

REQUEST FOR PROPOSALS

LEASE OF CITY OWNED REAL ESTATE
BOULDER CITY, NEVADA

INVITATION:

The City of Boulder City, Nevada, is seeking proposals from qualified persons for the lease of a 1.72 acre tract of land developed with an old 8,008 square foot aircraft hangar which was the original Boulder City Municipal Airport and commonly referred to as the "Old Airport Hangar" property.

SITE DESCRIPTION:

The subject property consists of one parcel of land located at 1401 Nevada Highway that is the last remaining parcel of the City's original airport. The 1.72 acres (74,923 SqFt) of land is zoned C-2, General Commercial (Exhibit A) and is identified by the Clark County Assessor as Parcel Number 186-08-310-030. The old hangar faces south and the property is separated from Nevada Highway frontage by a developed commercial property. The old airport hangar is not easily visible from the highway due to a downward slope of the property from Nevada Highway.

APPRAISED VALUE:

The minimum acceptable bid on the lease is \$.95 per square foot or \$71,765.85 annually, as established by an appraisal dated August 20, 2008. Excerpts from the Appraisal Reports are available from the Finance Department upon request.

RESTRICTIONS/CONDITIONS:

Proposals will be accepted for the purchase and development of the lot subject to the following restrictions and conditions:

- Utility connections: Electrical service is available at a 200amp panel in the building and potable water is available. There is no bathroom or sewer service available in the building.
- The Project area is currently zoned C-2, General Commercial, and will be required to develop the property in compliance with such zoning. All other provisions of the municipal codes and other applicable laws shall apply. Provisions of the municipal code can be found on the Internet at <http://www.sterlingcodifiers.com/NV/Boulder%20City/index.htm>.
- Prospective tenants will be required to make the necessary repairs to the existing hangar based on the City's municipal code for the occupancy/use of the facility.

AVAILABILITY/SUBMISSION OF REQUEST FOR PROPOSAL:

Copies of the Request for Proposal may be obtained from; and your signed, completed proposal must be submitted to:

Timothy Inch, Finance Director/Real Estate Officer
PROPOSAL FOR CITY-OWNED REAL ESTATE (Old Airport Hangar)
City Hall-Room 2-Lower
401 California Avenue
Boulder City, NV 89005

Or on the City's website at: www.bcnv.org/finance

Proposals shall be received no later than 3:00 p.m. on Monday, December 1, 2008. Proposals received after this time and date will not be considered. Proposal information shall become public record and open to public

inspection upon filing of a recommendation for award of contract for City Council consideration. The recommendation for award will include a staff directive to negotiate a final sales contract for the recommended Proposal.

WAIVER OF PROPRIETARY RIGHTS:

The submission of a proposal constitutes waiver by the submitter of any proprietary or other confidential rights to all information contained therein.

INQUIRIES:

Requests for clarification or further information shall be in writing or faxed (702-293-9433) copy addressed to Timothy Inch, Finance Director /Real Estate Officer, and to merit a response, must be received no later than Monday, **November 10, 2008**. The City will make any responses available to all persons of record who have requested copies of the request for proposal.

ACCEPTANCE OF PROPOSALS:

The City reserves the right to reject any and all proposals regardless of ranking, to accept modifications correcting inadvertent errors of any respondent's original proposal, to waive any informalities or irregularities, or to accept any or all proposals deemed in the City's best interest.

MINIMUM ACCEPTABLE PROPOSALS:

According to the City Charter, all property must be leased at or above appraised value. Only Proposals to lease the property at or above the minimum appraised value will be considered

AGREEMENTS:

Final terms and conditions of the Lease Agreement will be negotiated with the recommended tenant prior to submission to the City Council for approval.

OTHER REQUIREMENTS:

All proposals must remain in effect for ninety (90) days from date of submission.

CRITERIA FOR RATING PROPOSALS:

All proposals will be rated and evaluated by a City review team. The following criteria will be utilized in evaluating each proposal:

1. use of property and benefits to the City;
2. revenues provided to the City;
3. compatibility of development with surrounding area and other proposed development;
4. quality of proposed development;
5. financial ability to complete the project;
6. time-frames to complete proposed development; and,
7. impact to City services, including but not limited to utility services and traffic.

PROPOSAL FORMAT:

The following proposal format is required to facilitate comparison among the various development proposals:

Letter of Introduction: name of firm, contact person, general summary.

Business Plan including the following minimum information:

- Site plan for the complete project with detail for any proposed phasing of development. Provide details for

facilities to be built by phase.

- Timeline for development (maximum 2 years).
- Nuisance abatement/control programs for crowds, traffic, noise, dust, lighting.
- Project Impact assessment such as traffic, anticipated needs and demand for City services (Police, Fire, medical, etc.) and consumption of City services (water, wastewater, electric, refuse disposal).
- Water conservation plan (if needed).

Offsite Improvements Needed: list specific information regarding any unique off-site improvements (i.e. roads, utility lines) that would need to be completed for the proposed project, and the developer's plan for financing said off-site improvements.

Qualifications: include specific information on previous development experience and include list and contact information for at least three previous clients. If you have any previous experience in any governmental developments, please indicate.

Financial Plan: list specific information regarding the financing plan for this project.

Purchase price. **Use and return the attached Exhibit B for this purpose.**

BID DEPOSIT/PAYMENT TERMS

If selected for recommended award of Proposal , the Proposer must provide to the Director of Finance as a condition of award, a deposit of twenty percent (20%) of the total amount proposed, in the form of a cashiers or certified check made payable to the City of Boulder City; or other forms where funds are immediately available for transfer to the City. This deposit is non-refundable upon acceptance of the Proposal by the City Council. The balance due (80%) will be paid in full, in similar funds upon closing of the land sale agreement and issuance of the deed.

UTILITY PROVIDERS

- | | |
|-------------------|----------------------|
| 1. Potable Water | City of Boulder City |
| 2. Sewer Services | City of Boulder City |
| 3. Electricity | City of Boulder City |
| 4. Telephone | Embarq |
| 5. Natural Gas | Southwest Gas |

EXHIBIT A- Zoning

C2 GENERAL COMMERCIAL ZONE

11-11-1: SCOPE:

The following regulations shall apply in the C2 General Commercial Zone. (Ord. 841, 2-23-1988, eff. 3-23-1988)

11-11-2: PURPOSE:

The purpose of the C2 General Commercial Zone is to provide for the orderly development of the business district which is intended to serve as the central trading area for the City. The development of this District shall be carried out in accordance with the principles stated herein and in the Comprehensive Plan. (Ord. 841, 2-23-1988, eff. 3-23-1988)

11-11-3: PERMITTED USES:

A. Business And Professional:

1. Blueprinting, printing, lithograph, publishing and photostating establishments.
2. Business or professional offices.
3. Business schools.
4. Museums and libraries.
5. Music conservatories and music instruction.
6. Radio and television stations.
7. Schools, private, operated as a commercial enterprise.

B. Retail Sales:

1. Retail sales permitted in the C1 Zone.
2. Antique stores.
3. Automobile sales, including display room, provided all activities are conducted within a completely enclosed building.
4. Automobile service stations, provided all incidental repair work is conducted wholly within a completely enclosed building.
5. Bars and cocktail lounges. (Ord. 841, 2-23-1988, eff. 3-23-1988)
6. Candy shops, including the making of candy for retail sales on the premises. (Ord. 885, 3-26-1991, eff. 4-17-1991)
7. Craft shops conducted in conjunction with retail business which includes ceramics, mosaics, fabrics, jewelry, leather goods, silk screening, dress designing, sculpturing and wood carving.
8. Electrical supply and repair stores.
9. Florists.
10. Furniture stores.
11. Hardware stores.
12. Household appliance stores.
13. Jewelry stores.
14. Key and gun shop, including incidental repair work.
15. Paint and wallpaper store, including decorating and paperhanging shops.
16. Pet shop, not involving the treatment or boarding of cats or dogs.
17. Pawnshops.
18. Radio and television stores.
19. Other similar retail sales.

C. Service:

1. Service establishments permitted in the C1 Zone.
2. Appliance repair shops, including repair and servicing of office and other household equipment.
3. Automobile rentals.
4. Automobile repair garages, provided all operations are conducted within a completely enclosed building.
5. Banks.
6. Bowling alleys or pool rooms.
7. Beauty and barber shops.
8. Broadcasting stations and studios, radio or television, but not including sending or receiving tower.

9. Catering establishments.
10. Clock and watch repair shops.
11. Clothing and costume shops, including dressmaker, tailor or millinery shops.
12. Day nurseries, nursery schools and private kindergartens.
13. Gymnasium or physical fitness establishments.
14. Hotels and motels.
15. Precision and musical instrument repair shops, including optical repair.
16. Radio and television repair shops.
17. Restaurants and cafes, including drive-in car service.
18. Shoe stores and shoe repair shops.
19. Swimming pool sales offices, including display pools only; but excluding construction equipment storage yard.
20. Theaters, but not including drive-in theater.

D. Caretaker's Residence: The purpose of this subsection is to permit limited residential uses within this Zone for the purpose of providing security to a development, but to discourage the proliferation of rental apartments within this Zone unless specifically authorized by other portions of this Code. Caretakers' residences shall be subject to the following conditions:

1. No more than one caretaker's residence shall be permitted per individually-owned commercial building.
2. The residence shall be located within one of the main buildings on the same premises as the business or development, and shall be constructed to the commercial occupancy standards of the City building code. For the purposes of this subsection, mobile homes, travel trailers and recreational vehicles are prohibited.
3. The residence shall not exceed the floor area of the associated business.
4. The residence shall be provided with one on-site parking space, in addition to the parking spaces required for the business.

E. CBD Central Business District: Caretaker's residences in the CBD Central Business District, subject to the following conditions:

1. The residence shall be located within one of the main buildings on the same premises as the business or development, and shall be constructed to the commercial occupancy standards of the City building code. For the purposes of this subsection, mobile homes, travel trailers and recreational vehicles are prohibited.
2. The residence shall not exceed the floor area of the associated business. (Ord. 1083, 4-27-1999, eff. 5-26-1999)

F. Other: Accessory buildings and uses. (Ord. 841, 2-23-1988, eff. 3-23-1988)

11-11-4: CONDITIONAL USES:

The following are subject to a conditional use permit as provided for in chapter 30 of this title:

- A. All conditional uses permitted in the C1 zone (section 11-10-4 of this title), unless listed as a permitted use in this zone.
- B. Animal hospitals and veterinary clinics.
- C. Arcades.
- D. Automobile laundries, except self-service; provided, that any steam cleaning shall be confined to a completely enclosed building.
- E. Clothes cleaning agencies, pressing establishments, laundry agencies, self-service laundries, and self-service coin operated cleaning; provided, in the case of self-service coin operated cleaning, that no one cleaning machine on the premises shall carry a load of greater than twenty (20) pounds; and provided further, that all solvents and other agents shall be of chlorinated solvent type and noncombustible and nonexplosive.
- F. Drive in theaters.
- G. Funeral parlors or undertaking establishments.
- H. Golf courses, miniature and driving ranges.

I. Ministorage facilities.

J. Outdoor sales display areas, including new and used automobile sales.

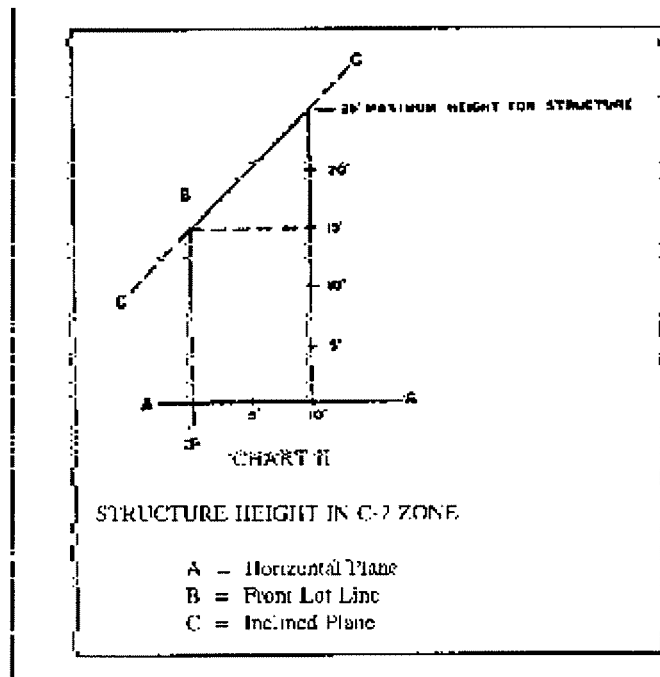
K. Recreational establishments of a commercial nature, which will generate large assemblages of people and vehicular traffic.

L. Residential uses, subject to all the provisions specified by the R3 regulations for such residential uses.

M. Storage yards for construction equipment, including incidental vehicle repair. (Ord. 841, 2-23-1988, eff. 3-23-1988; amd. Ord. 1167, 2-26-2002, eff. 3-20-2002)

11-11-5: HEIGHT, BULK AND SPACE REQUIREMENTS:

A. Structure Height: The vertical height at any point of the structure shall not exceed by more than fifteen feet (15'), the horizontal distance between that point in the structure and the front lot line, and in no case shall the height of any structure exceed twenty five feet (25'). The structure height shall conform with the criteria shown on chart II as follows:



B. Number Of Stories: The number of stories in a building shall not exceed two (2) stories.

C. Front Yard: No front yard is required unless a block is partly in the C2 zone and partly in an R zone, in which event the front yard requirements of the R zone shall apply; or unless required to meet the landscaping requirements of subsection 11-25-6C of this title.

D. Side Yard: No side yard is required except where the side of the lot is adjacent to an R zone, in which event the side yard requirements of the R zone shall apply, whether or not separated therefrom by an alley; or unless required to meet the landscaping requirements of subsection 11-25-6C of this title.

E. Rear Yard: No rear yard is required except where the rear of the lot abuts an R zone, in which event the rear yard requirements of the R zone shall apply, whether or not separated therefrom by an alley.

F. Other Requirements: When a lot in the C2 zone is developed and said lot is adjacent to any R residential zone, there shall be a minimum six foot (6') high solid masonry wall erected and maintained along the lot lines adjacent to the R zone. However, such walls shall be only four feet (4') high within the required front or street side setback area of said R zone. (Ord. 841, 2-23-1988, eff. 3-23-1988)

11-11-6: VEHICLE PARKING AND LOADING:

Off street parking and loading spaces shall be provided in accordance with the provisions of chapter 23 of this title. (Ord. 841, 2-23-1988, eff. 3-23-1988)

11-11-7: SIGNS:

Signs in accordance with provisions of chapter 24 of this title. (Ord. 841, 2-23-1988, eff. 3-23-1988)

11-11-8: LANDSCAPING:

Landscaping in accordance with provisions of chapter 25 of this title. (Ord. 841, 2-23-1988, eff. 3-23-1988)

EXHIBIT B - Purchase Price Proposal

Annual Lease Amount \$ _____ or \$ _____ per square foot

Submitted by:

Printed Name

Signature

Date

Street Address

City, State, Zip Code

Telephone Number