

FRIEDMAN BLOCK RFQ - INQUIRIES AND RESPONSES

Who will make the decision on the winning developer? I assume a committee? Who are the members?

As stated in Section 1.10(A) of the RFQ, a committee will review the SOQ's and select finalists for interviews. The members have not been selected yet but will likely include an architect and a general contractor. Committee members are precluded from having any correspondence regarding the solicitation other than during a formal meeting of the entire committee.

How is each one of the criteria from the RFQ weighted from a decision-making standpoint?

The relative weight afforded to each of the Submittal Criteria is set forth on page 8 of the RFQ. The District is looking for creative, financially viable approaches from experienced teams.

Are there any other criteria for selection not listed in the RFQ?

See previous response.

Can you share the reasons the Randi Doorman (sic) group was selected for the last RFQ (ie Broadway Bungalows)?

No. The selection process and decision making remain confidential.

Have the properties been appraised?

Appraisals were done by the City of Tucson as part of the condemnation of portions of the subject parcels. Appraisals of the remnant parcels will be available at a later date.

Is it important for prospective developers to submit drawings/renderings as part of the first phase of the RFQ? Or will a written narrative suffice? Will we be at a disadvantage if we do not submit renderings?

Drawings/renderings are preferred.

Can you please share the general parameters for the Broadway Bungalow deal to help us understand what a deal for these two projects might look like?

As stated in Section 1.1(c) of the solicitation, the District anticipates entering into a GPLET, subject to the terms of its Intergovernmental Development Agreement with the RTA, with an option to purchase in favor of the developer prior to the expiration of the GPLET and an obligation to purchase after such expiration.

Will Rio Nuevo pay a commission if a broker brings them a developer?

No.

What's the timeline for turning over control of the properties to the winning developer?

Generally, after the negotiation and execution of the GPLET the selected developer will take possession.

What type of developer does Rio Nuevo want to see? The RFQ seems to indicate they must have a track record for completing projects for other organizations...which is not how a typical private sector developer would operate.

Preference will be given to developers experienced in restoration and adaptive reuse of properties and who can demonstrate financial viability of the proposed redevelopment.

Are there any existing commitments or contracts with tenants?

While there have been negotiations with Lerua's to relocate to two adjoining properties within the Friedman Block, to date there are no existing commitments or contracts.

Are there any existing commitments for parking spaces allocation?

No.

Are there any existing commitments for patios or frontage along Broadway?

No.

Are there any assessments that have been performed by Rio Nuevo / City of Tucson?

To the best of Rio Nuevo's knowledge only as indicated below.

Has there been any hazardous materials testing?

None other than Phase I Environmental Site Assessments.

Have there been any roofing reports?

Yes.

Have there been any structural assessments?

The District is not aware of any.

Have there been any drainage reports?

The District is not aware of any.

Have there been any termite assessments or exterminator contracts?

The District is not aware of any.

Is information from the title report available?

The District did not obtain a status of title or a title report prior to or in connection with its acquisition of the property.

Is a survey of the as-built Broadway sidewalk, retaining walls, and sidewalk available?

The District does not currently have any such information.