



Memo

To: Glenn Steckman – City Manager
From: Joy L. Baker – Port Director *JLB*
CC: Mayor Handeland & Common Council; Port Commission
Date: September 8, 2023
Re: Camp Land Option to Lease RFP – Proposal Evaluation Committee Recommendation

The City of Nome solicited for an option to lease 4 acres of property to place a man camp to support the workforce of the contractor that will be awarded construction of Phase 1 of the Arctic Deep Draft Port (ADDP) – Port of Nome Modification Project. Proposals were due on 24 August 2023, with a total of 8 received by the Clerk's Office, and 2 deemed non-responsive for offering alternatives outside the RFP.

As described in the RFP, a Proposal Review Committee (PEC) was created to review and score those proposals deemed as responsive, and make recommendation to the City Manager for consideration. The PEC completed their review, and makes the following recommendation (details shown in attached):

Recommendation: Based on the four evaluation criteria in the RFP solicitation, Proposal #4, submitted by the Bering Strait Native Corporation (BSNC), is recommended as the best site overall with the highest-ranking score of 98.125 out of 100 points. The property is located within Block 125 – along W. 7th Aly and Block 111 – along W. 6th Ave, both near Steadman St. (across from Richard Foster Building (see attached map).

Reviewer Comments:

This site requires fill – which was permitted & planned to occur in 2022 prior to Merbok. Proposer stated intent to fill this fall, independent of proposal. PEC considered this valid & responsive. (Fill work has begun.)

1/2 property is zoned commercial which requires a conditional use permit for residential uses; closest to utilities/power/port; isn't yet filled; some of the area is City ROW, which will decrease costs to City.

Proposer indicates 4.32 acres available – but absent records of right-of-way (ROW) vacations, the site includes portions of the following public ROW's:

W Nathan Barron Alley,
W 6th Ave
W Nugget Ave, and
An unnamed north-south corridor.

Using the City GIS area tool, estimating:
2.91 acres land owned by BSNC
1.11 acres land that appears to be public right-of-way
4.02 acres total

If rights-of-way were vacated, this portion of the proposal is of course responsive on the 4-acre requirement.

If the rights-of-way still exist, the reviewer suggests that there may be a path for the 4-acres (makeup of proposer / City land) to be considered responsive – provided:

- The overall parcel is developed to use the rights-of-way for their intended purpose (access / utility / etc.).
- No construction of incompatible improvements such as structures occurs upon the rights of way.
- City only pays for the actual square footage of BSNC lands leased.

This would represent an improvement to community-owned lands – and meet the overall 4-acres needed.

Public utilities (water, sewer, power) are adjacent to the tract & connection (making use of the public rights-of-way (if true)) and would be a low-cost venture.

This site hosts the shortest proximity to utilities.

Please see attached summary spreadsheet for additional details.

**PORT OF NOME (ADDP) MODIFICATION PROJECT
CAMP LAND LEASE**

Proposers		Proposal			PROPERTY		CRITERIA SCORING						TOTAL SCORES
No.	Name	Acreage	Filled	Responsive?	Legal Description	Physical Address	Option Price (Lump Sum)	Score (up to 25)	Annual Rent (Lump Sum)	Score (up to 50)	Annual Rent (\$/SF)	Suitability (up to 15)	
1	Bill Potter	0.54	N/A	No									
2	Banner Romenesko	0.20	N/A	No									
3	Arctic Gold Mining	4.00	Not Entirely	Yes	See proposal (near old Camp 5)	2871 Nome Teller Highway	\$ 25,000.00	5	\$ 75,000.00	5	0.5739	14.375	24.375
4	BSNC	4.32	Not Entirely	Yes	See proposal (Spokane/7th- Steadman/W. Nugget	6th Ave & Steadman Area	\$ 2,500.00	25	\$ 41,817.60	50	0.02	23.125	98.125
5a	Alaska Gold Co #1	4.30	Graveled and graded	Yes	See proposal East of Graphite One	Lot 3, Satellite field #2016-	\$ 2,500.00	25	\$ 41,817.60	50	0.02	14.375	89.375
5b	Alaska Gold Co #2	4.50	Graveled Needs grading	Yes	See proposal (Tumet Pit/south of AMCC)	Tract A2 Center Creek Subd	\$ 2,500.00	25	\$ 41,817.60	50	0.02	11	86
5c	Alaska Gold Co #3	4.45	Graveled Needs grading	Yes	See proposal (south of Perkinsville)	Tract C Center Creek Subd	\$ 2,500.00	25	\$ 41,817.60	50	0.02	11	86
5d	Alaska Gold Co #4	4.32	Graveled Needs grading	Yes	See proposal north of Nome Beltz	Windfall Area	\$ 2,500.00	25	\$ 41,817.60	50	0.02	4	79

Recommended Camp Site