



Alaska Industrial Development & Export Authority

Request for Proposal (RFP)

Sale of 825 W. Northern Lights Blvd, Anchorage, AK 99503

RFP 21097

March 25, 2021

TABLE OF CONTENTS

SECTION 1	GENERAL INFORMATION
1.1	Alaska Industrial Development & Export Authority
SECTION 2	INTRODUCTION & INSTRUCTIONS
2.1	Pre-Proposal Conference
2.2	Joint Ventures
SECTION 3	REQUIREMENTS FOR RFP - OFFEROR RESPONSE
3.1	Submission of Proposals
3.2	Reservations
3.3	Agreements
SECTION 4	SCOPE OF SERVICES
4.1	Objectives
4.2	Property Description
4.3	Information to Be Provided
SECTION 5	EVALUATION CRITERIA
5.1	Evaluation of Proposals
5.2	Evaluation Scoring
5.2	Award Factors
5.3	Unauthorized Negotiations
5.4	Other Factors/Requirements
SECTION 6	ATTACHMENTS
6.1	Purchase Price Proposal Form AIDEA
6.2	Offeror Statement of Qualifications

SECTION 1 GENERAL INFORMATION

The Alaska Industrial Development & Export Authority (AIDEA) (also referred to individually as "Authority", is seeking proposals from Contractors, Developers, or Lessors to purchase the property located at 825 W. Northern Lights Blvd, Anchorage AK 99503 legal description CG Barnet, Lot 3.

The Authority is a component unit of the State of Alaska, constituting a political subdivision within the Department of Commerce, Community and Economic Development. The Authority is governed by a Board consisting of seven members, with five members from the general-public appointed by the Governor and two members delegated by the Commissioner of Commerce, Community and Economic Development, and the Commissioner of Revenue.

1.1 ALASKA INDUSTRIAL DEVELOPMENT & EXPORT AUTHORITY:

AIDEA's Mission and Authority: The primary mission of AIDEA is to promote, develop, and advance economic growth and diversification in Alaska by providing various means of financing and investment. AIDEA may adopt regulations, acquire ownership interests in projects, lease projects, purchase loans, provide development project financing, issue bonds, operate and manage projects.

SECTION 2 INTRODUCTION & INSTRUCTIONS

2.1 PRE-PROPOSAL CONFERENCE:

The pre-proposal meeting is scheduled for **April 1, 2021 at 2:00 P.M. Due to the COVID-19 Pandemic the pre-proposal meeting will be conducted telephonically.** Potential Offerors may attend telephonically by calling **1-907-313-5678**, when prompted enter **773251322#**.

The purpose of the conference is to discuss the purchase of the property located at 825 W. Northern Lights Blvd, Anchorage AK 99503, and to ask questions concerning the RFP. Once cost has been decided, it will be contingent up on the Broker & approval of all required documents. Questions and answers will be transcribed and sent to prospective offerors as soon as possible after the meeting.

2.2 JOINT VENTURES:

Joint Ventures are acceptable for Purchase and Sales Agreement (the "Agreement")

SECTION 3 REQUIREMENTS FOR RFP - OFFEROR RESPONSE

3.1 SUBMISSION OF PROPOSALS:

Offeror shall carefully review this RFP for defects and questionable or objectionable material. Questions concerning defects or questionable material must be delivered IN WRITING ONLY to the Contracting Officer on or before **4:00 p.m., April 29, 2021** via e-mail sray@aidea.org or fax (907) 771-3044. These questions may be answered over the telephone. Other questions may be more complex and may require a written amendment to the RFP. The Contracting Officer will make that decision.

Hand, Mail, or Email Directly to Following Location:

Offerors may submit multiple proposals for evaluation. Offerors proposals must arrive at the below physical address or email address and be date/time stamped no later than **2:00 p.m. May 13, 2021**. Failure to meet this deadline will result in rejection of the proposal, and the proposal will be returned to Offeror without further consideration.

Alaska Industrial Development and Export Authority
813 W Northern Lights Blvd.
Anchorage, AK 99503
Attention: Selwin Ray, Contract Administrator
Telephone: (907) 771-3035
Email address: procurement@aidea.org

Proposals submitted in response to this RFP must remain valid for at least ninety (90) calendar days from the date the Authority designates as the deadline for submitting proposals, plus any addenda or extensions to the RFP, and for an additional agreement term if the Offeror should enter into an Agreement with the Authority to perform work or provide services as described in this solicitation.

3.2 RESERVATIONS:

The Authority reserves the right to accept or reject any or all proposals. The Authority may require proposals to be clarified or supplemented through additional written submissions. The Authority will not be subject to payment for costs incurred for proposal preparation or Agreement preparation as a result of valid and legal termination of this RFP or termination of any Agreement resulting from the award of the RFP.

3.3 AGREEMENTS:

The basic agreement between the parties shall be for the Sale of 825 W. Northern Lights Blvd. Anchorage AK 99503, legal description CG Barnet, Lot 3.

Unless stated otherwise herein, the basic and governing language of the agreement resulting from this solicitation shall be comprised of the Agreement, this RFP, including all documents, any attachments and amendments, and the successful Offeror's signed proposal. In the event of a conflict between the documents, the Agreement shall govern.

SECTION 4 SCOPE OF SERVICES

4.1 OBJECTIVES:

The Authority is seeking proposals from Contractors, Developers, or Lessors to purchase the property located at 825 W. Northern Lights Blvd, Anchorage AK 99503. The property is being sold as-is with no warranties. Complimentary or non-conflicting use of the property/lot is preferred.

4.2 PROPERTY DESCRIPTION:

This is a class B/C building located in midtown Anchorage. Access to the property is off Northern Lights Blvd and Arctic. The building is 2,265 square feet and sits on 7,250 square feet of B3 zoned land. There is an adjacent paved parking lot located to the north of the structure with approximately 6,910 square feet that services the building. The neighborhood has many amenities and consists of mostly office buildings, small retail space, restaurants, and residential property within near proximity of the property.

4.3 INFORMATION TO BE PROVIDED:

AIDEA is considering all potential buyers who are economically advantageous.

Responses must indicate compliance with the items below and include a name, and contact information:

- Identify level of interest or intentions for the property/lot
- Proposed Purchase Price
- Proposed Closing Date
- Documentation of financial assurance
- Any other information that may be useful or of interest to AIDEA

**SECTION 5
EVALUATION CRITERIA**

5.1 EVALUATION OF PROPOSALS:

The Authority will appoint an evaluation committee to review the proposals submitted

Any proposals received by the Authority that may be missing any or all of the mandatory information required by this RFP will be determined to be non-responsive and may not be evaluated by the Authority

5.2 EVALUATION SCORING:

The evaluation committee will review proposals in the best interest of the Authority.

5.3 AWARD FACTORS:

If applicable, the Contracting Officer or his/her designee will conduct negotiations with responsive and responsible Offerors whose proposal, when considered with all other proposals submitted in response to this solicitation, best meet the needs of the Authority.

Upon selection of the apparently successful Offeror(s), The Authority will issue a "Notice of Intent to Award." Copies of this Notice will be faxed and/or mailed to all Offerors who submitted proposals in response to this RFP.

Should agreement negotiations with the apparently successful Offeror be determined unsuccessful, AIDEA reserves the right to either negotiate with any Offerors who submitted proposals or to cancel the RFP.

5.4 UNAUTHORIZED NEGOTIATIONS:

In no event shall a prospective Offeror, or the apparently successful Offeror, enter into discussions or negotiations with representatives of the Authority other than the Chief Procurement & Contracting Officer, or her designee.

5.5 OTHER FACTORS/REQUIREMENTS:

In accordance with the AIDEA Procurement regulations, all proposal information, including detailed price and cost information, will be held in confidence during the evaluation process and prior to issuance of the Notice of Intent to Award an agreement. Thereafter, proposals will become public information.

**SECTION 6
ATTACHMENTS**

The following materials are included to assist in responding to this RFP:

6.1 PURCHASE PRICE PROPOSAL FORM:

**ATTACHMENT 6.1
PURCHASE PRICE PROPOSAL FORM**

TO BE COMPLETED BY OFFEROR:

This Cost/Fee Proposal Form is submitted as part of a proposal in response to the solicitation entitled PROPERTY MANGAGEMENTNE SERVICES (RFP 21097).

The name of the Offeror firm is:

INSTRUCTIONS FOR COMPLETING FORM:

Respond to every question or blank space provided on this form. If the information required is not applicable, enter "N/A." If the form does not provide enough space to adequately respond to any question or request for information, enter "see attached explanation" in the space provided, and attach the additional pages of information. Clearly identify the portion of the form you are responding to, and attach the information in the proper order.

A. BUILDING DESCRIPTION	SQ FT.	OFFER PRICE
Building	2,265	
B3 Zoned Land	7,250	
825 W. Northern Lights Blvd, Anchorage AK 99503 Legal description CG Barnet, Lot 3	9,215	\$

PREPARED BY:

(Name) _____

(Title) _____

(Date) _____

OFFEROR'S SIGNATURE:

By signature on this document, the Offeror certifies that all terms and conditions, including Purchase Price submitted as a part of the Offeror's response to this solicitation shall remain effective for a period of not less than ninety (90) days from the date the Authority designate as the deadline for submitting proposals; plus any addenda or extensions to the RFP, and for an additional agreement term, if the Offeror should enter into an Agreement with the Authority to perform work or provide services as described in this solicitation. The Offeror further acknowledges and agrees that its proposal and all other material submitted will become the property of the Authority.

NOTE: FAILURE BY OFFEROR TO SIGN AND DATE THIS COST/FEE PROPOSAL FORM WILL RESULT IN THE AUTHORITY REJECTING THE OFFEROR'S PROPOSAL AS NON-RESPONSIVE.

Offeror Signature and Date of Signature

Typed or Printed Name of Offeror

Title

Company Name/Tax I.D. Number

Mailing Address

Telephone Number

Email