

PUBLIC NOTICE
TRACT 1, UMED PROFESSIONAL PARK SUBDIVISION
REQUEST FOR PROPOSALS FOR GROUND LEASE
UNIVERSITY PROPERTY

The Office of Land Management is soliciting long-term ground lease proposals, at fair market value, for its Tract-UMED Professional Park Subdivision parcel located at Providence Drive parcel

The full request for proposals, including the maps and terms and conditions, is available online at www.alaska.edu/ualand in the Public Notices section. Parties interested in submitting proposals to lease lands must submit the required paperwork to the University through its Land Management office by email at ualand@alaska.edu by no later than 5:00 P.M. on Monday, May 29, 2023. To be considered.



Anchorage Office
1815 Bragaw St. Ste. 1C
Anchorage, Alaska 995C

UNIVERSITY OF ALASKA
LandManagement
www.alaska.edu/ualand
ualand@alaska.edu

Fairbanks Office
2025 Yukon Dr. Ste. 1C
Fairbanks, Alaska 9977!

REQUEST FOR PROPOSALS FOR GROUND LEASE OF UNIVERSITY PROPERTY, TRACT MED PROFESSIONAL PARK SUBDIVISION

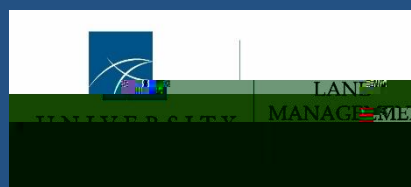
Issued by:

University of Alaska Land Management

1815 Bragaw St., Ste. 101

Anchorage, AK 99508

p. (907) 786-7766



Contents

- I. Solicitation Schedule.....4
 - A) Proposed Schedule.....4
- II. Introduction.....4
 - A) Property Description and Location Details.....4
- III. Proposal Instructions.....5
 - A) Proposal Solicitation Contact and Issuing Office.....

K) Liability and Indemnity.....12
L) Wetlands and Flood Zone Disclosure.....12
M) Conditions.....13
N) Administrative Protest of University Decisions.....13

I. Solicitation Schedule

A) Proposed Schedule

This schedule is presented as a rough timeline for informational purposes only. Although it is based upon the best information currently available, UA makes no claims or guarantees as to accuracy.

RFP Issue Date	March 30, 2023
Deadline for Written Questions or Comments	April 13, 2023 at 5:00 PM
Responses to Written Questions or Comments	April 27, 2023 at 5:00 PM
Proposal Submission Deadline (60 days)	May 29, 2023 at 5:00 PM
Proposal Evaluations (30 days)	May 30 to June 29, 2023
Proposal Selection Announcement	June 30, 2023

with many medical practices in the area providing a variety of services to the public. The property has approximately 110 feet of road frontage. The Property is currently used as a storage area. The University of North Carolina at Chapel Hill is currently using the property as a storage area for the University of North Carolina at Chapel Hill. The University of North Carolina at Chapel Hill is currently using the property as a storage area for the University of North Carolina at Chapel Hill.

1. Business and/or Proposer Information

The required information should include, but not be limited to:

a)

- c) The time frame for construction of all improvements.
- d) Architectural theme, including building elevations and design finishes, including proposed color

6. RFP Deposit

A deposit of 20% of the proposed first year annual lease rent must be received by UALM within 24 hours of proposal submittal. Deposits will be returned to the unsuccessful proposers within seven (7) days of the proposal selection announcement.

7. Ethics Disclosure Form

• The University reserves the right to request additional and independent verification of any financial information to be available to the public, they must clearly stamp CONFIDENTIAL on each such financial document. The University will maintain the confidentiality of such information to the extent allowable by law. The Proposals themselves, however, cannot be classified as confidential and may be open to the public in accordance with AS 40.25, after a contract is executed with the successful Prop

I) Warranties

Proposers are advised that the maps, floor plans, acreages, and other information provided with this RFP are approximations and that no guarantee or warranty is made to their accuracy. It is the responsibility of the proposer to examine the parcel and take such other steps as may be necessary to ascertain the exact character and location of the parcel and improvements, if any, and the general and local conditions that affect the use of the parcel and improvements. In addition, the University makes no warranties, either express or implied, nor assumes any liability whatsoever, regarding social, economic, or environmental aspects of the parcel, to include, without limitation, the soil conditions, water drainage, suitability of the parcel for on-site wastewater disposal, physical access, or natural or artificial hazards which may or may not exist, or the merchantability, suitability, or profitability of the parcel for any use or

In addition, this parcel is identified on Federal Emergency Management Agency Flood Hazard Map and may require additional permitting of development. Interested parties are responsible for all regulatory compliance to determine the specific development restrictions, if any, pertaining to the parcel.

M) Conditions

The University reserves the right to postpone or cancel this RFP, in whole, and to withdraw parcels from this RFP at any time prior to or during the RFP process and prior to execution of a lease agreement, without notice.