

CITY OF WRAY, COLORADO



REQUEST FOR PROPOSALS FOR DEVELOPMENT OF CITY-OWNED PROPERTY
RFP No. 109-2021

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I. INTRODUCTION

The City of Wray, Colorado (City) is seeking development proposals (“Proposals”) from qualified developers (Developer) for the opportunity to purchase and develop City-owned property at the following two (2) tracts of land:

Tract 1 (Skate Park Property):

HARRY S. GEORGE’S ADDITION TO THE TOWN OF WRAY, COLORADO

Block 13: S1/2 Lot 4, All Lots 5, 6, 7, 8, 9, 10, 11, 12;

- The property is located on the corner of Franklin Street and 8th Street in west-central Wray. The site consists of a tract 140’ x 212.5’ (29,750 sf) with access along Franklin Street (east side), 8th Street (south side) and 20’ alley (west side). Existing improvements include the old school administration building and fenced recreation area used as a skate park.
- The tract is current zoned R-A (residential). The City Council is willing and amenable to rezone R-B (residential) to allow multifamily housing.
- No minimum bid has been established for this RFP.
- The site has the ability to connect to municipal water, electric and sewer.

Tract 2 (Sticker Field Property):

HARRY S. GEORGE’S ADDITION TO THE TOWN OF WRAY, COLORADO

Block 14: Lots 13-24 (aka W1/2 of Block 14 as deeded);

- The property is located on the corner of Grant Street and 8th Street in west-central Wray. The site consists of a tract 140’ x 300 (42,000 sf) with access along Grant Street (east side), 8th Street (north side) and 20’ alley (east side). The property is vacant land and has been used as a recreation field by the Wray schools since the time it was acquired in 1961.
- The tract is current zoned R-A (residential). The City Council is willing and amenable to rezone R-B (residential) to allow multifamily housing.
- No minimum bid has been established for this RFP.
- The site has the ability to connect to municipal water, electric and sewer.

Because of the location, the City considers this property (“Site”) an important site that offers opportunities for residential housing development. The City is considering the possibility of selling the property to assist the City in meeting a goal of economic development and increased housing inventory. The City is seeking housing development proposals for the purchase and development of the property in accordance with the requirements set forth herein.

Proposals will be evaluated on a number of factors including the developers prospective use of the space and overall development intent.

II. BID RECIPIENT

Submittals will be accepted no later than **2:00PM (local time), January 5, 2022**, to:

CITY OF WRAY
ATTN: JAMES DEPUE, CITY MANAGER
245 W 4TH STREET
P.O. BOX 35
WRAY, CO 80758
(or)
JDEPUE@CITYOFWRAY.ORG
970-332-4431

The developer proposes and agrees, if proposal is accepted, to enter into an Agreement with City in the form included in the Proposal Documents to perform all Work as specified or indicated in the Proposal Documents for the prices and within the times indicated in this Proposal and in accordance with the other terms and conditions of the Proposal Documents. For additional details or to answer applicable questions, please contact City Manager James DePue at (970) 332-4431.

III. BIDDER'S REPRESENTATIONS

- A. Bidder has examined and carefully studied the Bidding Documents, and any data and reference items identified in the Bidding Documents.
- B. Bidder has visited the Site (s), conducted a thorough, alert visual examination of the Site (s) and adjacent areas, and become familiar with and satisfied itself as to the general, local, and Site conditions that may affect cost, progress, and performance of the Work.
- C. Bidder is familiar with and is satisfied as to the requirement that development proposals meet or exceed the 2009 International Building Code, 2020 National Electric Code as adopted by the State Electrical Board, and current Rules and Regulations of the Colorado State Plumbing Board.
- D. Bidder is familiar with and is satisfied as to all Laws and Regulations that may affect cost, progress, and performance of the Work.
- E. Bidder has considered the information known to Bidder itself; information commonly known to contractors doing business in the locality of the Site (s); information and observations obtained from visits to the Site (s); the Bidding Documents; and any Site-related reports and drawings identified in the Bidding Documents, with respect to the effect of such information, observations, and documents on (1) the cost, progress, and performance of the Work; (2) the means, methods, techniques, sequences, and procedures of construction to be employed by Bidder; and (3) Bidder's safety precautions and programs.
- F. Bidder agrees, based on the information and observations referred to in the preceding paragraph, that no further examinations, investigations, explorations, tests, studies, or data are necessary for the determination of this Bid for performance of the Work at the price bid and within the times required, and in accordance with the other terms and conditions of the Bidding Documents.

- G. Bidder is aware of the general nature of work to be performed by Owner and others at the Site that relates to the Work as indicated in the Bidding Documents.
- H. Bidder has given Owner written notice of all conflicts, errors, ambiguities, or discrepancies that Bidder has discovered in the Bidding Documents, and confirms that the written resolution thereof by Owner is acceptable to Bidder.
- I. The Bidding Documents are generally sufficient to indicate and convey understanding of all terms and conditions for the performance and furnishing of the Work.
- J. The submission of this Bid constitutes an incontrovertible representation by Bidder that Bidder has complied with every requirement of this Article, and that without exception the Bid and all prices in the Bid are premised upon performing and furnishing the Work required by the Bidding Documents.

IV. BIDDER'S CERTIFICATION

Bidder certifies that:

- A. This Bid is genuine and not made in the interest of or on behalf of any undisclosed individual or entity and is not submitted in conformity with any collusive agreement or rules of any group, association, organization, or corporation;
- B. Bidder has not directly or indirectly induced or solicited any other Bidder to submit a false or sham Bid;
- C. Bidder has not solicited or induced any individual or entity to refrain from bidding; and
- D. Bidder has not engaged in corrupt, fraudulent, collusive, or coercive practices in competing for the Contract. For the purposes of this Paragraph 4.01.D:
 - 1. "Corrupt practice" means the offering, giving, receiving, or soliciting of anything of value likely to influence the action of a public official in the bidding process;
 - 2. "Fraudulent practice" means an intentional misrepresentation of facts made (a) to influence the bidding process to the detriment of Owner, (b) to establish bid prices at artificial non-competitive levels, or (c) to deprive Owner of the benefits of free and open competition;
 - 3. "Collusive practice" means a scheme or arrangement between two or more Bidders, with or without the knowledge of Owner, a purpose of which is to establish bid prices at artificial, non-competitive levels; and
 - 4. "Coercive practice" means harming or threatening to harm, directly or indirectly, persons or their property to influence their participation in the bidding process or affect the execution of the Contract.

V. BASIS OF BID

Bidder will complete the following Scope of Work in accordance with the Contractor Agreement:

- A. Bidder to provide all labor, materials and equipment to complete the project.
- B. Bidder is responsible for damage to any existing features, and shall be repaired in-kind by the bidder at their cost.
- C. Bidders are responsible for verifying all measurements and information prior to beginning work.
- D. The Bidder will furnish the city with a beginning date and ending date for the work to be completed.
- E. Bidder is responsible for acquiring required permits.
- F. Bidder is responsible for providing the owner with a copy of the final signed permits.

VI. INSTRUCTIONS TO BIDDERS

To evaluate the alternatives and select the appropriate Developer, the City is requesting development proposals that will help the City finalize its vision and move ahead with property disposition and development.

- A. Bidder must complete and submit the bid submittal form (Exhibit A) of RFP.
- B. The bidders interested in this project shall submit two (2) clearly marked hardcopy original of their proposal package. An electronic copy may accompany the hardcopy proposal if bidder prefers.
- C. Proposals must respond to the following questions:
 - 1. A letter of Introduction
 - 2. Description of the Developer's proposed project:
 - a. Type of use(s) planned (e.g., apartments, single family home, town-house)
 - b. Size in square feet of building space
 - c. Total number of residential units proposed
 - d. Conceptual plan including a sketch of the proposed site layout.
 - 3. Description of the Developer's experience developing the proposed type of project elsewhere:
 - a. Name and location of project(s)
 - b. Description of project(s)
 - c. Beginning date of project (s)
 - d. Completion date of project(s)
 - e. Experience in dealing with other City projects and/or have experience in purchasing government property for private development.
 - 4. Explanation of the role the Developer's organization will play in the proposed project and a list of other partners and their roles (if any)
 - 5. The proposed general timeframe for the development of the Developer's proposed project. If multiple components or phases are planned, a list of all.

6. A document providing evidence of the Bidder's financial capability to complete the purchase and development plan.
7. Description of the benefit(s) your proposed project brings to the city including:
 - a. Land sale price offer to purchase the site (s)
 - b. Project cost of the proposed project to completion
 - c. Other benefits to the city.

VII. RFP TIMELINE

A. Preliminary RFP Timeline is as a follow:

November 17, 2021:	First Publication of RFP Notice
January 5, 2022:	Proposals Due to the City of Wray by 2:00PM
January 11, 2022:	Bids Reviewed by the Wray City Council

VIII. EVALUATION CRITERIA

- a. Complete responses to this RFP will be evaluated by City staff and the City Council. Decisions to sell property are at the sole discretion of the City Council. This RFP process shall not create a binding obligation on the part of the City Council to sell the property unless and until a Purchase and Sale Agreement has been executed and the pertinent City Charter and Policy requirements have been satisfied.
- b. The evaluation criteria shall include, but not be limited to, the following:
 - i. Completeness of Proposal Packet
 - ii. Proposal recognizes the highest price and/or highest value to the City of Wray.
 - iii. Development Proposal meets the City Council's goal of economic and housing development.
 - iv. Development Proposal demonstrates readiness to begin and complete the project.
 - v. Development Proposal satisfies requirements of current and proposed zoning regulations.
 - vi. Financial ability to complete the purchase and development plan.

IX. TERMS AND CONDITIONS

1. Proposers are expected to examine exhibits, specifications, schedule of delivery, and all instructions. Failure to do so will be at the bidder's risk.
2. Each bidder shall furnish the information required in the Request for Proposals.
3. The Contract/Purchase Order will be awarded to the responsible bidder whose submittal, conforming to the Request for Proposals, will be most advantageous to the City of Wray, price and other factors considered.
4. Any interpretation, correction or change of the RFP documents will be made by Addendum. Interpretations, corrections and changes of the RFP documents made in any other manner will not be binding, and proposer shall not rely upon such interpretations, corrections and changes. The City's Representative will not be responsible for oral clarification.
5. All submittals must be received at the address and by the date and time specified herein.
6. Any submittal received after the identified date and time will be returned unopened.
7. Following the selection process, the proposal for the selected Proposer shall be made available for public review, except for any items that the Proposer has requested, in writing, to remain

confidential under applicable law.

8. The City of Wray reserves the right to reject any or all proposals, to waive any informalities or irregularities therein, to issue additional RFPs, and to either substantially modify or terminate the proposed sale at any time prior to final execution of a Purchase and Sale Agreement, and to negotiate other terms in the proposals.

X. REQUESTS FOR CLARIFICATION

Any requests for clarification of additional information deemed necessary by any respondent to present a proposal shall be submitted in writing, via postal service or email, to James DePue, City Manager referencing this request.

Written requests must be received a minimum of seven (7) calendar days prior to the submission deadline. Any requests received after this deadline will not be considered. All requests received prior to the deadline will be responded to by James DePue in the form of an addendum addressed to all prospective respondents.

Direct contact with City elected officials or City staff (with the exception of the City Manager) during the selection process, except when and in the manner expressly authorized by the Request for Proposal documents, is strictly prohibited and may render the submittal as non-compliant. Violation of this requirement is grounds for disqualification from the process.

XI. EXHIBITS

- a. Bidder has examined and carefully studied the Bidding Documents, and any data and reference items identified in the Bidding Documents, and hereby acknowledges receipt of the following exhibits included and incorporated into this RFP:
 - i. Exhibit A: Proposal Submittal

II. EXHIBITS

EXHIBIT A: PROPOSAL SUBMITTAL FORM

Bidder: [Please provide name, address, phone number and contact name of bidding entity]

Email address for receiving notices:

For the work described in RFP 109-2021, the below singed Developer proposed the development and information shown below. The City of Wray will be considering proposals as to the most advantageous to the City of Wray, price and other factors considered.

The City of Wray reserves the right to reject any or all proposals, to waive any informalities or irregularities therein, and to negotiate other terms in the proposals.

1. A letter of Introduction (please attached to proposal submittal form).

2. Description of the Developer's proposed project:

a. Type of use(s) planned (e.g., apartments, single family home, town-house)

b. Size in square feet of building space

c. Total number of residential units proposed

d. Conceptual plan including a sketch of the proposed site layout (please attach to proposal submittal form).

3. Description of the Developer's experience developing the proposed type of project elsewhere:

e. Name and location of project(s)

f. Description of project(s)

g. Beginning date of project (s)

h. Completion date of project(s)

i. Experience in dealing with other City projects and/or have experience in purchasing government property for private development.

4. Explanation of the role the Developer's organization will play in the proposed project and a list of other partners and their roles (if any).

5. The proposed general timeframe for the development of the Developer's proposed project. If multiple components or phases are planned, a list of all.

6. A document providing evidence of the Bidder's financial capability to complete the purchase and development plan (Please attach to proposal submittal form).

7. Description of the benefit(s) your proposed project brings to the city including:

a. Land sale price offer to purchase the site (s)

b. Project cost of the proposed project to completion

c. Other benefits to the city.

8. Materials Vendor(s):

9. Subcontractor(s):

10. Additional Information:

Bidder: [Indicate correct name of bidding entity]

By:

[Signature]:

[Printed name]:

(If Bidder is a corporation, a limited liability company, a partnership, or a joint venture, attach evidence of authority to sign.)

Attest:

[Signature] _____

[Printed name] _____

Title: _____

Submittal Date:
