

**City of Valdez, Alaska
Request for Proposals
Negotiated Land Sale:**

**120-142 Egan Drive
Valdez, Alaska 99686
(Formerly known as the Pipeline Club)**

2023



INTRODUCTION

The purpose of this Request for Proposal (RFP) is to invite interested developers to submit proposals for the purchase or lease and development of commercially zoned vacant land located at 120 Egan (Lot 4A), 128 Egan (Lots 6-7), and 142 Egan (Lot 9B) in Valdez, Alaska. The City of Valdez is seeking a development plan that aligns with the 2021 Comprehensive Plan, enhances the economic development of the community, and offers short-term and long-term benefits to the residents.

Development proposals may be made for a single lot, a combination of multiple lots, or the entire property. The City is offering to assist in the subdivision process as necessary for the selected proposal(s).

More than one respondent may be selected for negotiations with the City to maximize use of the property. The City will select the proposal(s) that best meet the goals of this RFP. The City reserves the right to reject any, and all proposals.

The City encourages small or disadvantaged businesses to submit proposals and is available to assist in facilitating proposal submission.

Detailed property descriptions, maps, reports, and other relevant data are attached to this solicitation in Appendix 'A'.

PROPERTY DESCRIPTION

The property legal descriptions are lots 4A, 6, 7, & 9B, Block 33 Mineral Creek Subdivision. Street address for the subject property are currently 120 Egan Dr., 128 Egan Dr. and 142 Egan Drive (see attached map in Appendix 'A'). The combined lots are approximately 1.24 acres (4A: .38 Acres, 6: .17 Acres, 7: .17 Acres, 9B: .52 Acres) with existing utility laterals. Utilities were disconnected and capped on the site with the demolition of the existing restaurant and hotel structures and approximate locations are shown within the attached Appendix A. The foundations and fuel tanks for the small structure on lot 4A as well as the restaurant and hotel have been removed and some type IIA fill has been placed on the site in the restaurant and small building foundation. The site is relatively flat with some vegetative overgrowth and some existing asphalt paving. An existing foundation remains on lots 6&7.

PROPERTY ZONING

The property is zoned General Commercial use, which allows the Valdez City Council to consider all potential valid uses within such zone. See Valdez Municipal Code Title 17: Zoning

<https://www.codepublishing.com/AK/Valdez/#!/Valdez17/Valdez17.html>

Please note that the current zoning code is undergoing revisions to align with the Comprehensive Plan place type map and additional uses will be added or allowed as conditional uses as part of the code revision.

212 Chenega Ave.
P.O. Box 307
Valdez, AK 99686

Phone: (907) 835-4313

www.valdezak.gov

SOIL CONDITIONS

Soil analysis and a Phase I Environmental survey have **not** been conducted for the subject property. All known fuel tanks have been removed from the site and no contamination was discovered during the demolition process. Soils in Valdez are generally medium dense to very dense silty sand and gravel. Significant silt lenses can be found around Valdez. Ground water can vary in depth from a few feet to greater than 25 feet below the surface. The site(s) has been used as a snow lot and is anticipated the overburden contains a layer of sand and silts above native soils. The exact subsurface conditions are unknown and will need to be evaluated prior to development. A site visit is highly encouraged. There is also a concrete foundation from a previous structure still on the property (see Appendix 'A').

PREFERRED PROPERTY USE

The City has not identified a specific use for the property. The future land use map in the newly adopted Comprehensive Plan designates the property as part of the Town Center place type, which can be described in the following terms:

- Recognizes the unique setting of the community's historic downtown and planned as an intensely developed area in Valdez.
- The Town Center place type will blend commercial, multi-family residential, cultural, institutional, and entertainment uses with an environment centered on walkability and strong connections to live, work, play destinations. Compatible mixed-use buildings are encouraged with retail/commercial on the ground floor and residential above. This environment is supported with building frontages and entrances oriented to the street. Gathering spaces are encouraged in the form of civic plazas, courtyards, and small parks.
- Shared parking is encouraged and located near the rear or side lots of buildings. Parking, plazas, and park spaces can be used throughout the winter as snow storage lots. During negotiations, property may be re-platted to allow for City snow storage. Mixed-use buildings are encouraged in transition areas at the edge of the Town Center area.

Development that addresses solutions for articulated City Council priorities of housing and/or childcare challenges may be given additional consideration.

Projects including housing as a component of the development are eligible for the City Housing Incentive Program at a grant value of \$10,000 per unit upon receipt of Certificate of Occupancy and conformance with all other requirements of the program.

[Plan Valdez – 2021 Comprehensive Plan](#)

[VMC Title 17 – General Commercial District](#)

PROPOSAL REQUIREMENTS

Developer Qualifications & Experience:

- Individual/Business name; point of contact for interviews, questions & negotiations.
- Experience and qualifications, including previous projects related to land development and commercial property.
- Developers should articulate the ability to complete development within the timeline proposed.

Summary Overview of Proposed Business Development:

- Description of the proposed business development plan for the respective lots.
- Reasonable timeline for the development phases, from signed land contract to final construction.
- Outcomes and benefits of the proposed development to the community, both short-term and long-term.

Detailed Master Plan:

- Rough Order of Magnitude Construction Cost Estimate (basis of value for improvements).
- Site plan showcasing the proposed layout, and design of necessary site improvements.
- Project schedule outlining key milestones and deliverables.
- Description of any proposed phases and the basis or reasonable timeline for subsequent phase implementation.
- Special needs and considerations related to the development.
- Any proposed incentives or assistance that the developer would request from the City of Valdez as part of the development. Please specify type, duration, and yearly amount of incentive or assistance proposed as part of the development.
- Snow storage plan to address seasonal requirements.

Financial Capability and Sustainability:

- Detailed financial plan for funding the development, including verification of financial capability.
- Present any relevant revenue information to ensure the ability to meet City financial obligations, (i.e. property taxes, utility bills, etc.) or present alternative means of meeting said obligations.

City Comprehensive Plan Alignment:

- Narrative specifying alignment with goals and aspects of the City of Valdez Comprehensive Plan.

Proposed Purchase Price and/or Lease Terms:

- Offered purchase price for all or a portion of the property of interest.
- Clear terms and conditions for the land sale.
- Appraised value for the property is \$390,000 or \$7.26/SF (2023)

EVALUATION AND SELECTION PROCESS

Proposals will be evaluated and ranked by a scoring panel assigned by the Valdez City Council. The scoring panel may interview the candidates, if necessary, to determine the best value to the City. The selection will be based on a combination of the criteria included below and interviews and/or presentations. The City Council may request top candidates to make a public presentation to the community. The City intends to negotiate a contract with the individual(s) or firm(s) it solely determines will provide the best overall value and expertise on this project. Following the contract negotiation, the City will issue an Intent to Award letter to all proposers.

Proposals will be evaluated based on the following criteria:

- Developer qualifications and experience (5 points)
- Proposed business development plan: masterplan feasibility and timeline (45 points)
- Financial capability and sustainability of the project (10 points)
- Alignment with the 2021 Comprehensive Plan goals (15 points)
- Proposed purchase price and/or lease terms (20 points)
- Proposal quality and completeness (5 points)

Note: The City of Valdez reserves the right to accept or reject any or all proposals received, to waive any informalities or irregularities in the proposals, and to negotiate separately with any developer. The City is not obliged to accept the lowest priced or any proposal deemed unsatisfactory.

TENTATIVE SELECTION SCHEDULE

- Request for proposals posted: XXXX, 2023
- Proposals due by: XXXXX, 2023
- Proposals reviewed XXXX, 2023
- Interviews, if conducted, will occur after XXXXX
- Recommendation to City Council will be presented in XXXXX
- City Council considers final proposal on

(Timeline is subject to change depending on responses.)

SUBMISSION GUIDELINES

Individuals or Firms interested in submitting a proposal to acquire and develop this site shall submit a response to the RFP by 5 p.m. A.D.T, on XXXXX, 2023. The proposals must be delivered electronically via the City's drop box application BOX.com.

To request access to the drop box, respondents must submit an email request one business day in advance of the submission deadline to Wendy Robertson, Capital Facilities Administrative Assistant at WRobertson@valdezak.gov with a cc to mbarberio@valdezak.gov and bskilbred@valdezak.gov. Respondents can feel free to inquire in advance and test the submission process and ask upload specific questions to facilitate a successful submission.

Failure to follow instructions outlined within this RFP may be grounds for dismissal of proposals. We look forward to receiving your proposal and working together to contribute to the development and social vitality of the Valdez community.

ADDITIONAL SUBMITTAL INFORMATION

- All questions regarding the property and this solicitation must be reduced to writing, and e-mailed to mbarberio@valdezak.gov. Staff will respond as quickly as possible and post responses via addendum on the City “bids” website. To receive solicitation updates please complete the request for plan holders form and return to wrobertson@valdezak.gov with a CC to bskilbred@valdezak.gov.
- Any costs incurred in responding to this request are at the proposer’s sole risk and will not be reimbursed by the City. This RFP does not in any way commit the City to reimburse recipients of this RFP for any of the costs of preparing and submitting a proposal for these services. Furthermore, this RFP does not obligate the City to accept or contract for any services expressed or implied.
- The City reserves the right to: (1) Modify or otherwise alter any or all requirements herein. In the event of any modifications, all selected respondents will be given an equal opportunity to modify their proposals in the specific areas that are requested. (2) Reject any proposal not adhering to some or all requirements set forth in this RFP. (3) Reject any or all responses received. The City reserves the right to terminate this RFP at any time.
- The City reserves the right to waive informalities, and make any selection as deemed in its own best interest. The City reserves the right to reject any and/or all proposals which they deem to be not in the best interests of the City and to proceed with the next proposer or to utilize an entirely different process.
- All Proposals and other materials become the property of the City and may be returned only at the option of the City. Detailed costs, price, and financial reference information provided may be held confidential if determined by the City Council.
- The City of Valdez encourages disadvantaged, minority and women-owned firms to respond and is available to assist said firms in learning how to do business with the City.