

REQUEST FOR PROPOSAL
Purchase of One-Stop Building located at 1306 W 3rd Street
For the
CITY OF GRAND ISLAND, NEBRASKA

Proposals will be received at the office of the City Clerk, 100 East First Street, Grand Island, Nebraska 68801 or P.O. Box 1968, Grand Island, Nebraska 68802, until **4:00 p.m. (local time) on Wednesday, December 4, 2013**, for a **Proposal to Purchase “One-Stop” Building located at 1306 West 3rd Street, Grand Island** from the City of Grand Island. Proposals received after the specified time will be returned unopened to sender. Proposals shall include the following on the **outside** of the mailing envelope: **“Proposal to Purchase “One-Stop” Building located at 1306 West 3rd Street ”**. All proposals must be signed and dated to be accepted. Proposals shall be addressed to the attention of Stacy R. Nonhof, Assistant City Attorney. **The original proposal and three (3) complete copies** shall be submitted for evaluation purposes.

The proposal package is also available on-line at www.grand-island.com under Business, Bids and Requests for Proposals.

Proposals will be evaluated by the City based on price, intended use and benefit to the neighborhood and/or community.

The City reserves the right to reject any or all proposals, to waive irregularities therein, and to accept whichever proposal that may be in the best interest of the City, at its sole discretion.

Proposals may not be withdrawn for a period of ninety (90) days after date of opening.

RaNae Edwards, City Clerk

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Introduction

The City of Grand Island is seeking proposals from qualified groups, firms and individuals to purchase the property located at 1306 West 3rd Street, Grand Island, NE, along with various tracts of excess land, more commonly known as the “One-Stop” building from the City of Grand Island.

The legal description of the property located at 1306 West 3rd Street proper is:

All of block 15 and West ½ 40 feet of vacated Adams Street and North of East ½ of vacated Adams Street, Arnold and Abbott’s addition, City of Grand Island, Hall County, Nebraska.

The legal description of the excess land is:

Lots 3 and 4, Arnold and Abbott’s Addition, City of Grand Island, Hall County, Nebraska.

The City’s objectives are to achieve the highest and best use of this property and to meet the legal requirements regarding the sale of the public property.

Proposals will be evaluated and scored based upon the following criteria:

1. Benefit to the neighborhood and/or community.
2. Intended use
3. Purchase price
4. Fiscal responsibility

The City may request additional information during the evaluation process.

AS IS

Persons submitting proposals are hereby notified that the real estate offered for sale pursuant to this request for proposal is offered “as is.”

Contract Negotiations

An evaluation committee will rank the proposals according to the selection criteria and interviews may be scheduled accordingly. The City will attempt to negotiate an agreement with the highest ranked proposer subject to the approval of the City Council and further subject to the public’s right of remonstrance for sale of publicly owned real estate.

Submittals

Proposals must be delivered to the Grand Island City Clerk's office no later than 4:00 p.m. (local time) on the 4th day of December, 2014. Proposers need to submit the **original and three (3) copies** of the proposal in a sealed envelope clearly marked on the outside as containing **“Proposal to Purchase “One-Stop” Building.”** Submit proposals to RaNae Edwards, City Clerk, City of Grand Island, 100 East First Street, Grand Island, Nebraska 68801 or P.O. Box 1968 Grand Island, Nebraska 68802. Interested persons, groups or firms should submit their questions to Stacy R. Nonhof, Assistant City Attorney, at (308) 385-5420.

Proposals must remain firm for ninety (90) days from the proposal date. The City of Grand Island reserves the right to reject any and all proposals, waive irregularities, and to select the proposal that is deemed to be in the best interest of the City at its sole discretion.

Price is not the sole selection factor and will be considered together with the other factors allowed under Nebraska Law regarding the sale of publicly owned property.