



NOTICE OF EXPLORATION

Friday, May 08, 2026

To Whom It May Concern,

The City of Cordova, Alaska, is accepting proposals to explore the public land identified as 1201 Copper River Highway (Tract A-1, USS 3370, and ASLS 79-265).

The City is working to locate a site for the future Public Safety Building. The current Public Safety Building is in the tsunami-inundation zone and is near the end of its useful life. The current need is for approximately four (4) acres of flat usable space. This will allow enough room to build a new building, provide space for emergency vehicles, and accommodate growth. Currently, our Public Safety Building houses the Cordova Police Department, Cordova Municipal Jail, Cordova Volunteer Fire Department, Department of Motor Vehicles, and the Alaska State Troopers. These are all entities that plan to move to the new facility once it is constructed.

A. PURPOSE. This project is to identify and evaluate whether this site is suitable for the construction of a new Public Safety Building. To achieve this, the City is soliciting proposals from qualified parties to conduct an exploratory excavation on a designated four (4) acre parcel to assess soil and rock conditions, including whether on-site materials are viable for extraction and potential trade. This phased process allows the City to gather critical information about the land's suitability for development while potentially leveraging excavated resources to help prepare a stable, buildable site that meets the space, safety, and long-term operational needs of multiple public safety agencies.

Phase One: The City is accepting proposals from interested parties to submit a clear plan for a limited exploratory excavation of the identified four (4) acre site, which has been flagged to show the boundary of the proposed building area. This area may be walked at your own risk prior to submitting a proposal. No work on the land may begin until the City has reviewed the proposals and given written approval. Each proposal must explain how the party will study the soil and rock, what equipment will be used, and how the site will be accessed. It must also include plans for handling brush, trees, and other materials, as well as steps to protect the land through proper drainage, erosion control, and site stabilization before and after any work. All proposers will share their soil and rock findings with the City.

The notice at this time invites interested parties to submit proposals outlining plans for limited exploratory excavation; It does not grant authorization to perform work. Any site access is strictly limited to pedestrian access only. All individuals entering the site do so entirely at their own risk and assume full responsibility for any injury, loss, or damage arising from such entry or activities. The use of imaging equipment, hand tools, or any other investigative methods is undertaken solely at the party's own risk, and the City makes no representations or warranties regarding site conditions, safety, or suitability. No vehicles or heavy equipment are permitted on-site during this phase under any circumstances.



Definitions: Erosion Control – Preventing soil from washing away.
Site Stabilization – Returning the site to a long-term stable condition.
Restoring – Repairing the land. (such as filling test holes.)
Water Drainage – Water runoff redirection using pipes, culverts, ditches, etc.

Proposals must be submitted with the following project components addressed:

- Experience with similar work
- Company information and qualifications
- Exploration plan and timeline
- Past performance
- Proof of insurance
- Plan for brush, trees, and debris
- Plan for soil, stumps, and other materials
- Road plan (minimum 15 feet wide, maximum to be proposed)
- Equipment to be used
- Locations for roads, test holes, and samples
- Pre-excavation site stabilization plans
- Water drainage plans
- Post-excavation site stabilization, water drainage, and erosion control plans
- Plan for restoring the site and leaving it in good condition

All parties will share all soil and rock findings with the City.

The Phases:

Phase One: Proposals will be accepted from **Friday, May 08, 2026, to Monday, June 08, 2026, at 5:00 PM.** Any site access is strictly limited to pedestrian access only. All individuals entering the site do so entirely at their own risk and assume full responsibility for any injury, loss, or damage arising from such entry or activities. The use of imaging equipment, hand tools, or any other investigative methods is undertaken solely at the party's own risk, and the City makes no representations or warranties regarding site conditions, safety, or suitability. No vehicles or heavy equipment are permitted on-site during this phase under any circumstances. This is for the purpose of submitting a proposal to the City. At the close of Phase One, no additional proposals will be accepted.

Pre-Site Access Meeting: **Monday, June 15, 2026, at 7:00 PM.** This meeting will be held in the City Center Community Rooms A & B (a Zoom link may be available upon request for remote participation). This meeting will allow interested parties and the City to communicate prior to site

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access regarding the logistics of the exploration. If there are multiple interested parties, this would be the time to communicate how they will work together on the site to minimize disturbance during exploration. This meeting is mandatory.

Phase Two: Monday, June 22, 2026, to Wednesday, September 30, 2026, at 5:00 PM. Following the approval of proposals submitted during Phase One, approved parties will be able to conduct an exploratory excavation to determine whether suitable rock can be extracted from the property. They will share all of their findings with the City. Exploration and site stabilization must be completed by the end of the day on Wednesday, September 30, 2026. No access will be provided to anyone who did not submit an approved proposal during the Phase One period.

Selected parties shall be responsible for all activities conducted on-site, including compliance with applicable laws, permits, safety requirements, and any damage resulting from their operations. Proposals will be evaluated based on experience, feasibility of approach, ability to meet project requirements, and overall benefit to the City.

Phase Three: Following the close of Phase Two (9/30/2026), if suitable rock is discovered, the parties interested would move forward by submitting a letter of interest to the City. In this letter of interest, the party may propose an exchange of suitable rock in return for excavation and site preparation to create a flat, buildable site. Letters of Interest will be accepted after interested parties complete their approved site stabilization, water drainage, and erosion control plans. The submitted Letters of Interest will be reviewed following the Land Disposal process outlined in the Cordova Municipal Code (CMC) 7.40.

The City reserves the right to reject any or all proposals, waive informalities, and accept the proposal deemed in the best interest of the City. This notice does not constitute a contract or commitment of any kind. Selection for site access for exploration work does not guarantee future work or participation in subsequent phases. Any potential trade arrangement is subject to further negotiation, formal agreement, and City Council approval, CMC 7.40.

NO PERSON(S) MAY ENTER THE SITE WITH MACHINERY WITHOUT FIRST BEING GRANTED ACCESS BY THE CITY.

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Notice: This public notice is being held to solicit proposals. It is being posted on the City website, GovDelivery, and the public notices boards at both the City Center and the Post Office.

Addenda: The City may issue addenda to this Notice. Addenda will be posted on the City webpage with this Notice. It is the responsibility of the proposer to ensure receipt of all addenda. (<https://www.cityofcordova.net/>)

Contact: For additional information or questions about this process, contact the City Planning Department at 1 (907) 424-6224, planning@cityofcordova.net, or schedule an in-person meeting. Thank you,

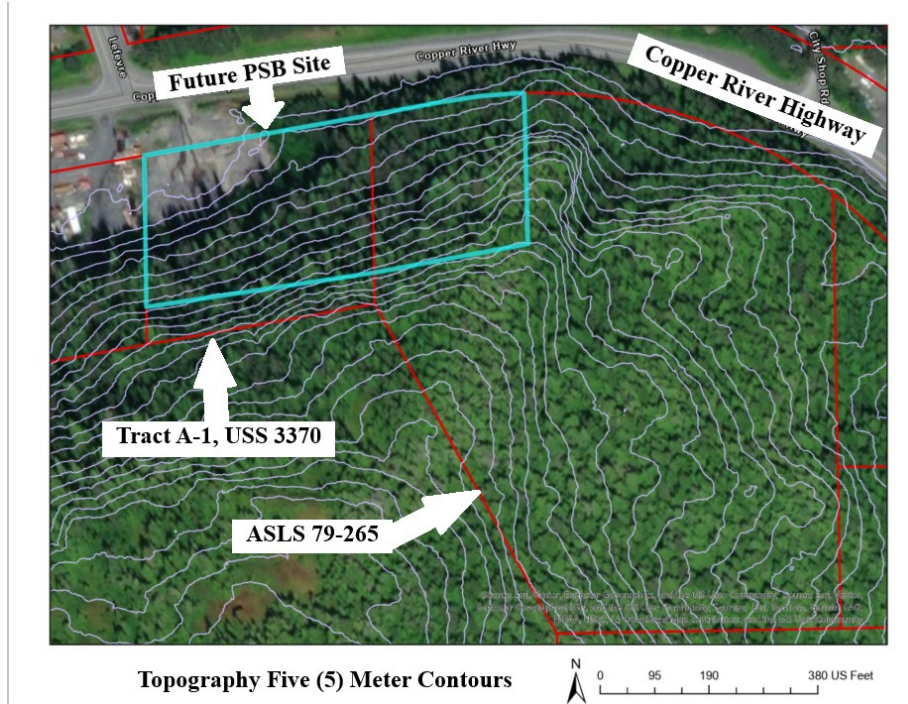
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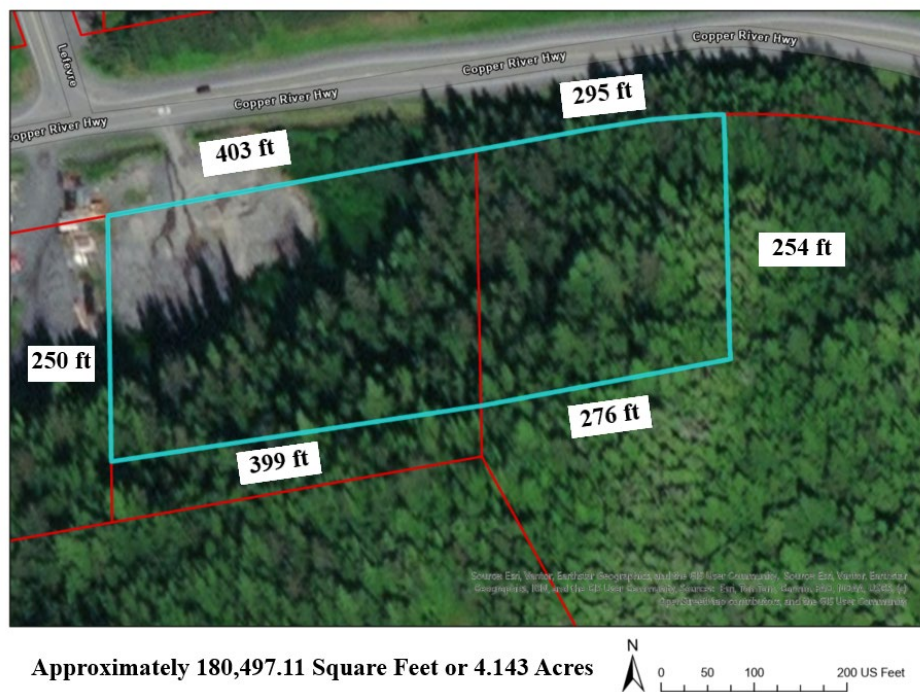
City Planner



Approximate Property Boundaries



Approximate Location for Potential Future Public Safety Building



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Notice of Exploration 01-2026 **SEALED PROPOSAL FORM**

All proposals must be received by the Planning Department by Monday, June 08, 2026, at 5:00 PM.

Property: 1201 Copper River Highway, Legally known as Tract A-1, USS 3370, and ASLS 79-265

Name of Proposer:

Name of Organization:

Address: _____ Phone #: _____

_____ Email: _____

SUBMITTAL OF PROPOSAL

Deliver your proposal to the front desk at City Hall.

Or mail proposals to:
(must be postmarked before due date and time)

City of Cordova
Attn: Planning Department
P.O. Box 1210
Cordova, Alaska 99574

Or e-mail proposals to planning@cityofcordova.net. The email subject line shall be "Proposal for Exploration of Future Public Safety Building Site" and the proposal shall be attached to the email as a PDF file.

Proposals received after Monday, June 08, 2026, at 5:00 PM will not be considered.

**NOTE: Proposal material received after the due date will not be considered.*

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Show Proposed Excavation on Site Map Five (5) Meter Contour Topography

