

REQUEST FOR PROPOSALS (RFP #ED-21-01)

Sale of School Board Property

Laskin Road Annex

1413 Laskin Road, Virginia Beach, VA 23451

I. OVERVIEW

REAL PROPERTY: One parcel of land on Laskin Road, in the City of Virginia Beach, Virginia (GPIN: #24171837720000). (See Exhibit A)

PURPOSE: The City of Virginia Beach Office of Economic Development (VBED) is seeking proposals from qualified respondents to purchase the property for development.

SPECIFICATIONS: Estimated Land Area is 12.41 +/- Acres.

BACKGROUND: The property was formerly Linkhorn Park Elementary School

II. FUTURE USE

The VBED is soliciting qualified (see section III. a. for qualification criteria) persons/companies to submit proposals stating their intended purpose for the use of the property. Qualified respondents should include in their responses (1) the purchase price amount they are willing to pay and (2) a description of how the property would be used and designed.

The Property lies within the greater than 75 dB DNL Noise Zone and is currently zoned A-12. Permitted uses are limited to those in Article 6 Section 601 of the City's Zoning Ordinance. The Comprehensive Plan designates the subject property as being in the Hilltop Strategic Growth Area which calls for high-quality urban style, mixed-use development. Proposals that satisfy the urban design criteria qualify for reduced street setback as found in Article 2 Section H of the City's Zoning Ordinance. Potential uses are residential at or below current zoning density allowed, mixed-use, retail, and office. Some uses may require rezoning and would be limited to the uses in Article 18 of the city zoning ordinance. The Resource Protection Area (RPA) of the Chesapeake Bay watershed is present on the subject parcel. This area consists of a 100-foot buffer delineated from the edge of water, tidal wetlands, tidal shores and nontidal wetlands [City Code, Appendix F, Sec. 104]. Development encroachment into the buffer area may be permitted through the variance process to the Chesapeake Bay Preservation Area (CBPA) Ordinance [City Code, Appendix F, Sec. 110].

III. PROPOSAL REQUIREMENTS

a. Respondent Qualifications:

- i. **Experience** – Qualified respondents will have experience in the type of development proposed.
- ii. **Insurability** – Qualified respondents shall have the minimum insurance requirements listed below:

<u>Form</u>	<u>Limits</u>
Workers' Compensation	Statutory
Automobile Liability	\$1,000,000 Combined Single Limit
Commercial General Liability	\$1,000,000 Combined Single Limit

- iii. **Respondent can have no outstanding debts or claims against the City at the time of execution.**

b. Submittal of Proposals:

Each respondent must submit with its proposal the items listed below:

- i. Five copies of each proposal in a sealed envelope marked “**RFP # ED-21-01, Laskin Road Annex.**” on the outside.
- ii. All proposals shall be received and date-stamped in the location described below no later than **August 19, 2021 - 3:00 pm local time**. **All Proposals received after that time will not be considered and will be returned unopened to the respondent.**
- iii. Location for submissions:

**City of Virginia Beach Attention:
Kathy Warren
Department of Economic Development
4525 Main Street, Suite 700
Virginia Beach, Virginia 23462**

- iv. Proposals submitted by telephone, facsimile, or e-mail will not be considered.
- v. All technical questions should be directed to Deborah Zywna, Department of Economic Development (757) 385-6464.
- vi. All relevant documents to this RFP can be found online: www.yesvirginiabeach.com/rfp

c. Contents of Proposal:

Respondents must include in their proposal the following documents and information which will be used as evaluation criteria:

- i. A description of the proposed use of property including a concept plan for the property;
- ii. A description of your relevant experience;
- iii. Estimated capital investment;
- iv. Targeted timeline to construct improvements;
- v. Proposed purchase price;
- vi. Demonstrated financial capability to complete proposed project;
- vii. Evidence of insurability at limits described above and a copy of your current insurance coverage; and
- viii. Anticollusion Form as referenced below.

IV. REVIEW AND SELECTION

The review committee will evaluate the proposals based on several criteria, including the purchase price offered for the real property; the credentials of the respondent; the compatibility of the proposed design; the highest and best use of the property; and the best interests of the citizens of Virginia Beach. Upon a review of the proposals received, the committee will make a recommendation to the School Board of the City of Virginia Beach, which will make the selection. VBED will notify the respondents by mail of the selection. The School Board reserves the right to reject any and all proposals and to select the proposal that is deemed to be in the best interests of the citizens of Virginia Beach, even if it is not the highest purchase price. The selection among the proposals shall be in the sole discretion of the School Board.

Only responsive and responsible proposals will be considered. Proposals that attempt to change or do not meet the requirements in this Request for Proposals may be rejected as being non-responsive. Each proposal shall be considered a valid offer until the VBED notifies participants that a selection has been made.

If a proposal is selected, VBED will notify the selected participant and will prepare a purchase agreement setting forth the terms consistent with the terms in this Request for Proposals and the participant's proposal. The respondent developer will sign the purchase agreement, and then the matter will be put on the School Board's Agenda for a public hearing and formal approval pursuant to applicable laws and procedures, including confirmation by the City Council of the City of Virginia Beach.

V. ANTICOLLUSION

The Anticollusion form incorporated herein (page 4) should be executed and returned with the proposal documents.

ANTICOLLUSION FORM

ANTICOLLUSION CLAUSE:

IN THE PREPARATION AND SUBMISSION OF THIS PROPOSAL, SAID RESPONDENT DID NOT EITHER DIRECTLY OR INDIRECTLY ENTER INTO ANY COMBINATION OR ARRANGEMENT WITH ANY PERSON, FIRM OR CORPORATION, OR ENTER INTO ANY AGREEMENT, PARTICIPATE IN ANY COLLUSION, OR OTHERWISE TAKE ANY ACTION IN THE RESTRAINT OF FREE, COMPETITIVE BIDDING IN VIOLATION OF THE SHERMAN ACT (15 U.S.C. SECTION 1), SECTIONS 59.1-9.1 THROUGH 59.1-9.17 OR SECTIONS 59.1-68.8 THROUGH 59.1-68.8 OF THE CODE OF VIRGINIA.

THE UNDERSIGNED RESPONDENT HEREBY CERTIFIES THAT THIS AGREEMENT, OR ANY CLAIMS RESULTING THERE FROM, IS NOT THE RESULT OF, OR AFFECTED BY, ANY ACT OF COLLUSION WITH, OR ANY ACT OF, ANOTHER PERSON OR PERSONS, FIRM OR CORPORATION ENGAGED IN THE SAME LINE OF BUSINESS OR COMMERCE; AND, THAT NO PERSON ACTING FOR, OR EMPLOYED BY, THE CITY OF VIRGINIA BEACH OR THE SCHOOL BOARD OF THE CITY OF VIRGINIA BEACH HAS AN INTEREST IN, OR IS CONCERNED WITH, THIS PROPOSAL; AND, THAT NO PERSON OR PERSONS, FIRM OR CORPORATION OTHER THAN THE UNDERSIGNED, HAVE, OR ARE, INTERESTED IN THIS PROPOSAL.

[SIGNATURE(S) ON FOLLOWING PAGE]

Respondent Information:

By: _____
(signature)

Date: _____

Printed Name: _____

Title: _____

Address: _____

E-mail: _____

Phone No. (____) _____

Fax No. (____) _____

TIN _____

EXHIBIT A

