

SOLOT PLAZA RFQ - INQUIRIES AND RESPONSES

Is there a budget or start/end date for work?

There is no budget proposed by the District. The start date is twelve months from the Effective Date of the Development Agreement (Exhibit C to the RFQ). The completion date will be negotiated as part of the Development Agreement.

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?

There have been several discussions with various merchants but no binding agreement(s) have been entered for all or any portion of this property.

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.

Is it possible to get an electronic version (BIM or AutoCAD) of the Solot block survey?

The District did not obtain a CAD file. A .pdf is available and will be posted to the District's website.

The RFQ references a 2021 Phase I ESA being completed. Can you confirm that no recognized environmental conditions were discovered and no further action is required with respect to the environmental condition of the property?

There were no recognized environmental conditions noted in the April 2021 ESA. No further action was recommended.

The Development Agreement Section 5.b. (page 64 of 67 of the RFQ PDF) references a developer obtain a Phase I (and a Phase II if deemed necessary by the Phase I) for the portions of the Premises *west of the eastern boundary of the Cherry Avenue right-of-way*. Confirm this is erroneous geography from another site.

Yes, this was an error from another location, not relevant to Solot Plaza.

Sale/Purchase Price. Please confirm the SOQ due on June 23 does not include any pricing expectations.

Correct.

As it relates to the previous inquiry, what is Rio Nuevo's expectation for the timing and economics for the awarded group?

That depends entirely upon the nature and scope of the highest rated submittal.

The RFQ notes that the site is served by all utilities. Do you have details on the service sizes and capacities for each?

No.

Is there an available ALTA Survey and Title Report?

No.

Our research suggests that a loan or loans were recently taken against the asset. Do you have any information related to this?

No.

Please detail, if any, historical building designations within Historic Solot Plaza.

All buildings in the Solot Plaza are contributors to the Sunshine Mile National Historic District and will need to be preserved under the Secretary of Interior standards to comply with the requirements of the Sunshine Mile Urban Overlay District ("SMUOD") as referenced in Section 1.1(d) and Exhibit C-1 of the RFQ. Any demolition or modifications will need to be reviewed by the Tucson/Pima County Historical Commission for compliance with the standards and the SMUOD.

Are any buildings candidates for removal?

That depends entirely upon the nature and scope of the highest rated submittal, subject to the foregoing standards and the SMUOD.

Placemaking is a critical component of any revitalization and when working with exiting improvements we often find removing square footage to add open space results in a better project long term. Parking is also a key consideration if former retail uses at one ratio are to be replaced with food and beverage parking ratios pursuant to code.

For parking, proposers are encouraged to familiarize themselves with the SMUOD, which provides base level reductions in parking requirements from those listed in the UDC, and offers further reductions depending upon the site location and other site features the project chooses to incorporate.