

City and Borough of Wrangell, Alaska
Request for Proposals for
Land development

Submittal Deadline: May 22, 2014, 5:00 p.m. Alaska Time

City and Borough of Wrangell
PO Box 531
Wrangell, Alaska 99929
www.wrangell.com/rfps
907-874-2381

Released February 13, 2014

INTRODUCTION

The City and Borough of Wrangell invites developers/contractors to submit written proposals to develop all or a portion of a 134 acre parcel of property owned by the City and Borough of Wrangell within the City of Wrangell. Approximately 12 acres were previously subdivided and developed, but only the fill of the previous development remains. The rest of the property is forested, undeveloped lands. The City and Borough of Wrangell Assembly is interested in obtaining development proposals for all or a portion of this property that will provide a needed service to the community, increase the City's tax base, and provide employment opportunities for area residents.

BACKGROUND

Detailed property description, maps, reports, and other relevant data is provided in the attached Land Prospectus. The City and Borough of Wrangell acquired the 134 acre parcel in 1995 and has completed all necessary environmental clean-up on the previously developed 12 acre site. The parcel is the last large tract of developable land owned by the Borough within the City of Wrangell with existing road access and utilities to the property line.

PREFERRED PROPERTY USE

The Borough has not identified a specific or mix of multiple uses for this site and is open to consider all valid proposals, including mixed-use development plans for a portion or entire site. In the past, discussion of potential land uses have included mixed residential and commercial uses such as educational and medical related facilities or tourism facility. Heavy industrial activities have not typically been discussed due to potential impacts to the surrounding recreational and residential properties, but valid industrial proposals will be considered. The City will consider proposals for any uses proposed on all or a portion of the property.

PROPERTY LOCATION

The property consists of one un-subdivided large parcel of approximately 122 acres and a subdivided parcel consisting of 14 parcels over approximately 12 acres. All parcels are owned by the City and Borough of Wrangell. The property is located at 5 mile Zimovia Highway in the city of Wrangell. A map showing the location of the parcel of property is included in the Prospectus, along with additional property information and reports as attachments.

PROPERTY ZONING

The 134 acre property (all parcels) is zoned Holding, which allows the Assembly to consider all potential valid uses. A zone change would be required as part of the development plan approval.

REQUIRED PROPOSAL ELEMENTS

The proposal must at a minimum address the following items:

1. Proposed developer name, address, contact information and key personnel in the proposed project.
2. Previous experience and qualifications.
3. Summary overview of the proposal, the outcomes, and the short term and long term benefits to the community.
4. Proposed purchase price, including terms and conditions for all or portion of the property of interest.
5. Intended Uses
6. Project and Financial References of at least three of the projects identified above.
7. Detailed Action Plan
 - a. Construction Cost Estimate
 - b. Time Line
 - c. Site preparation and Utility Development
 - d. Site Plan, including access to and through the site and subdivision requirements.
 - e. Parking plan
 - f. Benefit/impact to Community, including revenue from future taxes, estimate of total new jobs created, long term and short term
 - g. Describe any proposed phases and the basis or time line for implementing subsequent phases.
8. Any proposed incentives or assistance that the developer would be seeking from the City and Borough of Wrangell as part of the development. Please specify type, duration, and yearly amount of incentive or assistance proposed as part of the development.
9. A draft of a development agreement between the City and the developer.

EVALUATION AND SELECTION PROCESS

Proposals will be screened and the top candidates will be selected by the Economic Development Committee or subcommittee appointed by the Borough Assembly. The Borough Assembly may interview the candidates recommended by the subcommittee. The selection will be based on a combination of the criteria included in the Required Proposal Elements section of this proposal. Top candidates may be requested to make a public presentation to the community.

TENTATIVE SELECTION SCHEDULE

- Request for proposals distributed February 13, 2014
- Proposals due by 5:00p.m. May 22, 2014,
- Proposals reviewed through June 2014
- Recommendation to Borough Assembly by early July 2014
- Interviews, if conducted, during August – October 2014
- Borough Assembly 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 proposal by 5:00p.m. Alaska time, on May 22, 2014.

The proposals may be delivered electronically to the Borough Clerk (contact information listed below) with “Wrangell Land Development Proposal, Submittal Deadline: May 22, 2014” listed in the subject line. It would still be helpful to submit at least one hard copy along with the electronic copy for proper formatting and print effects. If the electronic version is in by the deadline date, the hard copy can arrive within a week of the closure. If the document is exceedingly large, please contact the Clerk to establish an alternative means to submit the document (via dropbox or other similar system).

Proposals may also be delivered 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, “Wrangell Land Development Proposal, Submittal Deadline: May 22, 2014”. Please note that mail delivery by UPS or FED EX can be delayed in Anchorage or mail could be delayed due to weather, please plan accordingly. The envelope should be delivered to:

Kim Lane, Borough Clerk
Wrangell City Hall
P.O. Box 531
205 Brueger Street
Wrangell, AK 99929
907-874-2381 clerk@wrangell.com

ADDITIONAL SUBMITTAL INFORMATION

The Borough will not reimburse for any expenses incurred in preparing and submitting a proposal, or for attendance at any interviews or meetings.

If you should have questions regarding the land and request, please put them in writing by April 30 and email to ecodev@wrangell.com. Staff will respond to them in writing as quickly as possible and post on the project website. Other updates will also be posted on the website and emailed, if staff have been notified of your interest in submitting a proposal and provided a contact email.

The Borough Assembly reserves the right to reject all proposals, to request additional information concerning a proposal for purposes of clarification, to accept or negotiate any modification to any proposal following the deadline for receipt of all proposals, and to waive any irregularities if such would serve the best interests of the Borough as determined by the Borough Assembly.

CONTACT INFORMATION

Jeff Jabusch, Borough Manager
Carol Rushmore, Economic Development Director
P.O. Box 531
205 Brueger Street
Wrangell, AK 99929
907-874-2381
ecodev@wrangell.com