

**Texas Panhandle Centers
Behavioral & Developmental Health
901 Wallace BLVD.
Amarillo, TX 79106**



Request For Proposals, NO. 03312603
PROPOSAL INSTRUCTIONS

For purchase of:

Five Group Homes in Randall and Gray Counties

Proposals due: March 31, 2026 @ 2:00 p.m.

REQUEST FOR PROPOSALS

Sale of Five Group Homes in Randall and Gray Counties

1. INTRODUCTION

Purpose of the RFP: Texas Panhandle Centers (TPC), the Local Intellectual and Developmental Disability Authority (LIDDA) serving the upper 21 counties of the Texas Panhandle, is soliciting proposals for the purchase of five group homes that are used to serve persons with Intellectual & Developmental Disabilities (IDD). The group homes are located in Randall and Gray Counties, Texas, and are legally described in Exhibit "A" attached hereto (collectively the "Property").

TPC is discontinuing its role as a Medicaid Home and Community Based Services (HCS) provider. A primary objective of this sale is to ensure these homes remain available to HCS providers, thereby maintaining continuity of care for current residents. TPC is committed to providing quality services to individuals with IDD, and this transaction is intended to support the ongoing provision of care and services to this vulnerable population.

It is the intention of TPC to accept Proposals for the sale of the Property listed above. Interested parties may contact Dan Thompson, BH/IDD Liaison to the Executive Director, at larry.thompson@txpan.org, concerning questions about the sale of Property or any individual home.

Proposals will be received until 2:00 p.m. on March 31, 2026 (the "deadline"), at the Administration Office located 901 Wallace BLVD. Amarillo, TX 79106 or email proposal in PDF format to larry.thompson@txpan.org. Proposals received after such time will not be opened or considered. Following the proposal deadline, TPC reserves the ability to seek clarifications and ask questions of respondents concerning their respective proposal. The proposals will be reviewed by TPC Administration and a recommendation presented to the Board of Trustees for review and possible approval at a Board meeting no later than 30 days following the Proposal deadline.

Proposals received are offers to purchase the Property and must be based on a lump sum cash payment to TPC at closing, which is intended to occur not more than thirty (30) days following approval of the contract for sale by the District's Board of Trustees. Any proposal which specifies other payment terms may be deemed non-responsive and may not be considered. TPC reserves the right to reject any and all proposals up to the time of closing at its discretion and to waive any irregularities. TPC shall accept the proposal(s) as the Board determines to be in TPC's best interest.

WAIVER OF CLAIMS: BY TENDERING A RESPONSE TO THIS INVITATION, THE PROPOSER ACKNOWLEDGES THAT IT HAS READ AND FULLY UNDERSTANDS THE REQUIREMENTS FOR

SUBMITTING A PROPOSAL AND THE PROCESS USED BY TPC FOR SELECTING A BEST PROPOSAL. FURTHER, BY SUBMITTING A PROPOSAL, THE PROPOSER FULLY, VOLUNTARILY AND UNDERSTANDINGLY WAIVES AND RELEASES ALL CLAIMS AGAINST TPC AND ALL OF ITS TRUSTEES, OFFICERS, AGENTS AND/OR EMPLOYEES THAT COULD ARISE OUT OF THE ADMINISTRATION, EVALUATION, RECOMMENDATION OR SELECTION OF ANY PROPOSAL SUBMITTED IN RESPONSE TO THIS RFP.

2. PROPERTY DESCRIPTION

The five group homes are strategically located throughout Randall and Gray Counties. Each home is equipped with comprehensive safety and other features, including:

- Interconnected sprinkler systems as indicated below
- Accessibility accommodations
- All furnishings currently owned by Texas Panhandle Centers
- Vehicles may be included
- Homes will be sold as is. Any required updates to the property will be the responsibility of the purchaser

	Address	City	County	Sq Ft	Sprinkler System?
1	3500 Carlton Drive	Amarillo	Randall	3053	No
2	7822 Canode Drive	Amarillo	Randall	1943	Yes
3	3442 Amherst Drive	Amarillo	Randall	2815	Yes
4	420 Ward	Pampa	Gray	2550*	Yes
5	600 W. Browning	Pampa	Gray	2553	Yes

** Square Footage is approximate*

The Respondent selected will assume all risks, liabilities, and abatement cost for ALL hazardous materials currently found on the Property and ALL future hazardous materials found on the Property, if any.

3. REQUIREMENTS

3.1 Purchase Requirements

The successful respondent will be expected to:

- Utilize the homes to provide services to individuals within the Medicaid Home and Community-based Services waiver program
- Prioritize continuity of care for current residents
- Maintain affordable room and board rates that support sustainable service provision

3.2 Management Requirements

Respondents must demonstrate:

- Substantial experience managing residential properties for individuals with IDD
- Ability to ensure high standards of care and property maintenance
- Compliance with all relevant local, state, and federal regulations
- Commitment to the dignity, safety, and well-being of residents

4. PROPOSAL SUBMISSION REQUIREMENTS

4.1 Executive Summary

Provide a concise overview of your proposal, highlighting key strengths, objectives, and your vision for these properties.

4.2 Organizational Experience and Qualifications

- Detailed history of your organization's experience in providing services for the IDD population
- Specific examples of similar projects and outcomes
- Organizational structure and key personnel who will oversee this project

4.3 Financial Information

- Recent audited financial statements (last 3 years preferred)
- Evidence of financial stability and capacity to purchase and maintain these properties
- Credit references and banking relationships
- Proposed purchase price and financing structure

4.4 Method of Finance

- Detailed explanation of financing methods for the acquisition
- Proof of available funds or financing commitments to pay full purchase price at closing
- Timeline for financial closing
- Any contingencies related to financing

4.5 Operational Plan

- Comprehensive strategy for property utilization
- Staffing plan and qualifications of management personnel
- Maintenance and capital improvement plans
- Transition strategy to minimize disruption to current residents

4.6 Regulatory Compliance

- Demonstration of understanding and compliance with:
 - Texas HCS regulations
 - Americans with Disabilities Act requirements
 - Local building and zoning codes
 - Fair Housing regulations
 - Other applicable laws and regulations

4.7 References

Provide three references from similar development opportunities, including:

- Company name
- Contact person's name and title
- Contact phone number and email address
- General description of services provided

5. EVALUATION CRITERIA

Proposals will be evaluated based on the respondent that provides the best overall value to Texas Panhandle Centers. Evaluation factors include:

Criteria	Weight
Experience in Managing IDD Homes	25%
Financial Stability and Capability	20%
Operation Plan Feasibility	20%
Purchase Price	15%
Commitment to Resident Continuity	10%
Regulatory Compliance	10%
	100%

TPC reserves the right to interview one or more top-ranked respondents as part of the evaluation process.

6. SUBMISSION GUIDELINES

6.1 Proposal Format

Proposals must be organized as follows:

1. Cover Page (organization name, contact information, date)
2. Table of Contents
3. Executive Summary (not to exceed 2 pages)

4. Experience and Qualifications
5. Financial Information
6. Method of Finance
7. Operational Plan
8. Regulatory Compliance
9. References
10. Appendices (supporting documentation)

6.2 Submission Details

Deadline: March 31, 2026, 2:00 PM CST

Format: Email proposal in PDF format to larry.thompson@txpan.org or mail/deliver to Texas Panhandle Centers, Attn: Dan Thompson, 901 Wallace Blvd., Amarillo, Texas 79106

All proposal should state at the bottom of the envelope or in email subject line "RFP-2026-001."

6.3 Contact Information

All proposal should be directed to: Dan Thompson
BH/IDD Liaison to the Executive Director
Texas Panhandle Centers
Email: larry.thompson@txpan.org
Phone: (806) 351-3271

6.4 Assumption of Risks

The selected Respondent will assume all risks, liabilities, and abatement cost for ALL hazardous materials currently found on the Property and ALL future hazardous materials found on the Property, if any.

7. INQUIRIES AND CLARIFICATIONS

All questions concerning this RFP must be submitted in writing to Dan Thompson at the email address above.

8. TERMS AND CONDITIONS

8.1 Rights Reserved

- Texas Panhandle Centers reserves the right to:
- Reject any or all proposals

- Waive informalities or minor defects in proposals
- Request additional information or clarification
- Negotiate with any proposer
- Cancel this RFP at any time
- Extend deadlines as necessary
- Supplement this RFP as necessary

8.2 Contract Terms

The final contract will include terms and conditions agreed upon during negotiations, including but not limited to:

- Purchase price and payment terms
- Due diligence period
- Closing timeline
- Warranties and representations
- Requirements for future use of properties
- Resident transition provisions

8.3 Timeline

Event	Date
RFP Release	3/8/2026
Proposal Submission Deadline	3/31/2026
Evaluation Period	4/2/2026
Interviews	4/6/2026 & 4/7/2026
Selection Announcement	4/08/2026
Contract Negotiations Conclusion	4/30/2026
Expected Closing	May or June 2026

Texas Panhandle Centers is an Equal Opportunity Organization and does not discriminate on the basis of race, color, national origin, disability, age, sex, or religion.

Exhibit "A"

1. A single family home located at 3500 Carlton Dr., Amarillo, Texas, legally described as Lot 1, Block 6, Pucket Place Unit No. 3, an Addition to the City of Amarillo, Randall County, Texas.
2. A single family home located at 7822 Canode Dr., Amarillo, Texas, legally described as Lot 24, Block 30, Pucket West Unit No. 5, an Addition to the City of Amarillo, Randall County, Texas.
3. A single family home located at 3442 Amherst Dr., Amarillo, Texas, legally described as Lot 47, Block 2, Pucket Place Unit No. 4, an Addition to the City of Amarillo, Randall County, Texas.
4. A single family home located at 420 Ward, Pampa, Texas, legally described as: legal description to be supplemented.
5. A single family home located at 600 W Browning, Pampa, Texas, legally described as: legal description to be supplemented.