



DRAFT City of Valdez, Alaska Request for Proposals

Project: Valdez Woodside Subdivision Housing Development Proposals

INTRODUCTION

The City of Valdez (City) seeks to partner with an organization to develop available parcels of City owned land for the purpose of increasing housing stock in the community. The City invites developers/contractors to submit written proposals to develop all or a portion of the Woodside property within the City limits. The tracts are parcels of developable land that have existing road access and utilities to the property line. The parcels are generally bounded by Hanagita Street to the north, Copper Avenue to the west, and Woodside and Pacific avenues to the south and east.

The property is undeveloped, semi forested and is also adjacent to a parcel which is home to an eagle's nest. The parcel is currently used as a snow storage lot and a portion of the parcel must be maintained to continue that purpose. The City is interested in obtaining development proposals for all or a portion of these properties that will help with housing needs and increase the city's tax base.

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

PROPERTY LOCATION

The property consists of two approximately two-acre parcels, one of which is platted and subdivided. The property is located in the city core. A map showing the location of the parcel of property is included in the attached paperwork, along with additional property information and reports. The current platting of these parcels is negotiable and may be revised to meet project objectives. The City is willing to assist successful proposers in navigating the replatting process (see Valdez municipal Code Title 16).

PROPERTY ZONING

The two properties (all parcels) are zoned multi-family residential (R-C) use, which allows the Valdez City Council to consider all potential valid housing uses (see Valdez Municipal Code Title 17.18 "R-C MULTIPLE-FAMILY RESIDENTIAL DISTRICT").

PREFERRED PROPERTY USE

The City has not identified a specific, or mix of multiple housing uses for this site, and is open to consider all valid proposals. In the past, discussion of potential land uses have included mixed high and low density multi-family residential development as well as single family residential development. The City will consider proposals for any housing uses. Consideration will be given for uses within the current zoning or a proposed rezoning, if necessary. Proposals should address necessary preservation of the eagle's nest and the City of Valdez snow lot. The property is potentially eligible for grant funding that the City of Valdez would apply for if affordable housing is developed, which could help with reducing the total cost of development. The City is also interested in negotiating incentives for this housing development, which include, but are not limited to: Expediting permit processes, waiving fees, offering land at low to no cost, and hooking up water and sewer at low to no cost.

REQUIRED PROPOSAL ELEMENTS

The proposal must at a minimum address the following items:

- **Proposed developer name, address, contact information and key personnel in the proposed project.**
- **Previous experience and qualifications.**
- **Summary overview of the proposed development, the outcomes, and the short term and long term benefits to the community.**
- **Proposed purchase price, including terms and conditions for all or portion of the property of interest.**
- **Project and Financial References of at least three of the projects identified above.**
- **Detailed Action Plan:**
 1. **Rough Order of Magnitude Construction Cost Estimate**
 2. **Project Schedule beginning with signed partnership agreement through construction**
 3. **Site Preparation and Utility Development**
 4. **Site Plan, including access to and through the site and subdivision requirements.**
 5. **Describe any proposed phases and the basis or time line for implementing subsequent phases.**
 6. **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.**
 7. **A draft of a development/partnership agreement between the City and the developer.**

EVALUATION AND SELECTION PROCESS

Proposals will be evaluated and ranked and top candidates will be selected by the Economic Diversification Commission. The City Council may interview the candidates. The selection will be based on a combination of the criteria included in the Required Proposal Elements section of this RFP 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 firm 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.

TENTATIVE SELECTION SCHEDULE

- Request for proposals posted TBD, 2019
 - Proposals due by 5:00p.m. TBD, 2019,
 - Proposals reviewed through TBD, 2019
 - Interviews, if conducted, during TBD 2019
 - Recommendation to City Council by TBD 2019
 - City Council considers final proposal
- (Timeline is subject to change depending on responses.)

SUBMITTAL REQUIREMENTS

Developers/contractors 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 TBD, 2019. The proposals may be delivered electronically to the Economic Development Director (E-mail: MBarberio@Valdezak.gov) with “Valdez Land Development Proposal” listed in the subject line. One hard copy along with the electronic copy for proper formatting and print effects must also be furnished. The hard copy can arrive within a week of the deadline inasmuch as the electronic version is received prior to the submission deadline.

If the document is exceedingly large, please contact the Economic Development Director to establish an alternative means to submit the document (via Dropbox or other similar system). Proposals can also be submitted by mail to the address below. If mailed, please mail one hard copy and a one digital version in a sealed envelope bearing the caption on the envelope, “Valdez Land Development Proposal” To

City of Valdez Attn: Martha Barberio
212 Chenega Ave.
Valdez, Alaska 99686-0307

ADDITIONAL SUBMITTAL INFORMATION

- * All questions regarding the land and this solicitation must be reduced to writing by TBD, 2019, and e-mailed to MBarberio@Valdezak.gov. Staff will respond as quickly as possible and post on the City “bids” website. To receive solicitation updates please complete the request for planholders form and return to the email above. 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 of the 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 any and 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 to make a 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 will be held confidential.