

**CITY OF PASCO
REQUEST FOR PROPOSALS**

**For Purchase of
6.78 Acres Commercial Land
Located between Sandifur Parkway and I-182, East of Broadmoor Blvd.
Pasco Washington**

INVITATION:

The City is seeking proposals from parties interested in the purchase and development of the parcel described herein. At the end of the proposal period, the City may choose to engage with a proposer to discuss a possible agreement to sell the site through a purchase and sale agreement. The decision of the City will be based on a number of criteria, which are intended to create the best overall value to the City.

The City may withdraw from this process at any time, and submitters may withdraw their proposals and participation at any time they so choose without recourse. The city reserves all options with respect to any subsequent process or decisions concerning disposition of the property.

AVAILABLE SITE:

The available site is a vacant land parcel of 6.78 ac., which is zoned CR, Regional Commercial District. The parcel is situated east of the Broadmoor Blvd/Road 100 Interchange on I-182 and fronts on Sandifur Parkway north of the Interstate. The parcel is located west of and adjacent to Midland Ct. which intersects Sandifur at a signalized intersection.

The property is located in a rapidly developing commercial corridor in the northwest quadrant of the City which is close to the geographical center of the Tri-Cities. The neighborhood has full utility services available which include City water, irrigation water and sewer, in addition to electricity, natural gas, telephone and solid waste collection services. (See attached photo.)

SUBMITTALS DUE:

Friday, August 25, 2017 by 4:00pm.

SUBMITTALS:

Proposals, one copy, shall be submitted either printed or as electronic file, Adobe PDF, preferred. Proposals will be received in person, via US Mail or email:

Stan Strebel, Deputy City Manager
525 N. 3rd Avenue
P.O. Box 293
Pasco, WA 99301
509-543-5760
strebel@pasco-wa.gov



LEGAL DESCRIPTION:

This legal description was obtained from Record of Survey Parcel Segregation of Tax Parcel 115460056, Located in a Portion of the West Half of Section 8, T.9 N., R.29 E., W.M.; Recorded on October 9, 2014 in Volume 3 of Surveys Page 557, Records of Franklin County:

That parcel of land being a portion of Lot 8 of that certain Binding Site Plan 96-3 recorded under Volume 1 of Surveys, Pages 10-13 records of Franklin County, Washington, located in a portion of the West Half of Section 8, Township 9 North, Range 29 East, Willamette Meridian, Franklin County, Washington; Beginning at the West Quarter corner of said Section 8; Thence North 89°50'59" East along the North line of the Southwest Quarter of said Section 8, 2220.71 feet; Thence South 00°49'27" East, 51.00 feet to the Southerly Right-of-Way line of Sandifur Parkway and the Northeast Corner of Lot 9 of said binding site plan; Thence South 89°50'58" West along said Southerly Right-of-Way line, 607.86 feet to the TRUE POINT OF BEGINNING; Thence continuing South 89°50'58" West along said Southerly Right-of-Way line, 290.44 feet; Thence South 21°32'11" West, 683.07 feet to the Northerly Right-of-Way line of SR 182; Thence South 74°25'48" East along said Northerly Right-of-Way line, 562.39 feet; Thence North 00°02'28" West, 787.10 feet to the TRUE POINT OF BEGINNING; EXCEPT PORTION DEDICATED FOR RIGHT OF WAY. [See AF-1849574 for RIGHT OF WAY DEDICATED TO THE CITY OF PASCO (11,173 SF)]

REVIEW PROCESS:

The City of Pasco will consider each proposal to evaluate benefits of the land price offered, proposed use and development timetable, development value and creation of economic benefit. The minimum acceptable purchase price is \$1,466,000. Weighted criteria will be used to determine the best overall value to the City, including: 1) Land price (30 points); 2) Proposed use (30 points—including quality and value of improvements; potential for sales tax generation, job creation and compatibility with surrounding uses); 3) Timetable (20 points—the City is interested in near-term development); and 4) Developer experience and financial ability to deliver a quality project and schedule (20 points). The preferred candidate may be invited to meet with City staff to discuss their proposal.

DISCRETION AND AUTHORITY:

- The City reserves the right to reject any and/or all submittals.
- The City is not responsible for the cost of submittal development.
- The City retains the right to modify the RFP at any time.
- The City may decide on a process for further action to dispose of the property or may delay action to a later time/date.

NOTICE REGARDING PUBLIC RECORDS:

Washington State Public Records Act (RCW 42.56) requires that public agencies make public records available promptly for inspection unless they fall within Act exemptions. Submittals received under this Request for Proposals (RFP) shall be considered public records. Subject to the paragraphs below, submittals will be available for inspection and copying by the public at the conclusion of the selection process.

If a submitter considers any portion of the concept to be protected under the law, the submitter shall clearly identify on the page(s) affected such words as “CONFIDENTIAL, PROPRIETARY or BUSINESS SECRET.” The submitter shall also identify the affected page number(s) and location(s) of any material to be considered as confidential (attach additional sheets as necessary).

If a request is made for disclosure of such portion, the City will determine whether the material should be made available under the law. If the material is not exempt from public records law and is marked by the applicant as confidential, the City will notify the submitter of the request and allow the submitter ten (10) days to take whatever action it deems necessary to protect its interests. If the submitter fails or neglects to take such action within said period, the City will release the portion of the submittal deemed subject to disclosure. By submitting a concept, the submitter assents to the procedure outlined in this paragraph and shall have no claim against the City on account of actions taken under this procedure.

DISCLAIMER: THE INFORMATION IN THIS RFP HAS BEEN PREPARED FOR INFORMATIONAL PURPOSES AS GENERAL REFERENCE AND GUIDANCE FOR POTENTIAL SUBMITTERS. IT IS EACH SUBMITTER’S RESPONSIBILITY TO PERFORM ITS OWN REVIEW AND DUE DILIGENCE WITH RESPECT TO FACTS AND THE APPLICATION OF LAW.