



CITY OF GRAIN VALLEY

711 MAIN ST.
GRAIN VALLEY, MO 64029
816-847-6200 Phone 816-847-6206 Fax

**2023 REQUEST FOR PROPOSALS FOR:
PURCHASE OF CITY OWNED PROPERTY AND THE SUBSEQUENT USE THEREOF
RFP #2023-06**

The City of Grain Valley is seeking interest of those with an intention to purchase property currently owned by the City of Grain Valley and will accept sealed proposals from qualified parties interested in providing the following:

**THREE (3) SIGNED COPIES AND ONE ELECTRONIC COPY
MUST BE RECEIVED BY:
3:00 P.M. April 27, 2023
LATE BIDS WILL NOT BE CONSIDERED**

**PLEASE MARK YOUR SUBMITTAL "SEALED PROPOSAL- CITY OWNED PROPERTY AND THE
SUBSEQUENT USE THEREOF 2023" AND SEND IT TO:**

**City of Grain Valley
Attention: Ken Murphy, City Administrator
711 Main St.
Grain Valley, Missouri 64029
816-847-6291**

The City reserves the right to reject any and all proposals, to waive technical defects, and to select the proposal(s) deemed most advantageous to the City. The undersigned certifies that he/she has the authority to bind this company in an agreement to supply the service or commodity in accordance with all terms and conditions specified herein. Please type or print the information below. **Respondent is REQUIRED to complete, sign and return this form with their submittal.**

Company Name

Authorized Person (Print)

Address

Signature

City/State/Zip

Title

Telephone #

Fax #

Date

Tax ID #

E-mail

Entity Type

CITY OF GRAIN VALLEY

REQUEST FOR PROPOSAL 2023-06

General Information and Conditions

1. The City of Grain Valley is accepting proposals from interested parties with the intention to purchase and develop city owned property.
2. The property for consideration consists of three parcels totaling nearly one acre in size located on the East side of Main Street between Harris and Broadway Streets. The subject property is zoned “Downtown Overlay District-Downtown Zone.”
3. Bids must be placed for all lots.
3. The City is seeking a qualified party with the interest, resources and experience to purchase and develop the parcels in a manner that would be a desirable addition to the downtown area of Grain Valley.
4. Preference will be given to proposals which outline a use of the parcels in the near future.
5. The City reserves the right to accept or reject any and all proposals for the best interest of the City.

Project

I. Project Background and Goals

The City of Grain Valley, Missouri (City) is located in Eastern Jackson County along Interstate 70. Grain Valley is one of the fastest growing cities in Missouri. The 2020 US Census Population was nearly 16,000 and continues to grow. The highest areas of growth and redevelopment have occurred around the I-70 interchange and, in the City’s industrial parks. Additionally, interest in the revitalization of downtown continues to be at the forefront of the community and leadership’s minds.

The City purchased the properties in 2017. Since that time, City leadership has decided the property would be best suited for use by a private party. Preference will be given to buyers who plan to utilize the land in a manner consistent with the surrounding uses and future development desires for the downtown district.

II. Site Information:

The property for consideration consists of three (unaddressed) parcels on the East side of Main Street between Harris Street and Broadway Street in Grain Valley, Missouri. Bids will only be accepted for those wishing to purchase all lots. The subject property is zoned “Downtown Overlay District-Downtown Zone.” The Downtown Overlay District seeks to maintain the Main Street corridor as a thoroughfare, while promoting economic development and compatible land uses that foster Grain Valley's sense of a central downtown and encourages the area to serve as the social and cultural center of Grain Valley. Parcel 37-830-11-05-00-0-00-000 which will remain city owned is a drainage way that is between parcels 37-830-11-04-00-0-00-000 and 37-830-11-06-00-0-00-000. To aid in the development of the three parcels, the city will consider granting an easement for traffic conveyance/parking to allow cohesive development of the three parcels being sold.

The Jackson County parcel numbers are as follows:

- Parcel Number: 37-830-11-03-02-0-00-000
- Parcel Number: 37-830-11-04-00-0-00-000
- Parcel Number: 37-830-11-06-00-0-00-000

The parcel sizes are as follows:

- Parcel Number: 37-830-11-03-02-0-00-000 (12,915 Sq. Ft.)
- Parcel Number: 37-830-11-04-00-0-00-000 (14,850 Sq. Ft.)
- Parcel Number: 37-830-11-06-00-0-00-000 (16,108 Sq. Ft.)

Please see attached aerial map for more information regarding the location of the parcels.

III. Proposal Content:

All proposals must address the following areas:

- Name, title and contact information of party submitting the proposal
- A detailed statement of the buyer's qualifications
- A detailed description of the intended design and character of the project and how it fits into the downtown area
- A detailed description/sketch of the intended improvements to be made to the parcels
- Projected timeframe for the project
- Written disclosure of any potential conflict of interest (form included in RFP)
- Any supplementary information or material which should be considered
- Purchase price must be clearly shown
- Letter of support showing proof of funds
- A statement that the proposal is valid for a minimum of 120 days from the submission deadline

5. Evaluation Criteria:

Interested parties must submit three (3) unbound hard copies and one electronic copy of their proposal by 3:00 p.m. on April 27, 2023 to the following address:

Ken Murphy
City Administrator
City of Grain Valley
711 Main Street
Grain Valley, MO 64029

Proposals will be evaluated on the following criteria:

- Purchase price
- Purchaser qualifications, experience, and vision
- Purchaser financial capabilities and the ability to execute the project from concept to completion

6. Proposed Process and Timeline:

- RFP Issued: March 21, 2023
- RFP Due date: April 27, 2023
- Proposal review by committee
- Review by Board of Aldermen (subject to change): May 8, 2023

7. Investigation of Conditions:

By submitting a proposal in response to this RFP, the respondent expresses its intent to comply with the established timeline. In addition, the respondent accepts the evaluation process and methodology, as well as acknowledges and accepts that the determination of “the most qualified and capable” proposal will require subjective judgements. The City reserves the right to request clarification of information provided in proposals as a response to this RFP and to cancel this RFP at any time, for any or no reason, prior to entering into any binding agreements. Responses to this RFP vest no legal or binding rights in the purchaser nor does it or is it intended to impose any legally binding obligations upon the City, officials or employees of the City unless and until final legal binding agreements are negotiated and executed. This RFP does not commit the City to pay for costs incurred in the negotiation or other work in preparation of, or related to, a final agreement between the selected purchaser and the City.

Any commitment made by the City will be subject to the appropriation of funds by the Board of Aldermen to carry out any such commitments and the execution of a contract acceptable to the City. The City will not be

responsible for any costs incurred by the bidders related to any response to this RFP and not reimburse any costs to the bidders.

Before submitting a bid, bidders should carefully examine the site, and fully inform themselves to the existing conditions. To schedule a time, contact Ken Murphy at 816-847-6291 to make arrangements.

9. Exhibits and Resources

- Exhibit “A” Non-Collusion Certification
- General Conditions
- Map of Project Area
- Zoning Code: <https://ecode360.com/28682993>



CITY OF GRAIN VALLEY

711 MAIN ST.
GRAIN VALLEY, MO 64029
816-847-6200 Phone 816-847-6206 Fax

EXHIBIT "A" NON-COLLUSION CERTIFICATION

STATE OF MISSOURI, CITY/COUNTY OF _____

_____ being first duly sworn, deposes and says that he is

_____ of _____
Title of Person Signing of Name of Bidder

that all statements made and facts set out in the proposal for the above project are true and correct; and the bidder (The person, firm, association, or corporation making said bid) has not, either directly or indirectly, entered into any agreement, participated in any collusion, or otherwise taken any action in restraint of free competitive bidding in connection with said bid or any contract which may result from its acceptance.

Affiant further certifies that bidder is not financially interested in, or financially affiliated with, any other bidder for the above project.

BY _____

BY _____

BY _____

SWORN to before me this _____ day of _____ 20 ____.

Notary Public

My Commission Expires _____

**GENERAL CONDITIONS
GOVERNING RESPONSES AND SUBSEQUENT CONTRACTS
City of Grain Valley, MO**

1. **SCOPE:** The following terms and conditions, unless otherwise modified by the City of Grain Valley within this document, shall govern the submission of proposals and subsequent contracts. The City of Grain Valley reserves the right to reject any proposal that takes exception to these conditions.
2. **DEFINITIONS AS USED HEREIN:**
 - a. The term "request for proposal" means a solicitation of a formal, sealed proposal.
 - b. The term "respondent" means the person, firm, bidder or corporation who submits a formal sealed proposal.
 - c. The term "City" means City of Grain Valley, MO.
 - d. The term "Board of Aldermen" means the governing body of the City of Grain Valley, MO.
 - e. The term "contractor" means the respondent awarded a contract under this proposal.
3. **COMPLETING PROPOSAL:** All information must be legible. Any and all corrections and/or erasures must be initialed. Each proposal must be signed in ink by an authorized representative of the respondent and required information must be provided. The contents of the proposal submitted by the successful respondent of this RFP will become a part of any contract award as a result of this solicitation.
4. **REQUEST FOR INFORMATION:** Any requests for clarification of additional information deemed necessary by any respondent to present a proper proposal shall be submitted in writing to the City of Grain Valley, 711 Main Street Grain Valley, MO 64029, referencing this RFP number, a minimum of five (5) calendar days prior to the proposal submission date. Any request received after the above stated deadline will not be considered. All requests received prior to the above stated deadline will be responded to in writing by the City in the form of an addendum addressed to all prospective respondents.
5. **CONFIDENTIALITY OF PROPOSAL INFORMATION:** Each proposal must be submitted in or under cover of a sealed envelope to provide confidentiality of the information enclosed. The envelope should be sealed and clearly marked with RFP number and the name of the project.

All proposals and supporting documents will remain confidential until a final contract has been executed. Information that discloses proprietary or financial information submitted in response to qualification statements will not become public information. This is in accordance with the Missouri Sunshine Law.

6. **SUBMISSION OF PROPOSAL:** Proposals are to be sealed and submitted to the City of Grain Valley, 711 Main Street Grain Valley, MO 64029, prior to the date and time indicated on the cover sheet. At such time, all proposals received will be formally opened. The opening will consist of only the name and address recording of respondents.
7. **ADDENDA:** All changes, additions and/or clarifications in connection with this proposal will be issued by the Purchasing office in the form of a WRITTEN ADDENDUM. **SUBMIT EQUAL NUMBER OF SIGNED ADDENDUM WITH THE NUMBER OF PROPOSALS REQUIRED.** Verbal responses and/or representations shall not be binding on the City.
8. **LATE PROPOSALS AND MODIFICATION OR WITHDRAWALS:** Proposals received after the date and time indicated on the cover sheet shall not be considered.

Proposals may be withdrawn or modified in writing prior to the proposal submission deadline. Proposals that are resubmitted or modified must be sealed and submitted to the Purchasing Office prior to the proposal submission deadline. Each respondent may submit only one (1) response to this proposal.

9. **BONDS:**
When a Bond is required it shall be executed with the proper sureties, through a company licensed to operate in the State of Missouri, and hold a current Certificate of Authority as an acceptable surety under 31 CFR Part 223 (and be listed on the current U.S. Department of the Treasury Circular 570 and have at least A Best's rating and a FPR9 or better financial performance rating per the current A.M. Best Company ratings.)
10. **NEGOTIATION:** The City reserves the right to negotiate any and all elements of this proposal.
11. **TERMINATION:** Subject to the provisions below, any contract derived from this Request For Proposal may be terminated by either party upon thirty (30) days advance written notice to the other party; but if any work or service hereunder is in progress, but not completed as of the date of termination, then said contract may be extended upon written approval of the City until said work or services are completed and accepted.

(a) **TERMINATION FOR CONVENIENCE**

In the event that the contract is terminated or cancelled upon request and for the convenience of the City, without the required thirty (30) days advance written notice, then the City shall negotiate reasonable termination costs, if applicable.

(b) TERMINATION FOR CAUSE

Termination by the City for cause, default or negligence on the part of the contractor shall be excluded from the foregoing provision; termination costs, if any, shall not apply. The thirty (30) days advance notice requirement is waived in the event of Termination for Cause.

(c) TERMINATION DUE TO UNAVAILABILITY OF FUNDS IN SUCCEEDING FISCAL YEARS.

When funds are not appropriated or otherwise made available to support continuation of performance in a subsequent fiscal year, the contract shall be cancelled and the contractor shall be reimbursed for the reasonable value of any nonrecurring costs incurred but not amortized in the price of the supplies or services delivered under the contract.

12. TAX EXEMPT: The City and its Agencies are exempt from State and local sales taxes. Sites of all transactions derived from this proposal shall be deemed to have been accomplished within the State of Missouri.
13. SAFETY: All practices, materials, supplies, and equipment shall comply with the Federal Occupational Safety and Health Act, as well as any pertinent Federal, State and/or local safety or environmental codes.
14. RIGHTS RESERVED: The City reserves the right to reject any or all proposals, to waive any minor informality or irregularity in any proposal, and to make award to the response deemed to be most advantageous to the City.
15. RESPONDENT PROHIBITED: Respondents are prohibited from assigning, transferring, conveying, subletting, or otherwise disposing of this proposal or any resultant agreement or its rights, title, or interest therein or its power to execute such agreement to any other person, company or corporation without the previous written approval of the City.
16. DISCLAIMER OF LIABILITY: The City, or any of its agencies, will not hold harmless or indemnify any respondent for any liability whatsoever.
17. HOLD HARMLESS: The contractor shall agree to protect defend, indemnify, and hold the Board of Aldermen, City of Grain Valley, MO, its officers, commissions, employees and agents free and harmless

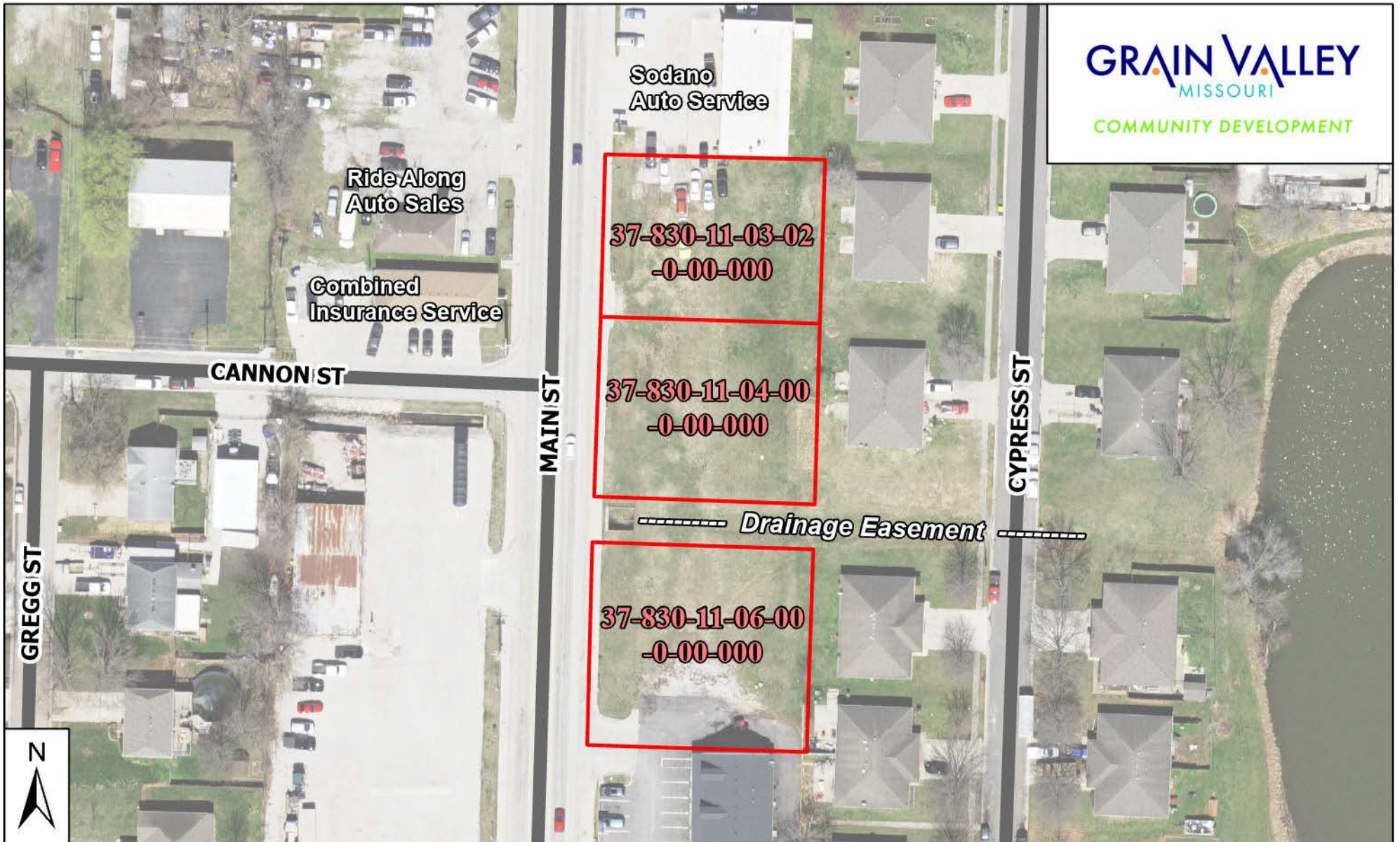
from and against any and all losses, penalties, damages, settlements, costs, charges, professional fees or other expenses or liabilities of every kind and character resulting from the error, omission or negligent act of the contractor, its agents, employees or representatives, in the performance of the contractor's duties under any agreement resulting from award of this proposal.

18. LAW GOVERNING: All contractual agreements shall be subject to, governed by, and construed according to the laws of the State of Missouri.
19. ANTI-DISCRIMINATION CLAUSE: No respondent on this request shall in any way, directly or indirectly discriminate against any person because of age, race, color, handicap, sex, national origin, or religious creed.
20. DOMESTIC PRODUCTS
The City of Grain Valley has adopted a formal written policy to encourage the purchase of products manufactured or produced in the United States. (City of Grain Valley Resolution No. 87-18, MO. State Statute No. 34.353, Section 3, (5).
21. CONFLICTS: No salaried officer or employee of the City, and no member of the Board of Aldermen shall have a financial interest, direct or indirect, in this contract. A violation of this provision renders the contract void. Federal conflict of interest regulations and applicable provisions of Sections 105.450 – 105.496 shall not be violated. Contractor covenants that it presently has no interest and shall not acquire any interest, direct or indirect, which would conflict in any manner or degree with the performance of services to be performed under this contract. The Contractor further covenants that in the performance of this contract no person having such interest shall be employed.
22. DEBARMENT: By submission of its response, the Contractor certifies that neither it nor its principals is presently debarred or suspended by any Federal Department or agency, including listing in the U.S. General Services Administrations List of Parties Excluded from Federal Procurement or Non-Procurement programs; or if the amount of this response is equal to in excess of \$100,000, that neither it nor its principals nor its subcontractors receiving sub-awards equal to or in excess of \$100,000 is presently disbarred, suspended, proposed for debarment, declared ineligible or voluntarily excluded from participation in this transaction by an Federal Department , agency or prevision of law. If the Contractor is unable to certify any of the statements in this certification, the responder must attach an explanation to its response.


Para 17 Revised by Legal 1-4-96

Para 21 Revised by Legal 10-31-03

Para 20 Added by Legal 8/02



Legend

 City-owned Parcels

**City-owned Parcels on
Main Street**

Map information as of 3/1/2023
Imagery taken Spring 2022

