



City of Coolidge

130 W. Central Avenue
 Coolidge, Arizona 85128
 (520) 723-5361
 TDD: (520) 723-4653 / Fax: (520) 723-7910

Purchase and Development of 5.8 acres of City Owned Property

INTRODUCTION

The City of Coolidge will accept competitive sealed proposals for the purchase and development of approximately 5.8 acres of City owned property located at the southeast corner of Skousen Road and Coolidge Avenue. Proposals shall be delivered to the location listed below and shall be in the actual possession of the City on or prior to the exact date and time indicated below. Late proposals will not be considered. **Proposals shall be submitted in a sealed package with "RFP No. 25-03-24 Purchase and Development of 5.8 Acres - Coolidge" and the Bidder's name and address clearly indicated on the front of the package.** All proposals shall be completed in ink or typewritten. Bidders are strongly encouraged to carefully read the **entire** Request for Proposal.

Mandatory Pre-submittal Meeting:	December 22nd, 2025 at 2:00 pm
Proposal Due Date:	December 31, 2025
Proposal Time:	2:00 pm MST
Number of Qualifications:	1 unbound original and 3 copies (please label original)
Contact:	James Myers jmyers@coolidgeaz.com
Telephone No./Fax No.	520-723-6075/ Fax 520-723-6079
Mailing Address:	130 W. Central Avenue, Coolidge, AZ 85128
Location:	130 W. Central Avenue, Coolidge, AZ 85128

OFFER

To the City of Coolidge: The undersigned on behalf of the entity, firm, company, partnership, or other legal entity listed below offers on its behalf to the City a proposal that contains all terms, conditions, specifications and amendments in the Notice of Request for Proposal issued by the City. Any exception to the terms contained in the Notice of Request for Proposal must be specifically indicated in writing and are subject to the approval of the City prior to acceptance. The signature below certifies your understanding and compliance with the Terms and Conditions contained in the Request for Proposal package issued by the City.

OFFEROR CONTACT INFORMATION

For clarification of this offer contact:

Name: _____ Email: _____

Federal Employer Identification Number: _____

Authorizing Offeror Signature: _____

Company Name _____

Printed Name _____

Address _____

Title _____

City _____ State _____ Zip Code _____

Telephone: _____
 Fax: _____



City of Coolidge

130 W. Central Avenue
Coolidge, Arizona 85128
(520) 723-5361

TDD: (520) 723-4653 / Fax: (520) 723-7910

REQUEST FOR PROPOSALS NO. 25-03-21

1. PURPOSE AND INTENT:

The purpose of this *Request for Proposal* (RFP) is to solicit proposals from qualified bidders to purchase and develop approximately 5.8 acres of City owned property located on the southeast corner of Skousen Road and Coolidge Avenue.

This site is strategically situated adjacent to the proposed Coolidge Regional Park, a visionary community recreation space as outlined in the **Coolidge Regional Park Master Plan** (attached).

The City envisions development that complements the Regional Park's design and serves the growing community's needs. Proposals should reflect innovative and compatible land use, ensuring long-term benefits for the City and its residents.

2. PROJECT OVERVIEW:

Property Description:

- **Location:** Southeast corner of Skousen Road and Coolidge Avenue.
- **Size:** Approximately 5.8 acres.
- **Zoning:** C-2 General Business, suitable for commercial or mixed-use developments.
- **Adjacent Development:** Proposed Coolidge Regional Park as per the Coolidge Community Park Master Plan.

Key Opportunity:

This property offers the chance to contribute to a vibrant community hub by developing a project aligned with the vision for the Coolidge Regional Park.

3. DEVELOPMENT OBJECTIVES:

The City seeks proposals that will:

- a. Enhance the surrounding community and park environment.
- b. Incorporate pedestrian-friendly design principles.
- c. Reflect high-quality architecture consistent with the Coolidge Regional Park Master Plan design guidelines.
- d. Include public-facing amenities that complement the park's recreational and community focus.
- e. Promote sustainable and energy-efficient practices.



City of Coolidge

130 W. Central Avenue
Coolidge, Arizona 85128
(520) 723-5361

TDD: (520) 723-4653 / Fax: (520) 723-7910

Desired Businesses for the 5.8-Acre Commercial Lot

The City of Coolidge envisions this 5.8-acre parcel, located at the southeast corner of Skousen Road and Coolidge Avenue near the proposed Regional Park, as a hub for high-quality, community-serving businesses that align with the goals outlined in the **Coolidge Regional Park Master Plan**. The desired businesses are intended to complement the Park's recreational and cultural offerings while driving economic growth and improving the quality of life for residents and visitors.

Priority Business Types

1. Dining and Entertainment:

- Full-service sit-down restaurants
- Fast-casual dining with outdoor seating options
- Coffee shops or cafés
- Family-friendly entertainment venues (e.g., arcade, bowling alley, or family activity center)

2. Health and Wellness Services:

- Fitness centers or boutique gyms (e.g., yoga studios, spin classes)
- Health and wellness clinics (e.g., physical therapy, urgent care, holistic care)
- Day spas or wellness retreats

3. Retail and Specialty Shops:

- Specialty retail stores (e.g., sporting goods, artisan products, hobby shops)
- Boutiques or small-scale retail outlets
- Outdoor and recreation-oriented retailers catering to park visitors

4. Hospitality Services:

- Boutique hotel or extended-stay accommodations to attract visitors to the regional park and events
- Event centers or banquet halls for weddings, conferences, and community events

5. Convenience and Essential Services:

- Grocery stores or small-scale markets with healthy and locally sourced food options
- Convenience stores with fueling stations designed to blend with the park's aesthetics
- Pharmacies or general goods stores

6. Recreation and Outdoor-Oriented Businesses:

- Outdoor gear rental shops (e.g., bike rentals, kayak rentals)
- Adventure sports retailers or tour operators (e.g., rock climbing, trail tours)
- Youth or family activity centers connected to the park's recreational amenities

7. Office and Professional Services:

- Co-working spaces or professional office hubs



City of Coolidge

130 W. Central Avenue
Coolidge, Arizona 85128
(520) 723-5361

TDD: (520) 723-4653 / Fax: (520) 723-7910

- Specialty service providers (e.g., legal, financial, consulting services)
 - Non-profits or community organizations supporting local engagement
- 8. Cultural and Educational Facilities:**
- Art galleries or cultural spaces with workshops and exhibits
 - Educational facilities offering classes or camps (e.g., STEM education, creative arts)
 - Historical or cultural centers that highlight Coolidge's heritage

Business Requirements

- Businesses must enhance the Regional Park's appeal and contribute to its status as a community gathering space.
- Preference will be given to businesses that prioritize sustainability and align with green building practices.
- Development should include thoughtful design that integrates with the aesthetic character of the Park and adjacent areas.
- Businesses should provide economic benefits through job creation, sales tax revenue, and increased visitation to Coolidge.

Exclusions

- Businesses with significant environmental or noise impact, such as heavy industrial uses, will not be considered.
- Uses inconsistent with the goals of a community-focused recreational hub, such as adult entertainment or storage facilities, are not allowed.

The development must incorporate pedestrian-friendly elements, landscaping, and architectural designs that complement the adjacent Coolidge Regional Park. Proposals should emphasize sustainability, aesthetic appeal, and compatibility with the surrounding community.



City of Coolidge

130 W. Central Avenue
Coolidge, Arizona 85128
(520) 723-5361

TDD: (520) 723-4653 / Fax: (520) 723-7910

INSTRUCTIONS TO OFFEROR

1. PREPARATION OF PROPOSAL:

- a. Telegraphic (facsimile) or electronic bids will not be considered.
- b. The offer document shall be submitted with an original ink signature by a person authorized to sign the offer.
- c. Erasures, interlineations, or other modifications in the proposal shall be initialed in original ink by the authorized person signing the Offer.
- d. It is the responsibility of all bidders to examine the entire RFP package and seek clarification of any item or requirement and to check all responses for accuracy before submitting a bid. Negligence in preparing a Proposal confers no right of withdrawal after proposal due date and time.

2. INQUIRIES:

Any question related to the RFP shall be directed in writing via regular mail or fax **no later than the mandatory bidders meeting on December 22st, 2025 at 2:00 pm**, to the person whose name appears on the front. While questions will be entertained at the meeting, it is strongly suggested that all questions be submitted in writing prior to the meeting. Questions submitted after the meeting may not be answered due to time constraints. Any correspondence related to the RFP should refer to the appropriate title, page, and paragraph number. However, the bidder shall not place the *Request for Proposal* title on the outside of any envelope containing questions since such an envelope may be identified as a sealed proposal and may not be opened until after the official RFP due date and time.

3. MANDATORY BIDDERS MEETING:

A **mandatory bidders meeting** is scheduled for this *Request for Proposal* on **December 22st at 2:00 pm** MST in the Development Services Conference Room located at 131 W. Pinkley Avenue, Coolidge, AZ 85128.

NOTE: Proposal will be automatically rejected from any bidder who does not attend or who fails to properly register at the meeting.

The purpose of this meeting is to provide a structured and formal opportunity for the City to accept questions from bidders regarding this RFP. The meeting will also provide bidders an opportunity to visit the property.



City of Coolidge

130 W. Central Avenue
Coolidge, Arizona 85128
(520) 723-5361

TDD: (520) 723-4653 / Fax: (520) 723-7910

4. PROPOSAL MUST INCLUDE THE FOLLOWING:

A. Development Concept

- Detailed project description, including proposed uses, conceptual designs, and renderings.
- Alignment with the **Coolidge Regional Park Master Plan** design guidelines.

B. Developer Qualifications

- Relevant experience and examples of similar projects.
- Profiles of the development team, including architects, engineers, and contractors.

C. Financial Plan

- Proposed purchase price for the property.
- Financing sources and evidence of financial capacity to complete the project.

D. Timeline

- Anticipated project schedule, including key milestones and completion date.

E. Public Benefit and Compatibility

- Description of how the project enhances the community and aligns with Park development goals.
- Integration of public amenities or contributions to the Park.

5. DUE DATE AND TIME:

Bidders must submit proposals to the City Clerk by **2:00 pm** on **December 31, 2025**, at the address or physical location listed on the Introduction/Offer Sheet (Page 1 of RFP). Late proposals will not be accepted.

6. BIDDER RESPONSIBILITY:

The bidder assumes sole responsibility for the complete effort required by this RFP. No special consideration shall be given after bids are opened because of a bidder's failure to be knowledgeable of all requirements of this RFP.



City of Coolidge

130 W. Central Avenue
Coolidge, Arizona 85128
(520) 723-5361

TDD: (520) 723-4653 / Fax: (520) 723-7910

7. COST OF PREPARING BID:

The City assumes no responsibility and bears no cost incurred by bidders in the preparation and submission of proposals in response to this RFP.

8. REVISIONS TO THE RFP:

In the event it becomes necessary to clarify or revise this RFP, such clarification or revision will be made by addendum. Any addendum to this RFP shall become part of this RFP and part of any agreement resulting from this RFP.

Any RFP addendum will be distributed as follows:

Any addendum issued before the mandatory bidders meeting will be distributed to all bidders who were sent the RFP.

Any addendum issued at the time of or after the mandatory bidders meeting will be distributed only to those bidders who attended and properly registered at the meeting.

9. AWARD:

Notwithstanding any other provision of this RFP, the City expressly reserves the right to:

- a. Waive any immaterial defect or informality: or
- b. Reject any or all proposals, or portions thereof, or
- c. Reissue a Request For Proposal

4. PROPOSAL EVALUATION AND SELECTION PROCESS:

Selection Criteria

Proposals will be evaluated based on the following:

1. **Alignment with Development Objectives (30%)**
2. **Financial Offer (20%)**
3. **Developer Qualifications and Experience (20%)**
4. **Timeline and Feasibility (15%)**
5. **Public Benefit and Compatibility with Park (15%)**



City of Coolidge

130 W. Central Avenue
Coolidge, Arizona 85128
(520) 723-5361

TDD: (520) 723-4653 / Fax: (520) 723-7910

STANDARD TERMS AND CONDITIONS

1. **Certification:** By signature in the Offer section of the Offer Award Page, the bidder certifies that:
 - a. The submission of the offer did not involve collusion or other anti-competitive practices.
 - b. The bidder shall not discriminate against any employee or applicant for employment in violation of the Federal Executive Order 11246.
 - c. The bidder has not given, offered to give, or intends to give at any time hereafter any economic opportunity, future employment, gift, loan, gratuity, special discount, trip favor, or service to a public servant in connection with the submitted offer. Failure to sign the offer, or signing it with a false statement, shall void the submitted offer or any resulting contracts, and the bidder may be debarred.

2. **Gratuities:** The City may, by written notice to the bidder, cancel the resultant contract if it is found by the City that gratuities, in the form of entertainment, gifts or otherwise, were offered or given by the bidder or any agent or representative of the bidder, to any officer or employee of the City with a view toward securing an order, securing favorable treatment with respect to the awarding, amending, or the making of any determinations with respect to the performing of such order. In the event the City pursuant to this provision cancels the resultant contract, the City shall be entitled, in addition to any other rights and remedies, to recover or withhold from the contractor the amount of gratuity. Paying the expense of normal business meals, which are generally made available to all eligible city government customers, shall not be prohibited by this paragraph.

3. **Applicable Law:** In the performance of the resultant contract, contractors shall abide by and conform to any and all laws of the United States, State of Arizona, and the City of Coolidge including but not limited to federal and state executive orders providing for equal opportunities, the Federal Occupational Safety and Health Act and any other federal or state laws applicable to the contract.

The resultant contract shall be governed by the State of Arizona and suit pertaining to the contract may be brought only in the Superior Court of Pinal County, State of Arizona.

The contract is subject to the provisions of ARS §38-511; the City may cancel the contract without penalty or further obligations by the City or any of its departments or agencies if any person significantly involved in initiating, negotiating, securing, drafting or creating the contract on behalf of the City or any of its departments or agencies, is at any time while the contract or any extension of the contract is in effect, an employee of any other party to the contract in any capacity or a consultant to any other party of the contract with respect to the subject matter of the contract.

4. **Legal Remedies:** All claims and controversies shall be subject to resolution in accordance with the Bid Protest Procedures and Resolution Section of this RFP.



City of Coolidge

130 W. Central Avenue
Coolidge, Arizona 85128
(520) 723-5361

TDD: (520) 723-4653 / Fax: (520) 723-7910

5. **Relationship to Parties:** It is clearly understood that each party will act in its individual capacity and not as an agent, employee, partner, joint venture, or associate of the other. An employee or agent of one party shall not be deemed or construed to be the employee or agent of the other for any purpose whatsoever.
6. **Public Record:** All offers submitted in response to this RFP shall become a matter of public record available for review, subsequent to the award notification.
7. **Bid Ambiguity:** Any ambiguity in the bid as a result of omission, error, lack of clarity or non-compliance by the Offeror with the specifications, instructions, and all conditions of bidding shall be construed in the favor of the City.
8. **Contract Applicability:** The Offeror shall substantially conform to the terms, conditions, specifications, and other requirements found within the text of this specific RFP. All previous agreements, contracts, or other documents, which have been executed between the Offeror and the City, are not applicable to this RFP or any resultant contract.
9. **Relationship to Parties:** It is clearly understood that each party will act in its individual capacity and not as an agent, employee, partner, joint venture, or associate of the other. An employee or agent of one party shall not be deemed or construed to be the employee or agent of the other for any purpose whatsoever. The Offeror is advised that taxes or Social Security payments will not be withheld from any City payments issued hereunder and that the Offeror should make arrangements to directly pay such expenses, if any.
10. **Indemnification:** Purchaser shall defend, indemnify, and hold City, its officers and employees harmless from any and all loss, damage, claim for damage, liability, expense, or cost, including reasonable attorneys' fees, which arise out of, or is in any way connected with the property after closing.
11. **Force Majeure:** Except for payment for sums due, neither party shall be liable to the other not deemed in default under the resultant contract if and to the extent that such party's performance of the contract is prevented by reason of force majeure. The term "force majeure" means an occurrence that is beyond the control of the party affected and occurs without its fault or negligence. Without limiting the foregoing, force majeure includes acts of God: acts of the public enemy; war; riots; strikes; mobilization; labor disputes; civil disorders; fire; floods; lockouts; injunctions-intervention-acts, or failures or refusals to act by government City; and other similar occurrences beyond the control of the party declaring force majeure which such party is unable to prevent by exercising reasonable diligence. The force majeure shall be deemed to commence when such party is unable to prevent by exercising reasonable diligence.

The force majeure shall be deemed to commence when the party declaring force majeure notifies the other party of the existence of the force majeure and shall be deemed to continue as long as the results or effects of the force majeure prevent the party from resuming performance in accordance with the resultant contract. Any delay or failure in performance by either party hereto shall not constitute default hereunder or give rise to any claim for damages



City of Coolidge

130 W. Central Avenue
Coolidge, Arizona 85128
(520) 723-5361
TDD: (520) 723-4653 / Fax: (520) 723-7910

or loss of anticipated profits if, and to the extent that such delay or failure is caused by force majeure. If either party is delayed at any time in the progress of work by force majeure, then the delayed party shall notify the other party in writing of such delay within forty-eight (48) hours commencement thereof and shall specify the causes of such delay in such notice. Such notice shall be hand delivered or mailed *certificate-return receipt* and shall make specific reference to this article, thereby invoking its provisions. The delayed party shall cause such delay to cease as soon as practicable and shall notify the other party in writing. The time of completion shall be extended by contract modification for a period of time equal to the time that the results or effects of such delay prevent the delayed party from performing in accordance with the resultant contract.

12. **Liens:** The real property solicited shall be free and clear of all liens.



City of Coolidge

130 W. Central Avenue
Coolidge, Arizona 85128
(520) 723-5361
TDD: (520) 723-4653 / Fax: (520) 723-7910

SPECIAL TERMS AND CONDITIONS

1. Development Restrictions

The Buyer shall adhere to the following development terms:

- 1.1. The property must be developed in compliance with the **Coolidge Regional Park Master Plan Design Guidelines** and the City of Coolidge Zoning Code. Any deviation shall require prior written approval by the City.
- 1.2. The property shall be used for commercial, mixed-use, or other compatible purposes as approved by the City during the proposal review process.
- 1.3. Development must commence within **2 years** of the property's sale closing date, or as agreed upon in the purchase contract. **Commencement of development** means that the Buyer must have completed **ALL** of the following within the required 2-year period:
 - (a) **Secured All Necessary Permits** – Shall have secured the building permits, grading permits and any required zoning or site plan approvals; and
 - (b) **Initiated Site Work** – Physical improvements must be evident on-site, such as grading, utility installation, foundation work, or other pre-construction activities; and
 - (c) **Demonstrated a Bona Fide Commitment to Development** – Shall have signed construction contracts, contractor mobilization, or utility agreements in place.
- 1.4. The Buyer must complete the development in accordance with the approved site plan and timeline submitted with their RFP response, unless otherwise amended and approved by the City.
- 1.5. Failure to commence or complete the development as specified may result in reversion of the property to the City, as detailed in Section 4 below.

2. Future Resale Restrictions

To ensure continuity in alignment with the City's vision and the terms of this sale, the following conditions shall apply to any future sale, transfer, or lease of the property:

- 2.1. The property may not be sold, transferred, or leased to another party without prior written approval from the City of Coolidge.



City of Coolidge

130 W. Central Avenue
Coolidge, Arizona 85128
(520) 723-5361

TDD: (520) 723-4653 / Fax: (520) 723-7910

- 2.2. Any future owner, lessee, or operator must agree in writing to be bound by the same development restrictions, terms, and conditions outlined in this deed.
- 2.3. The Buyer shall not sell or transfer the property for speculative purposes. The property must be actively developed and utilized in accordance with the approved development plan before any sale or transfer.

3. Maintenance and Operational Obligations

The Buyer, and any future owner or operator, shall ensure the following:

- 3.1. The property and its improvements are maintained in a clean, safe, and visually appealing condition.
- 3.2. The property complies with all applicable City, County, State, and Federal codes and ordinances, including those pertaining to zoning, signage, landscaping, and public safety.
- 3.3. Any public amenities included as part of the approved development plan (e.g., pedestrian pathways, public seating, etc.) are maintained in good working order and remain accessible to the public.

4. Reversionary Clause

If the Buyer fails to comply with the terms and conditions outlined herein, the City of Coolidge reserves the right to reclaim the property under the following circumstances:

- 4.1. Development has not commenced within **2 years** of the property's sale closing date without prior written approval by the City **in accordance with the Commencement of development requirements outlined in Section 1.3 of these Special Terms and Conditions.**
- 4.2. Development is not completed within the agreed-upon timeline without an approved extension from the City.
- 4.3. The property is used for purposes other than those approved by the City in the RFP response.
- 4.4. In the event of reversion, the Buyer forfeits any improvements made on the property, which will revert to the City at no cost or compensation to the Buyer.

5. Enforcement



City of Coolidge

130 W. Central Avenue
Coolidge, Arizona 85128
(520) 723-5361
TDD: (520) 723-4653 / Fax: (520) 723-7910

The City reserves the right to enforce these deed restrictions through any legal or equitable remedies available, including but not limited to, reversion of the property, injunctive relief, or monetary damages.

6. Resultant Contract

An agreement between the City and the successful bidder will be prepared by the City and provided to the successful bidder following award.

PROPERTY DETAILS AND CONDITIONS

1. Zoning Requirements

The property is zoned **C-2 General Business**. Any deviation will require a rezoning or conditional use permit.

2. Design Standards

Proposals must adhere to the **Coolidge Regional Park Master Plan** design guidelines, emphasizing pedestrian-friendly access, sustainable landscaping, and compatibility with park aesthetics.

3. Access and Utilities

- Access is available via Skousen Road and Coolidge Avenue.
- Developers are responsible for securing utility connections as required.

4. Environmental Considerations

Developments must comply with all applicable environmental regulations.



City of Coolidge

130 W. Central Avenue
Coolidge, Arizona 85128
(520) 723-5361
TDD: (520) 723-4653 / Fax: (520) 723-7910

BID PROTEST; PROCEDURES AND RESOLUTION

Any interested party having a protest with the solicitation, a determination of not susceptible for award or the award of the contract shall file a protest with the City of Coolidge City Manager in accordance with the provisions of Article 36.30 of the Code of the City of Coolidge.



City of Coolidge

130 W. Central Avenue
Coolidge, Arizona 85128
(520) 723-5361
TDD: (520) 723-4653 / Fax: (520) 723-7910

ATTACHMENT

Coolidge Regional Park Master Plan