

**City and Borough of Wrangell, Alaska
Request for Proposals for Waterfront Industrial
Property Assessment and Feasibility Study**

Submittal Deadline: October 28, 2015; 2:00pm Alaska Time

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

Released October 2, 2015

REQUEST FOR PROPOSALS

Waterfront Industrial Property Assessment and Feasibility Study, Wrangell, Alaska

INTRODUCTION

The City and Borough of Wrangell (CBW) is considering the purchase of privately owned waterfront industrial property to further economic development opportunities within the community. The property being considered for purchase and development by CBW is comprised of approximately 110 acres of uplands and tidelands located 6.2 miles from downtown Wrangell. The site was the former site of the Alaska Pulp Corporation Sawmill and more recently the Silver Bay Logging Mill. Prior to further purchase negotiations with the landowner, the CBW needs to conduct a site analysis, real estate assessment and feasibility study as part of the due diligence for investing public dollars.

SCOPE OF WORK

The CBW is seeking to contract for professional services with one or multiple firms/individuals to provide the land assessment and evaluation required prior to investing public dollars into the purchase and site development of the property. The land assessment and analysis would assess and identify infrastructure needs, surface and marine infrastructure improvements necessary for development, access, environmental issues, potential land uses, potential development and financial partnerships, fiscal impact analysis and conceptual development plan. This is a critical first step for the CBW prior to further consideration of the purchase of the property and success in making this property economically viable again. The CBW has up to \$87,000 available for this project.

Basic property information:

The site is located at 6.2 Mile Zimovia Highway in the Shoemaker Bay area. The total property consists of approximately 65 acres of uplands and 44 acres of tidelands (Maps in Appendix A). The property has been used as a saw mill for over 50 years. The saw mill was recently scrapped and only a few buildings and sawmill support infrastructure remain on the property. In 2014, the Alaska Department of Environmental Conservation removed the site from the contaminated properties list (on the list mostly due to petroleum), citing that the property no longer posed an unacceptable risk to human health or the environment.

The property can be broken down into 2 different development areas: Priority 1) the primary upland development area (approximately 40 acres), dock, and associated tidelands; Priority 2) a fill parcel and its tidelands just south of the primary upland area which is level with and accessed from Zimovia Highway and previously used for equipment storage and staging. There

is a single parcel of private property and tidelands located between the primary upland development area and the fill parcel to the north. Access between the two subject properties is only available via Zimovia Highway or by boat.

City sewer and water currently terminate at the top of the hill at 6 mile Zimovia Highway. No sewer service runs to the property. A 2" water connecter runs to the property and services the existing office building. Electrical is provided by a dedicated line from the Tyee Hydro switch yard at 4.5 mile Zimovia Highway. Alternative electrical generation could be required on the property for site development depending on the proposed use of the property. Electrical distribution lines across the property have all been removed.

The primary upland development site area went through a full environmental clean-up for industrial use and was removed from the State of Alaska's contaminated site list in 2014.

Details can be found

<http://dec.alaska.gov/Applications/SPAR/PublicMVC/CSP/SiteReport/25786> .

The primary upland development area has mixed land surface with areas unfilled, concrete, rock fill, and wood waste fill. There is a bulkhead along the waterfront and a dock and the structural condition of each is unknown. The fill property to the south of the primary land area is believed to be comprised of considerable organic fill with rock.

Currently the CBW's interest in the site would be for marine industrial or mixed use marine and industrial developments. The assessment and feasibility analysis should be conducted for these types of land uses.

Detailed Scope of Project:

1. Identify and assess utility infrastructure requirements for serving the site, including water, sewer, storm water, electrical, alternative power generation, cable, internet and telephone/cell services, access and roads.
2. Perform a site and engineering analysis, assessing site characteristics, soil conditions, geotechnical and on-site infrastructure condition and needs, including bulk head, dock, buildings, potential development areas, roads, and property access.
3. Review the environmental clean-up documentation and provide any additional environmental assessments that might be needed for proposed developments.
4. Estimate the cost of removing 3-4 sunken barges/vessel from the tidelands.
5. Communication plan addressing coordination with City Staff and/or community.
6. Develop site mapping and two conceptual site plans for the property, considering potential uses, utility needs, lease/sale lot areas, internal circulation and access to waterfront, parking, police and fire protection access.
7. Prepare a fiscal impact analysis estimating the costs and revenues associated with land use decisions, infrastructure needs, improvements costs, phased construction, and project future CBW budget requirements.

8. Identify possible funding sources and financing strategies, including private investment partnerships, external funding opportunities such as government or private grants, loans, and improvement districts.
9. Determine the financial feasibility of the CBW purchase of the site considering lease/sale revenues, grant/loans, industry partnerships, and site and infrastructure investment.
10. Provide a final report that will a) detail all findings above, including background review, assessment of existing conditions, infrastructure needs, economic and land use and development profiles and development costs; b) make recommendations regarding conceptual development design options, including the amount, size, and configuration of various types of development lots; c) identify potential synergies or combinations of uses and activities that would reinforce each other and increase their market viability; d) identify of negative factors or barriers to development of the site and for desirable types of uses, including the potential discovery of additional environmental contamination.
11. Provide digital GIS versions of mapped data and schematic designs as well as final report and data inclusions.
12. Identify any other issues that might be critical to future development and purchase by the CBW.

OTHER PROPERTY INFORMATION

The contractor hired may or may not have direct access to the property. A request by the CBW for unlimited access was not granted, so permission will need to be requested by the selected firm with the land owner or owner's representative when desired.

EVALUATION AND SELECTION PROCESS

Proposals will be screened and the top candidates will be selected by a review committee appointed by the Borough Manager. The Borough Assembly may interview the candidate(s) recommended by the subcommittee. The selection will be based on a combination of the criteria included in the Criteria for Proposal Evaluation section of this proposal.

TENTATIVE PROJECT SCHEDULE

- Request for proposals distributed October 2, 2015
- Proposals due by 5:00p.m. October 28, 2015
- Contract Awarded November 2015
- Borough Assembly considers final deliverables and findings by June 1, 2016. The CBW requires all work associated with this study to be completed within a 6-month time frame. Proposers must describe their ability to deliver the requested products within this window.

CRITERIA FOR PROPOSAL EVALUATION:

Criteria used in evaluating proposals will include:

1. The consultant's demonstrated understanding of the project's purpose and intended outcomes;
2. The consultant's proposed work plan and the degree to which it meets the requirements and of this RFP and budget allocated;
3. The qualifications of the firm and assigned personnel relating to this project;
4. Experience with similar projects;
5. Estimated Cost for the site assessment, analysis and feasibility study, broken down by workplan components as described in the Detailed Scope of Project.

SUBMITTAL REQUIREMENTS

Firms/individuals interested in submitting a proposal to provide the necessary assessment for development potential shall submit a response to this Request for Proposal by 2:00 p.m. Alaska time, on October 28, 2015.

The proposals may be delivered electronically to the Borough Clerk (contact information listed below) with "Wrangell Waterfront Industrial Assessment Proposal, Submittal Deadline: October 28, 2015" listed in the subject line. It is requested that at least one hard copy is submitted 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 5 days of the submittal deadline. 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 one digital version, in a sealed envelope bearing the caption on the envelope, "Wrangell Waterfront Industrial Assessment Proposal, Submittal Deadline: October 28, 2015." 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
Electronic Delivery: clerk@wrangell.com

ADDITIONAL SUBMITTAL INFORMATION

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

All responders should include descriptions of three similar type of projects that have been successfully completed with references and contact information.

If you should have questions regarding the property and this project request, please put them in writing and email to ecodev@wrangell.com. Staff will respond to them in writing as quickly as possible and post on the RFP website (<http://www.wrangell.com/rfps>) . Any other updates will also be posted on the website. Notification of posted updates will attempted to be emailed, IF staff are notified by email of your interest in submitting a proposal and a contact name and email is provided. Ultimately, it is the responsibility of any interested responder to check the website regularly for updates.

The Borough Assembly reserves the right to reject any or 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

ATTACHMENTS

Appendix A – Maps

Appendix B – Acreage Breakdown

Appendix C – Environmental Clean-up Closure Letter