Bid #27-11-19

Sale of Real Estate (Property A & B)

Issue Date: 10/13/2026
Questions Deadline: 10/30/2099 05:00 PM (CT)
Response Deadline: 11/3/2099 04:00 PM (CT)

Contact Information

Contact: Baldemar Garcia, Director of Purchasing
Address: Purchasing Dept.
312 West 5th Street
Weslaco, TX 78596
Phone: (956) 969-6572
Email: bgarcia@wisd.us

Event Information

Number:	Bid #27-11-19
Title:	Sale of Real Estate (Property A & B)
Type:	Sealed Bid
Issue Date:	10/13/2026
Question Deadline:	10/30/2099 05:00 PM (CT)
Response Deadline:	11/3/2099 04:00 PM (CT)
Notes:	**Weslaco ISD is currently accepting Sealed Bids for the sale of the two (2) properties (A & B) listed in the title above. The School District will accept bid on one or both.**

All Bidders interested in submitting a bid for the purchase of this property must submit a sealed bid as follows: a.) electronically thru IONWAVE/EUNA; or, b.) deliver a sealed bid to Weslaco ISD Business Office at 312 W. 5th St. Weslaco, Texas. Emailed or faxed bids will not be accepted. Submitted Bids will only be accepted if an Earnest Money in the form of a cashier's check has been submitted.

All Sealed Bid responses will be opened on a weekly basis only if a bid(s) have been received. Sealed Bids opening will be conducted virtually and is available for public viewing. All bids will be unsealed and read out loud. The bid opening will be streamed through the use of a Google Meet. The link will be posted on our website at www.wisd.us/resources/bids-and-proposals. Bids will continue to be accedpted until an offer has been accepted.

Please contact Baldemar Garcia, Director of Purchasing at the Weslaco ISD Business Office (956) 969-6572 if you have any questions or issues regarding this bid.

The awarding of the Sealed Bid will take place at the Weslaco ISD public school board meeting. The Weslaco ISD School Board reserves the right to accept, reject any and/or all bids, waive minor technicalities, or to award the bid to the most responsible offeror which best serves the interest of, and provides the best value to, the District.

Google Meet joining info

Link to Opening: https:https://meet.google.com/yhu-wobx-fic?authuser=0&hs=122

Join by call: tel:(US)+1 314-474-2147
PIN: 483 937 415#

Bid Attachments

SECTION I - Property Description and Terms.pdf View Online

Section I - Property Description & Terms

SECTION II Exclusive Terms.pdf View Online

Section II - Exclusive Terms

SECTION III - Acceptance Form.pdf View Online

Section III - Acceptance Form

SECTION IV - Felony Conviction.pdf View Online

Section IV - Felony Conviction Form

SECTION V - Non-Collusion & Signature Sheet.pdf View Online

Section V - Non-Collusion & Signature Sheet

Conflict of Interest - CIQ.pdf View Online

Conflict of Interest

Areal View of Property.pdf View Online

Areal View of Property

Requested Attachments

Section III - Acceptance Form
(Attachment required)

Complete and Return

Section IV - Felony Conviction
(Attachment required)

Complete and Return

Section V- Non-Collusion & Signatur Sheet
(Attachment required)

Complete and Return

Conflict of Interest Form
(Attachment required)

Complete and Return

Addenda (if any)

Complete and return acknowledgement, if any.

Cashier's Check
(Attachment required)

Attach a copy of the Earnest Money Cashier's check you submitted to Weslaco ISD.

Bid Attributes

1	**Name of Bidder** What is your name or the legal name of the entity seeking to purchase this property(s)? _____ _____ _____ *(Required: Maximum 1000 characters allowed)*

2 Address

What is your physical address?

_____

_____

_____

(Required: Maximum 1000 characters allowed)

3 Phone Number

Include your contact number.

(___ ___ ___) ___ ___ ___ - ___ ___ ___ ___ ext: _____

(Required)

4 Contact's Name

Include the name of the Bidder's contact person.

_____

_____

_____

(Required: Maximum 1000 characters allowed)

5 Email

Include your email information

_____

(Required: Email address)

6 Terms and Conditions

I have read all of the Terms and Conditions included in this bid.

☐ READ AND ACKNOWLEDGE

(Required: Check all that apply)

7 Section I - Property Description

I have read and acknowledge Section I - Property Description and Terms

☐ Read and Acknowledge

(Optional: Check if applicable)

8 Section II - Exclusive Terms

I have read and acknowledge Section II - Exclusive Terms

☐ Read and Acknowledge

(Optional: Check if applicable)

Bid Lines

1 BID OFFER FOR PROPERTY "A"

(Response required • Line excluded from response total)

Quantity: 1 UOM: Bid Offer Price: $ Total: $

Supplier Notes: _____

_____

☐ No bid

☐ Additional notes *(Attach separate sheet)*

Item Attributes

1. Earnest Money Check

A CASHIER'S CHECK IN THE AMOUNT OF $10,000 AND MADE PAYABLE TO WESLACO ISD WAS SUBMITTED.

☐ YES

☐ NO

(Required: Check all that apply)

2. Bid Amount

Type in your Bid Amount (in words).

_____

_____

_____

(Required: Maximum 1000 characters allowed)

2 **BID OFFER FOR PROPERTY "B"**

(Response required • Line excluded from response total)

Quantity: 1 UOM: Bid Offer Price: $ Total: $

Supplier Notes: _____

☐ No bid

☐ Additional notes
(Attach separate sheet)

Item Attributes

1. Earnest Money Check

A CASHIER'S CHECK IN THE AMOUNT OF $10,000 AND MADE PAYABLE TO WESLACO ISD WAS SUBMITTED.

☐ YES

☐ NO

(Required: Check all that apply)

2. Bid Amount

Type in your Bid Amount (in words).

_____

_____

_____

(Required: Maximum 1000 characters allowed)

Supplier Information

Company Name:

Contact Name:

Address:

Phone:

Fax:

Email:

Supplier Notes

By submitting your response, you certify that you are authorized to represent and bind your company.

Print Name

Signature

Weslaco Independent School District

Sale of Real Estate (Property A & B)
(Bid# 27-11-19)

Bidder Information

1. **NAME OF BIDDER**: _____

   _____

2. **Address:** _____

   _____

3. **Phone #** _____

4. **Contact Name:** _____

5. **Email Address:** _____

SECTION I

PROPERTY DESCRIPTION & TERMS & CONDITIONS

Sale of Real Estate (Property A)

(Bid# 27-11-19)

INTRODUCTION

The Weslaco Independent School District is requesting BIDS FOR THE SALE of real estate.

Pursuant to Texas Local Government Code § 272.001(a), Weslaco Independent School District, a school district created under the laws of the State of Texas ("Seller"), hereby gives public notice of its intent to sell the real properties described below by sealed bid.

PROPERTY DESCRIPTION

The two parcels of real estate properties are described as follows:

- **Property A**: the surface only of an approximately 1.25-acre tract of land out of Farm Tract 683 and Farm Tract 691, West Tract Subdivision, located in Weslaco, Hidalgo County, Texas.

- **Property B**: the surface only of an approximately 1.25-acre tract of land out of Farm Tract 683 and Farm Tract 691, West Tract Subdivision, located in Weslaco, Hidalgo County, Texas.

GENERAL CONDITIONS

1. No emailed or faxed bids will be accepted.

2. Bids will be accepted if electronically submitted through Ion Wave (our electronic bid system) **or** delivered to Weslaco ISD Business Office.

3. Delivered Packages must be: a.) submitted in a sealed envelope and clearly labeled with the Bid Number and Title on the outside; and, b.) received and stamped at the Business Office prior to the due date and time.

4. The District will not be responsible for bids not submitted by the due date and time.

5. The District is not responsible for late bids due to system problems or technical difficulties.

6. All questions must be submitted through Ion Wave or through email before the deadline stated in this proposal. Accordingly, the responses to all questions will be posted on Ion Wave and on our website under "Bids and Proposals".

7. Weslaco Independent School District reserves the right to accept or reject all or any part of the proposal, waive minor technicalities, and award the sealed bid that best serves the interest of the District. The District also reserves the right to waive or dispense with any of the formalities contained herein. The Weslaco ISD Board of Trustees will make the final decision of agreement of award and agent services if necessary.

8. **COMMUNICATION WITH SCHOOL DISTRICT MEMBERS**: Companies/agents submitting bids shall not discuss this RFP with other employees of WISD or members of the Board of Trustees. Communication includes but is not limited to unsolicited literature, email, faxes or phone calls related to any aspect of the RFP. If discussion is necessary, you will be notified in writing**. Failure to abide by this requirement may result in automatic disqualification of the agent/company representative and/or the company at the discretion of the District.**

9. The Weslaco Independent School District accepts no financial responsibility for any costs incurred by any bidder in the course of responding to this bid..

10. The Sealed Bid information will be available on our website at https://www.wisd.us/resources/bids-and-proposals under the "Bids & Proposals",

11. Gratuities - No gratuities in the form of entertainment, gifts or otherwise, shall be offered or given by Contractor, or any agent or representative of Contractor, to any administrator, employee, or anyone affiliated with the School District with a view toward securing a contract or securing favorable treatment with respect to a contract. Failure to comply with this requirement will cause the sealed bid to be rejected, or contract (if approved) to be void.

12. Offer Price: The bid offers must be entered in: 1) Ion Wave on the "Line Items" section; or, b) clearly written on the Offer Sheet if submitting a physical bid package.

13. Written Amount: If submitting a physical bid package, the written offer amount will govern over the number.

14. Mineral Interests: Mineral Interests are reserved but only to the extent that are owned by Weslaco ISD.

15. Title Report and Survey: The buyer is responsible for obtaining a property survey and a title report.

16. Title Issues: The buyer must notify Weslaco ISD of any "objections" or problems identified in the title. Weslaco ISD will be given 30 days to correct the issues.

17. Platting: If any legal platting of the property(s) is required it will be the buyer's responsibility and furthermore, the buyer also be responsible for any and all costs associated with it.

DELIVERY ADDRESS

Cashier's Checks and Physical Bid Packages must be delivered to:

Weslaco ISD - Business Office
312 W. 5th Street
Weslaco, Texas 78599
956-969-6572

DISTRICT CONTACT

- Americo Garza, Executive Director for Buildings and Operations
  Amgarza@wisd.us
  956-969-6515

- Baldemar Garcia, Purchasing Director
  bgarcia@wisd.us
  956-969-6569

☐ Reviewed and Acknowledged.

_____ _____

Signature Date

SECTION II

Sale of Real Estate (Property A & B)
(Bid# 27-11-19)

Exclusive Terms & Conditions

1. **Award of Bid:** This property will be awarded to the highest responsible bidder, subject to approval by the Weslaco Independent School District Board of Trustees. The governing body reserves the right to reject any and all bids, waive informalities or irregularities, accept the bid deemed to be in the best interest of the entity.

2. **Earnest Money Deposit:** A Cashier's Check in the amount of $10,000.00 for each property, made payable to: Weslaco Independent School District, must be delivered to the Weslaco ISD Business Office located at 312 W. 5th St., prior to the Bid closing date and time.

3. **Proposed closing timeline:** Must not to exceed 75 days from the execution of the contract.

4. **Inspection of Property**: The property may be inspected by appointment by contacting: Americo Garza, Executive Director of Operations, amgarza@wisd.us 956-969-6515.

5. **Conditions of Sale**: Sale is contingent upon approval by the Weslaco ISD School Board in an open meeting; closing shall occur within 75 days after approval; Buyer shall pay all closing costs except those customarily paid by seller; Title policy shall be issued at Buyer's expense.

6. **Withdrawal of Bids:** Bids may be withdrawn prior to a formal acceptance by the School District.

7. **Default:** Failure to close after award may result in forfeiture of earnest money.

8. **Return of Check:** Any unsuccessful bidder will have their cashier's check returned.

9. **Questions:** Any and all questions pertaining to this proposal must be submitted through Ion Wave or through email.

Exclusive Terms & Conditions

10. **Submission of Offers:** *The District will receive sealed bids for the purchase of the Real Property on a continuing basis until the Real Property is sold or the District withdraws the Real Property from consideration. There is no initial deadline for submission of bids.*

11. ***Bid Closing:*** *Upon receipt of a bona fide sealed bid that the District determines warrants consideration, the District may establish a date for consideration of the bid. The District may continue to receive additional sealed bids until a date and time established by the District before the Board's consideration of the sale. The District reserves the right to reject any or all bids, to discontinue the solicitation at any time before execution of a binding sales agreement, and to decline to sell the Property.*

☐ Reviewed and Acknowledged.

_____ _____

Signature Date

WESLACO INDEPENDENT SCHOOL DISTRICT

SECTION III

Sale of Real Estate (Property A & B)
(Bid# 27-11-19)

Sealed Bid Acceptance Form

TO BE FILLED IN BY OFFEROR AND SUBMITTED WITH BID

I have read and understand all General Conditions and the Exclusive Terms included in this Sealed Bid and accepts all Standard and Exclusive Terms and Conditions (Sections I, II).

Bidder Name: _____

Address: _____

City, State & Zip Code: _____

Signature: _____

Date: _____

SECTION IV

FELONY CONVICTION NOTIFICATION

Sale of Real Estate (Property A&B)
(Bid# 27-11-19)

State of Texas Legislative Senate Bill No. 1, Section 44.034, Notification of Criminal History, Subsection (a), states "a person or business entity that enters into a contract with a school district must give advance notice to the district if the person, owner or operator of the business entity has been convicted of a felony. The notice must include a general description of the conduct resulting in the conviction of a felony."

Subsection (b) states "a school district may terminate a contract with a person or business entity if the district determines that the person or business entity failed to give notice as required by Subsection (a) or misrepresented the conduct resulting in the conviction. The district must compensate the person or business entity for services performed before the termination of the contract."

THIS NOTICE IS NOT REQUIRED OF A PUBLICLY-HELD CORPORATION, BUT THE COMPANY REPRESENTATIVE MUST CHECK OFF A SELECTION BELOW (A, B, OR C)

I, the undersigned agent for the firm named below, certify that the information concerning notification of felony convictions has been reviewed by me and the following information furnished is true to the best of my knowledge.

VENDOR'S NAME: _____

AUTHORIZED COMPANY OFFICIAL'S NAME (PRINTED): _____

DATE: _____

******* PLEASE CHECK OFF A SELECTION BELOW *******

( ) A. My firm is a publicly held corporation. Therefore, this reporting requirement is not applicable.

( ) B. My firm is not owned and/or operated by anyone who has been convicted of a felony.

( ) C. My firm is owned or operated by the following individual(s) who has/have been convicted of a felony:

Name of Felon(s):_____

Details of Conviction(s):_____

_____ Date

_____ Company Name

CONFLICT OF INTEREST QUESTIONNAIRE

FORM CIQ

For vendor doing business with local governmental entity

This questionnaire reflects changes made to the law by H.B. 23, 84th Leg., Regular Session.

This questionnaire is being filed in accordance with Chapter 176, Local Government Code, by a vendor who has a business relationship as defined by Section 176.001(1-a) with a local governmental entity and the vendor meets requirements under Section 176.006(a).

By law this questionnaire must be filed with the records administrator of the local governmental entity not later than the 7th business day after the date the vendor becomes aware of facts that require the statement to be filed. *See* Section 176.006(a-1), Local Government Code.

A vendor commits an offense if the vendor knowingly violates Section 176.006, Local Government Code. An offense under this section is a misdemeanor.

OFFICE USE ONLY

Date Received

1 **Name of vendor who has a business relationship with local governmental entity.**

2 ☐ **Check this box if you are filing an update to a previously filed questionnaire.** (The law requires that you file an updated completed questionnaire with the appropriate filing authority not later than the 7th business day after the date on which you became aware that the originally filed questionnaire was incomplete or inaccurate.)

3 **Name of local government officer about whom the information is being disclosed.**

_____

Name of Officer

4 **Describe each employment or other business relationship with the local government officer, or a family member of the officer, as described by Section 176.003(a)(2)(A). Also describe any family relationship with the local government officer. Complete subparts A and B for each employment or business relationship described. Attach additional pages to this Form CIQ as necessary.**

A. Is the local government officer or a family member of the officer receiving or likely to receive taxable income, other than investment income, from the vendor?

☐ Yes ☐ No

B. Is the vendor receiving or likely to receive taxable income, other than investment income, from or at the direction of the local government officer or a family member of the officer AND the taxable income is not received from the local governmental entity?

☐ Yes ☐ No

5 **Describe each employment or business relationship that the vendor named in Section 1 maintains with a corporation or other business entity with respect to which the local government officer serves as an officer or director, or holds an ownership interest of one percent or more.**

6 ☐ Check this box if the vendor has given the local government officer or a family member of the officer one or more gifts as described in Section 176.003(a)(2)(B), excluding gifts described in Section 176.003(a-1).

7

_____ _____

Signature of vendor doing business with the governmental entity Date

CONFLICT OF INTEREST QUESTIONNAIRE
For vendor doing business with local governmental entity

A complete copy of Chapter 176 of the Local Government Code may be found at http://www.statutes.legis.state.tx.us/Docs/LG/htm/LG.176.htm. For easy reference, below are some of the sections cited on this form.

Local Government Code § 176.001(1-a): "Business relationship" means a connection between two or more parties based on commercial activity of one of the parties. The term does not include a connection based on:

(A) a transaction that is subject to rate or fee regulation by a federal, state, or local governmental entity or an agency of a federal, state, or local governmental entity;

(B) a transaction conducted at a price and subject to terms available to the public; or

(C) a purchase or lease of goods or services from a person that is chartered by a state or federal agency and that is subject to regular examination by, and reporting to, that agency.

Local Government Code § 176.003(a)(2)(A) and (B):

(a) A local government officer shall file a conflicts disclosure statement with respect to a vendor if:

***

(2) the vendor:

(A) has an employment or other business relationship with the local government officer or a family member of the officer that results in the officer or family member receiving taxable income, other than investment income, that exceeds $2,500 during the 12-month period preceding the date that the officer becomes aware that

(i) a contract between the local governmental entity and vendor has been executed; or

(ii) the local governmental entity is considering entering into a contract with the vendor;

(B) has given to the local government officer or a family member of the officer one or more gifts that have an aggregate value of more than $100 in the 12-month period preceding the date the officer becomes aware that:

(i) a contract between the local governmental entity and vendor has been executed; or

(ii) the local governmental entity is considering entering into a contract with the vendor.

Local Government Code § 176.006(a) and (a-1)

(a) A vendor shall file a completed conflict of interest questionnaire if the vendor has a business relationship with a local governmental entity and:

(1) has an employment or other business relationship with a local government officer of that local governmental entity, or a family member of the officer, described by Section 176.003(a)(2)(A);

(2) has given a local government officer of that local governmental entity, or a family member of the officer, one or more gifts with the aggregate value specified by Section 176.003(a)(2)(B), excluding any gift described by Section 176.003(a-1); or

(3) has a family relationship with a local government officer of that local governmental entity.

(a-1) The completed conflict of interest questionnaire must be filed with the appropriate records administrator not later than the seventh business day after the later of:

(1) the date that the vendor:

(A) begins discussions or negotiations to enter into a contract with the local governmental entity; or

(B) submits to the local governmental entity an application, response to a request for proposals or bids, correspondence, or another writing related to a potential contract with the local governmental entity; or

(2) the date the vendor becomes aware:

(A) of an employment or other business relationship with a local government officer, or a family member of the officer, described by Subsection (a);

(B) that the vendor has given one or more gifts described by Subsection (a); or

(C) of a family relationship with a local government officer.