

CITY OF WINSLOW
REQUEST FOR PROPOSALS
FOR THE PURCHASE OF CERTAIN
CITY OWNED PROPERTY
LOCATED AT 101 E. SECOND AVENUE
WINSLOW, ARIZONA (THE OLD TWO STARS CAFÉ
BUILDING AND LAND) AND ALSO KNOWN AS
PARCEL NUMBER 103-17-011

The City of Winslow (City) is seeking qualified Proposals to be made for the purchase of the City property referred to above. The proposal should include the total purchase price proposed, and all other terms and conditions of the purchase. The other terms and conditions of the purchase should include provisions indicating that the property is purchased as is, with no warranties of any kind as to its condition. The proposal should also include provisions indicating that the building and land have been inspected and have been found acceptable by the person or entity proposing to purchase the property, and that the proposal includes a requirement that the proposed Purchaser make all repairs necessary to the building to comply with all City, state and federal guidelines. The proposal should also indicate the proposed use of the property following the purchase. The proposal should also indicate any other terms offered by the proposer regarding the property.

The City property described above is located in the C-66 Zone in the City of Winslow. The property is currently owned by the City in fee simple.

The proposal must also indicate the name or names of the companies or firms making the proposal, or of any individuals involved in making the proposal as partners or interest holders along with the legal status of any such entity, and the state in which that status exists with the name of the authorized agent, the phone number, fax number and e-mail address, along with the physical (street) address of the proposer.

The proposal must be submitted in a sealed envelope labeled on the outside as follows: “Proposal Regarding Purchase of City Owned Property in Winslow, Arizona, (Old Two Stars Café Building and land)”.

The proposal shall include a one page cover letter and no more than five pages of proposal, plus attachments relevant to the proposal. The original of the above documents, along with six copies, must be filed with the City of Winslow by 2:00 P.M. on February 7, 2012, in the office of the City Clerk, 21 N. Williamson Avenue, Winslow, AZ 86047. Faxed and/or e-mailed submittals will not be accepted. The City reserves the right to accept or reject any or all proposals either prior to the matter being submitted to the City Council or at the time of submittal to the City Council, or after the date of submittal to the City Council.

The proposer may submit more than one proposal for the property, or may submit combined alternatives in the same proposal. The proposal should include specific terms regarding the purpose for which the property would be used and deadlines for achievement of certain objectives to accomplish the intended purpose.

Please be advised that failure to comply with the following criteria may be grounds for disqualification: 1) City receipt of proposal by the specified deadline; 2) The number of proposal copies as specified; 3) Delivery of proposal to the correct location.

All questions shall be directed to the City Attorney, Dale Patton, at dale.patton@ci.winslow.az.us or by telephone to (928) 289-1412. Questions will not be answered unless submitted before 10:00 a.m. on February 1, 2012, and when it is answered, it will be answered by e-mail only to all firms or individuals who have submitted proposals prior to 10:00 a.m. on February 1, 2012.

The proposals will be reviewed by the City Manager and the staff designated by the City Manager. The City Manager and staff will submit the two most qualified proposals to the City Council for the Council's consideration and possible acceptance.

The City reserves the right to reject all proposals for any and all reasons, either set out or not set out in the Invitation for Proposals or as set out in this Request for Proposals.

To the full extent permitted by law, each proposer shall keep confidential all information, facts, discussions, directions and conclusions in any way related to or arising out of this Request for Proposals, and shall not disclose any of the above to any person or entity without prior directions and under such conditions as the City may provide to proposer.