



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

**Land Proposed For Development:  
120-142 Egan Drive  
Valdez, Alaska 99686  
(Formerly known as the Pipeline Club)**

October 12, 2022

## INTRODUCTION

The City of Valdez (City) seeks proposal for negotiated land sale with an individual/organization to purchase and develop City owned land with the purpose of revitalizing and creating a land use that benefits the Valdez community. The City invites individuals/organization to submit written proposals to develop the property at 120 Egan (lot 4A), 128 Egan (lots 6-7) and 142 Egan (lot 9B) Valdez, Alaska 99686. The property has existing road access and utilities to the property line.

The property is a vacant lot that is surrounded by Commercial property. The City is interested in obtaining development proposals for all, or a portion, of this property. This proposal will need to align with the recently adopted Comprehensive Plan and add to the social vitality of the community.

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

## PROPERTY DESCRIPTION

The property identified as 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 Approximately) 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.

## 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 may be added or allowed as conditional uses as part of the code revision.

## 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.

[Plan Valdez – 2021 Comprehensive Plan](#)

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

## REQUIRED PROPOSAL ELEMENTS

The proposal must, at a minimum, address the following items:

- **Proposed individual/business name.**
- **Experience and qualifications. List previous projects.**
- **Summary overview of the proposed business development, the outcomes, and the short term and long-term benefits to the community.**
- **Proposed purchase price, including terms and conditions for all or a portion of the property of interest.**
- **Detailed Master Plan, including**
  1. **Rough Order of Magnitude Construction Cost Estimate. Include a detailed financial plan for funding the development and include verification of financial capability.**
  2. **Project Schedule beginning with signed land contract through final construction.**
  3. **Site Preparation.**
  4. **Site Plan.**
  5. **Describe any proposed phases and the basis or time line for implementing subsequent phases.**
  6. **Special needs and other considerations in conjunction with development.**
  7. **Each developer should be conscientious of and include a snow storage plan.**

## EVALUATION AND SELECTION PROCESS

Proposals will be evaluated and ranked and top candidates will be selected by a scoring panel consisting of the Economic Diversification Commission, City staff, and City Council members. 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 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 individual or 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: Oct. 12, 2022**
- **Proposals due by: Dec. 13, 2022**
- **Proposals reviewed Dec. 13-Jan. 6, 2023**
- **Interviews, if conducted, will occur after Jan. 9, 2023**
- **Recommendation to City Council will be presented in Jan.-Feb. 2023**
- **City Council considers final proposal on**  
(Timeline is subject to change depending on responses.)

## SUBMITTAL REQUIREMENTS

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 December 13, 2022. 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](mailto:WRobertson@valdezak.gov) with a cc to [mbarberio@valdezak.gov](mailto:mbarberio@valdezak.gov) and [bskilbred@valdezak.gov](mailto: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.

Any additional information or responses to questions received will be uploaded to this solicitation on the City's Bids website via an addendum. To ensure that all proposers receive the most current information it is recommended that individuals and firms sign up as a plan holder for this solicitation utilizing the form provided on the bid page.

## ADDITIONAL SUBMITTAL INFORMATION

- All questions regarding the property and this solicitation must be reduced to writing, and e-mailed to [mbarberio@valdezak.gov](mailto: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 plan holders form and return to [wrobertson@valdezak.gov](mailto:wrobertson@valdezak.gov) with a CC to [bskilbred@valdezak.gov](mailto: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 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 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 will be held confidential.
- 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.