitted to the City within thirty (30) days of commencement of negotiations. This fee shall be credited to the bidder at closing.

The City reserves the right to the final determination of a recommendation. Notwithstanding any other provision of the Invitation to Bid THE CITY RESERVES THE RIGHT TO REJECT ANY OR ALL BIDS SUBMITTED, TO WAIVE OR NOT TO WAIVE INFORMALITIES OR IRREGULARITIES IN THE PROPOSAL, RE-ISSUE THE INVITATION TO BID, TO REQUEST ADDITIONAL INFORMATION OR TO ACCEPT ANY PROPOSAL DETERMINED BY THE CITY IN ITS SOLE DISCRETION TO BE IN THE BEST INTEREST OF THE PEOPLE OF THE CITY OF SOUTHFIELD.

The City reserves the right to negotiate the terms and conditions of all or any part of the bids and/or contracts. Participation in this Invitation to Bid in no way assures the bidders inclusion in future development requests for this or other properties.

If you have any questions, please contact:

<i>Planning Department</i>	<i>Phone Number</i>	<i>Fax Number</i>
Nicholas Banda, Director of Planning and Development	(248) 796-4154	(248) 796-4105
Rochelle Freeman, Business Development Manager	(248) 796-4161	(248) 796-4105

Six (6) sealed copies (1 original with the deposit and 5 copies) of the Bid clearly marked "Franklin Orchard Condominiums" must be submitted to:

City Clerk's Office
Attn: Purchasing Agent
26000 Evergreen Road
PO Box 2055
Southfield, MI 48037-2055

Facsimile transmissions will not be accepted. Bids are due in the office of the City Clerk not later than 4:00 PM on February 23, 2007. Bids received subsequent to the due date and time will be disqualified and returned unopened to sender.

The City reserves the right to modify this date as events dictate.

Exhibit A – CITY OF SOUTHFIELD INFORMATION

The City of Southfield offers a diverse range of activities and services for its residential and business populations. Southfield is home to Oakland County’s largest office community, consisting of more than 26.6 million square feet of existing office space and an additional 1.4 million square footage planned or under construction. The City has a daytime population of approximately 200,000 people. As one of Michigan’s top business communities, Southfield continues to provide a high quality environment in which to live and work. The following comprises some of Southfield’s more pertinent demographic information and features:

Office

- Southfield is home to 9,000 businesses and 83 Fortune 500 companies.
- Southfield has 25% of all the metro area’s office space, 25% of Oakland County’s office space, 25% of Oakland County’s foreign firms and 50% of the County’s Japanese firms. The city leads all 14 Detroit metro-area communities with more than 500,000 square feet of office space in absorption and an office vacancy rate of only 10% (excludes Class C space).
- Southfield has more office space than the downtowns of Detroit, Cleveland, Indianapolis, Kansas City or Cincinnati; and far surpasses any Detroit metro-area community.
- Ten of the top 25 office buildings in metro Detroit are located in Southfield. Southfield has 10 office complexes with more than 500,000 square feet and 46 complexes with more than 100,000 square feet.

Other Businesses

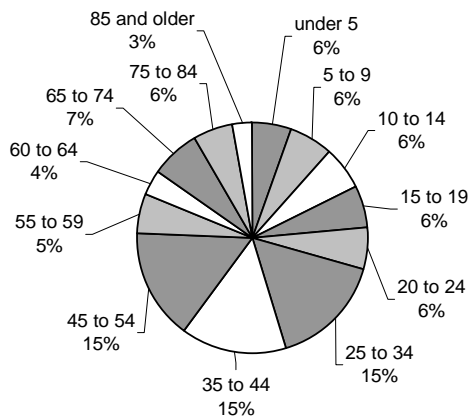
- Southfield has three industrial parks and a new research & development park, which includes the world headquarters of Barton-Malow Construction, as well as offices for Lotus Engineering, Infinity Broadcasting, Panasonic Automotive Electronics, and Alcoa Automotive.
- 25% of the County’s leading automotive suppliers are in Southfield.
- Southfield has more than 400 high-tech/telecommunications companies, more than any other Michigan community and is the only Oakland County community ringed in high-speed fiber optics.
- Southfield maintains a strong retail presence, with four million square feet in retail space and 17 shopping centers, each with 50,000 square feet or more of retail.
- Southfield is home to 16 hotels and approximately 200 restaurants.

	COMPANY	# OF EMPLOYEES		COMPANY	# OF EMPLOYEES
1	St John Providence Hospital	5,458	14	Lawrence Technological University	800
2	Blue Cross Blue Shield of MI	4,001	16	Doner	750
3	Questor Partners Holdings LLC	2,151	17	Plante Moran PLLC	710
4	Lear Corporation	1,998	18	Comcast	650
5	IBM	1,700	18	Credit Acceptance	650
6	Comau Pico	1,500	20	DOC Optics Corp	629
7	Southfield Public Schools	1,287	21	Nation Wide Security	600
8	Synova Inc	1,200	22	Fifth Third Bank	566
9	Real Estate One Inc	1,028	23	Guardian Alarm Co of MI	550
10	Barton Malow	965	24	RL Polk	533
11	Federal Mogul Corporation	900	25	Smith Barney	515
12	Verizon Wireless	900	26	Ajilon Consulting	500
13	DENSO International America	803	26	BASF	500
14	City of Southfield	800	26	CIBER Inc	500

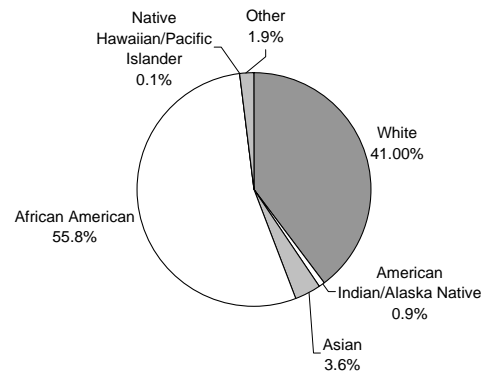
Community

- Southfield is served by ten elementary, three middle and two public high schools, as well as nine private schools. About 84% of Southfield's high school graduates attend either a college or university. Southfield is also home to the following eight institutions of higher learning: Lawrence Technological University, Oakland Community College-Southfield Campus, University of Phoenix-MI Campus, Sienna Heights College-Metro Detroit, Central Michigan University-Southfield Center, Cleary College, Marygrove College, and Corinthian College. Wayne State University has a satellite campus in neighboring Farmington Hills.
- Southfield's median household income (1999): \$56,326 (vs. Detroit MSA: \$40,579)
- 2005 Taxable Assessed Valuation (TAV): Office, commercial, industrial, personal property and multiple family = \$1,547-billion, Single-family residential: \$1.496-billion
- Southfield has a 2000 census population of 78,296 and total labor force of 49,325
- As of 2002, the average home price in Southfield is \$158,200.

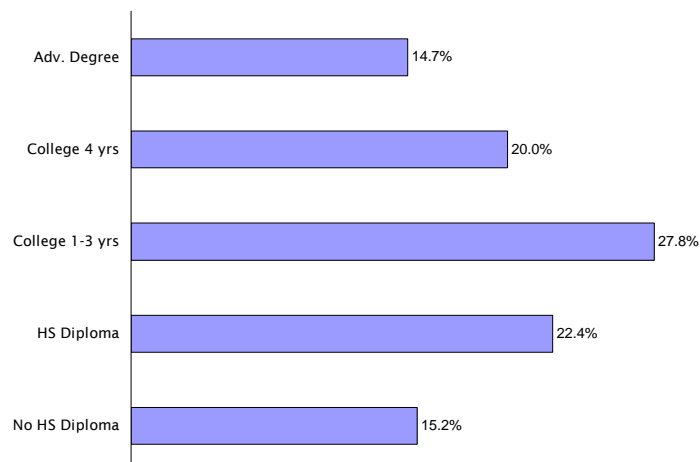
Population by Age



Population by Race



Educational Attainment of People over 25 Years of Age



MILEAGE RATES

The redevelopment area is subject to taxation from the following taxing jurisdictions: City of Southfield, Southfield School District, Oakland Community College (OCC), SET, Intermediate School District, Drains at-large, Southeastern Michigan Area Regional Transportation (SMART) and Oakland County. Here follows the 2006 Property Tax Rates.

*** FINAL RATES**

06/20/2006

2006 TAX RATES

RUBBISH = 195.02

summer

Sch Dist: 250 - 257 & 25A & 25C

Sch Dist: 030 & 30A

Sch Dist: 190, 192, 199

Fiscal Years	CITY RATE:		SOUTHFIELD		BIRMINGHAM		OAK PARK	
	HMST	NON-HMST	HMST	NON-HMST	HMST	NON-HMST	HMST	NON-HMST
	Total School Rate:		21.8926	21.8926	11.8176	21.2400	6.8897	24.8897
7/1/06 - 6/30/07	CITY GENERAL		16.14500	16.14500	16.14500	16.14500	16.14500	16.14500
1/1/06 - 12/31/06	COUNTY		2.80000	2.80000	2.80000	2.80000	2.80000	2.80000
7/1/06 - 6/30/07	ISD (1/2)		1.88450	1.88450	1.88450	1.88450	1.88450	1.88450
7/1/06 - 6/30/07	OCC		1.58440	1.58440	1.58440	1.58440	1.58440	1.58440
10/1/06 - 9/30/07	STATE ED		6.00000	6.00000	6.00000	6.00000	6.00000	6.00000
7/1/06 - 6/30/07	SCHOOL		9.81630	9.81630	4.28880	9.00000		9.00000
7/1/06 - 6/30/07	SCHOOL DEBT		1.13000	1.13000	3.24000	3.24000	3.44990	3.44990
			39.16020	39.16020	35.74270	40.45390	31.66380	40.66380
7/1/06 - 6/30/07	ADM FEE		0.391802	0.391802	0.357427	0.404539	0.318638	0.408638
			39.5518020	39.551802	36.100127	40.858439	31.980438	41.070438
7/1/06 - 6/30/07	DDA SCHOOL DIST.		1.93340	1.93340			1.93340	1.93340
	SCH: 255, 256		41.485202	41.485202			33.913838	43.003838

Fiscal Years	ESTIMATED COUNTY RATE:	SOUTHFIELD		BIRMINGHAM		OAK PARK	
		HMST	NON-HMST	HMST	NON-HMST	HMST	NON-HMST
7/1/06 - 6/30/07	SCHOOL	9.81620	9.81620	4.28870	9.00000		9.00000
7/1/06 - 6/30/07	SCHOOL DEBT	1.13000	1.13000			3.43980	3.43980
7/1/06 - 6/30/07	DRAINS AT LARGE	0.19780	0.19780	0.19780	0.19780	0.19780	0.19780
7/1/06 - 6/30/07	SMART	0.59500	0.59500	0.59500	0.59500	0.59500	0.59500
1/1/07 - 12/31/07	COUNTY	1.84810	1.84810	1.84810	1.84810	1.84810	1.84810
7/1/06 - 6/30/07	ISD (1/2)	1.88450	1.88450	1.88450	1.88450	1.88450	1.88450
		15.28960	15.28960	8.81210	13.32340	7.76320	16.76320
7/1/06 - 6/30/07	ADM FEE	0.152898	0.152898	0.086121	0.133234	0.077632	0.167632
		15.422296	15.422296	8.898221	13.456634	7.840832	16.930832
	TOTAL - 2006	54.974098	54.974098	44.798348	64.315073	39.82127	68.00127
	TOTAL WITH DDA						
	SCH: 255, 256	56.907498	56.907498			41.75467	59.93467

