

# REQUEST FOR PROPOSALS

## Real Estate Property for Sale

Daggett County  
95 North 1st West  
PO box 219  
Manila, UT 84046

### **Daggett County Jail Property**

585 Sheriff's Way  
Manila, UT 84046

*Parcel #:* 01-0068-0225

80 Bed Jail Facility, Office, and Manufactured Building  
12 acre lot

*Proposal #:* 10018

**For further information contact:** Tabitha Stewart - Economic Development Director  
[tstewart@daggettcountry.org](mailto:tstewart@daggettcountry.org)  
(435)-784-3218 ext.200

**Terms & Conditions for Submitting Proposals**  
**Commercial Property in Manila, Utah**  
**Daggett County**

**Daggett County announces the search of professional services to sell commercial property in Manila, Utah. Proposals must conform to the following criteria:**

- 1. Daggett County reserves the right to accept or reject any and all offers.**
- 2. All proposals will be evaluated based on, but not limited to, the qualifications and experience of the agent.**
- 3. It is anticipated that the final selection will market property subsequently to being chosen.**
- 4. Agency relationships and any requested commissions will be discussed within the proposal succeeding to surveying the property area.**
- 5. The property is being sold “As Is”. Seller makes no representation or warranties as to the condition of the property, improvements, zoning, or local building code compliance.**

## **Introduction**

Daggett County is seeking parties interested in selling the Daggett County Jail along with its property in Manila, Utah. Specifically, Daggett County seeks a land or real estate developer willing to undertake the planning, management, and development of the Jail Property.

## **BACKGROUND**

The Jail Property is located in Manila, Utah of Daggett County consisting of 12 acres. There is a facility with the exterior measure of roughly around 15,044.3 square feet, an office of roughly 2,864.6 square feet, as well as a manufactured building of roughly 2,635.9 square feet. The use of the Jail Property will allow for economic growth within the community. Daggett County is now looking for a Real Estate Professional to market the Jail Property located at 585 Sheriff's Way which is zoned commercial in Manila, roughly 15 minutes away from the Flaming Gorge.

## **CURRENT SITUATION**

With the Jail closing, this brings opportunities for different types of uses of the facility and property. In the town of Manila and Dutch John with roughly 1000 residents, the development of the Jail Property is to encourage more tourism and growth within the County. There is a 500 foot paved road which leads up to the property from UT-43. UT-43 is a highway that is driven by residents and travelers daily. This property is zoned commercial for business use.

Send proposals to:

**Daggett County**  
**ATTN: Tabitha Stewart**  
**PO Box 219;**  
**Manila, UT 84046**

To assist with proposal preparation, the following item is provided as an attachment:

1. Daggett County Jail Property Parcel Map showing the location of the property in Manila, Utah.

#### **SUBMISSION REQUIREMENTS**

Proposals will be accepted until **5:00 pm** on **August 10, 2018**. Late proposals will not be accepted. Proposals shall be sent to **Tabitha Stewart** by email at [tstewart@daggettcountry.org](mailto:tstewart@daggettcountry.org) or by the address listed above. Evaluation of proposals will identify those parties who will make presentations to the evaluation team. Full requests for proposal packages are available by contacting Tabitha Stewart, County Economic Development Office at the number or email listed above.

All proposals should address the following areas in a format of your choosing, beginning with the Proposal page (see next page). If there are any questions, please contact Tabitha Stewart by the email above or by phone at 435-784-3218 ext. 200.

# Proposal

PROPOSAL NO: 10018  
PROJECT NAME: **Daggett County Jail & Property**  
PARCEL NO: 01-0068-0225

Date: \_\_\_\_\_

## Contact Information:

Name: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

Telephone No.: (\_\_\_\_) - \_\_\_\_\_ - \_\_\_\_\_

Email: \_\_\_\_\_

The proposer hereby warrants that s(he) is authorized to execute and deliver the offer described herein and attached hereto and represents that s(he) is fully capable to, and will, comply with the terms and conditions of the offer if such offer shall be selected by Daggett County.

Signed by: \_\_\_\_\_

Title: \_\_\_\_\_

### ***1. Qualifications and Experience***

The County is interested in the background and experience of each party in developments of similar type and magnitude, particularly in other public-private ventures.

- a. Names and locations of projects;
- b. Type and amount of land use;
- c. Experience with large-scale leasing and tenant interaction;
- d. Success of the endeavor or final results;
- e. Partners in the effort and whether public/private arrangement;
- f. Reference and/or contacts for the projects;
- g. Financial investment made and return on investment expected;
- h. Other financial information identifying proposer's capabilities.

### ***2. Financial Capacity***

Please include information demonstrating the solvency and financial strength of your company, and its ability to pursue the proposed community development project through completion.

### ***3. Marketing Plan***

With the goals of quality job creation, tax base enhancement, area economic development, and the retention and/or improvement of the area's quality of life as guides; discuss the desired marketing approach. Focus specifically on the particular businesses or types of businesses or concerns the establishment of which you would seek. Include:

- a. Target markets within the community and the benefit to the County of establishing businesses or concerns aimed at such markets.

- b. Your ability to penetrate desired markets and to attract tenant businesses addressing these markets.
- c. Communication, advertising, and incentive methods you would follow in attracting tenants as set out in your response to 3.a.
- d. The County would want to be kept informed as does the general public. Please describe how you would manage this to keep the community informed about and supportive of the proposed community development.

#### ***4. Development Plan***

Discuss your development goals, as if you (or your company) have already been selected to carry out the planning, development and management of the Jail Property.

- a. Evaluate/Survey facility and property to calculate commission structure.
- b. Provide a general development plan, including desired direction, market analysis, business assumptions, and possible cash flow analysis.
- c. Discuss your plans to provide development oversight and, later, onsite management of the Project Area.

#### ***5. Other information you deem appropriate and within the scope of this request.***

## SELECTION PROCESS

The County, with appropriate technical and consulting assistance, will evaluate proposals and conduct interviews as required to select the successful applicant in accordance with stated goals and objectives.

### EVALUATION CRITERIA

- I. Relevant experience and demonstrated results of prior efforts involving mixed-use property planning and development. - **20%**
- II. Financial capability to support proposal plans. - **20%**
- III. Understanding of the work required as exhibited by the clarity, utility and adequacy of the proposals. - **15 %**
- IV. Ability and willingness to accept the risks associated with implementation of the Jail Property. - **15%**
- V. Quality of preliminary plans from your evaluation of the Jail Property. - **30%**