



**REQUEST FOR PROPOSALS FROM
RIO NUEVO MULTIPURPOSE FACILITIES DISTRICT
("DISTRICT") FOR DEVELOPERS TO LEASE OR
PURCHASE AND RE-PURPOSE THE INDIAN TRADING
POST PROPERTY AT 72 E. CONGRESS STREET**

SOLICITATION INFORMATION AND SELECTION SCHEDULE

Solicitation Number:	RN2023-01-23
Solicitation Title:	REQUEST FOR PROPOSALS FROM DEVELOPERS TO LEASE OR PURCHASE AND RE-PURPOSE THE INDIAN TRADING POST PROPERTY AT 72 E. CONGRESS STREET
Release Date:	January 23, 2023
Publication Dates:	January 26, 2023 and February 2, 2023
Pre-Submittal Conference:	February 6, 2023 at Tucson Convention Center (immediately following a tour of the Property)
Final Date for Inquiries:	February 10, 2023
Proposal Due Date and Time:	February 22, 2023 4:00 PM (local time, Tucson, AZ)
Shortlist Announced for Oral Interviews (if any):	March 1, 2023
Oral Interviews (if necessary):	TBD
Target Award Date:	March 15, 2023 (depending on Interviews)
RFP Administrator:	Brandi Haga-Blackman 1703 E. Broadway Blvd., 85719 Tucson, AZ 85719 brandihb@rionuevo-tucson.org 520-623-7336

- * In the event that a Developer cannot be selected based solely on Proposals submitted, oral interviews may be conducted at the District's sole discretion.
- ** The Rio Nuevo Multipurpose Facilities District reserves the right to cancel or amend the solicitation schedule as necessary.

TABLE OF CONTENTS

<u>Description</u>	<u>Page</u>
I. RFP Process; Development Parameters	1
II. Proposal Format; Criteria	10
III. Proposer Questionnaire and Affidavit	12

I. RFP PROCESS; DEVELOPMENT PARAMETERS

1. **Purpose; Scope of Work.** The Rio Nuevo Multipurpose Facilities District (the “District”) is issuing this Request For Proposals (this “RFP”) seeking proposals (“Proposals”) from qualified firms (“Proposers”) interested in the redevelopment of the former Indian Trading Post building, located at 72 E. Congress Street in downtown Tucson, as described in **Exhibit A** and depicted in the schematic drawings **Exhibit B**¹ hereto (the “Project Site”). The Project Site consists of 3,765 sf on the ground level, a 3,072 sf lower level/basement, and a 3,323 sf upper level. The District seeks Proposals for the purchase or lease, and development, of the Project Site to further the District's mission to facilitate and participate in the development of a vibrant downtown Tucson. A Proposal may include the purchase or lease of all or a portion of the Project Site.

1.1. **Background.** The District is a multipurpose facilities district formed pursuant to A.R.S. Sections 48-4201 et seq., located in the Tucson Metropolitan Area. The District is governed by a District Board of Directors currently consisting of a Chair and six members. The District's purpose is to own, develop and operate multipurpose facilities for the benefit of the public. While title to the Project Site is currently held by BP Post Developers, LLC (“Bourn”), the District has an option to purchase the Project Site from Bourn (“Option Agreement”). The District reserves the right, at its absolute discretion, to not exercise its option to purchase the Project Site.

1.2. **Purchase or Lease-Purchase Option.** Proposals should contemplate the District's ability to enter into a Government Property Lease (“GPLET”) of the Project Site for up to 25 years, or to sell the Project Site, on an “AS-IS, WHERE-IS” basis. **Information regarding the current condition and historical status of the Project Site compiled by Bourn is available on the District's website (www.rionuevo.org).** The information is provided without any warranties or representations by the District, express or implied, and Proposers are encouraged to independently verify/confirm the accuracy of the information and any recommendations contained therein. In the appropriate circumstances, the rent due under any GPLET may be at nominal annual rates, provided that the successful Proposer has invested or committed to invest the funds necessary to remodel and activate the Project Site. The GPLET would include an option to purchase the Project Site at any time during the term of the GPLET, including a “dollar-for-dollar” credit against the purchase price for the costs incurred or expended by the lessee on improvements to the Project Site; and a requirement that the lessee purchase the Project Site within twelve months following expiration of the GPLET.

1.3. **Development Parameters.** The District offers the Project Site for development in order to develop the area to improve the District, enhance the Project Site and the properties around it, and to encourage further development in the area (“Project”). This section details the desired project that will result from a successful Proposal and lists certain development criteria that must be addressed in Proposals. Elements of several District goals and policies are discussed below, and the Proposers should review these requirements carefully. It is

¹ Although the Schematic Drawings identify the Project Site as “60 E. Scott St.” the Pima County Assessor lists the address of record as 72 E. Congress Street.

the District's desire that the successful, qualified Proposer will develop, finance and construct a Project that:

A. Creates a mixed-use development project in downtown Tucson that capitalizes on its prominent urban location. The Project Site is currently zoned OCR-2 under the City of Tucson Zoning Ordinance. Proposer will be responsible for compliance with any and all development-related requirements imposed by the City of Tucson, Arizona.

B. Provides an innovative, high quality design that is aesthetically and functionally compatible with surrounding development. The form and design should create functional and appropriate transitions to buildings and projects adjacent to the site. This includes creative solutions related to the parking requirements contained in the City's Zoning Ordinance. The Proposal may include retail, food and beverage, Class A professional and/or corporate office space, or any combination thereof.

C. Creates enhanced street-level amenities promoting walkability for pedestrians, and if applicable, with direct connections to adjacent bus and transit stops, pedestrian and bicycle paths.

D. Is initiated and completed within a reasonable time period acceptable to the District. It is the District's desire that the Project will be completed in the shortest timeframe possible. Each Proposal shall include a proposed date for commencement of construction, and a proposed date for completion of the Project. Proposals should outline strategies to mitigate any potential adverse impacts to the surrounding properties during the development stage of the Project.

E. Is supported by the community and adjacent neighborhoods. There are several neighborhood and community organizations and stakeholders in downtown Tucson interested in the development of the Project Site. A summary of community and stakeholder input should be provided in the Proposal.

2. Preparation/Submission of Proposal. Proposers are invited to participate in the competitive selection process outlined in this RFP. Responding parties shall review their Proposal submissions to ensure the following requirements are met:

2.1. Irregular or Non-Responsive Proposals. The District shall consider as “irregular” or “non-responsive” and reject any Proposal not prepared and submitted in accordance with this RFP, or any Proposal lacking sufficient information to enable the District to make a reasonable determination of compliance with the minimum Project requirements. Unauthorized conditions, limitations, or provisions shall be cause for rejection. Proposals may be deemed non-responsive at any time during the evaluation process if, in the sole opinion of the District:

A. Proposer does not meet the minimum required skill or experience to construct and operate the Project as set forth in the Proposal, and in accordance with the requirements of this RFP.

B. Proposer has a past record of failing to fully perform or fulfill contractual obligations.

C. Proposer cannot demonstrate financial stability and/or capability.

D. Proposer's Proposal contains false, inaccurate or misleading statements that, in the opinion of the RFP Evaluation Committee, is intended to mislead the District in its evaluation of the Proposal.

2.2. Submittal Quantities. Interested Proposers must submit **one (1) original**, and one electronic copy on a USB flash drive of the Proposal. Failure to adhere to the submittal quantity criteria shall result in the Proposal being considered non-responsive.

2.3. Required Submittal. The Proposal shall be submitted with a cover letter with an **original ink** signature by a person authorized to bind the Proposer. The Proposal should not exceed a maximum of **thirty (30)** pages to address the Proposal criteria (excluding resumes and the Proposer Questionnaire, but including the materials necessary to address project understanding, general information, organizational chart, photos, tables, graphs, and diagrams). Cover, back, table of contents and tabs may be used and shall not be included in the page count, unless they include additional project-specific information or Proposal criteria responses. The suggested font for the Proposal is **13 pt. Arial or Times New Roman**. Failure to adhere to the page limit, size and font criteria may result in the Proposal being considered non-responsive. Facsimile, electronic (email) or mailgram Proposals will not be considered.

2.4. Proposer Responsibilities. All Proposers shall (A) examine the entire RFP, (B) seek clarification of any item or requirement that may not be clear, (C) check all responses for accuracy before submitting a Proposal, and (D) submit the entire Proposal by the Proposal Due Date and Time. Late Proposals will not be considered. A Proposer submitting a late Proposal shall be so notified. Negligence in preparing a Proposal confers no right of withdrawal after the Proposal Due Date and Time.

2.5. Sealed Submittals. All Proposals shall be sealed and clearly marked with the RFP number and title, **(RN2023-01-23 72 E. Congress Street Project Site Development)**, on the lower left hand corner of the mailing envelope. A return address must also appear on the outside of the sealed Proposal. The District is not responsible for the pre-opening of, post-opening of, or the failure to open any Proposals not properly addressed or identified.

2.6. Address. All Proposals must be delivered, by mail or by hand-delivery, to the District's office, at the following address: Rio Nuevo Multi-Purpose Facilities District, 1703 E. Broadway Blvd., Tucson, Arizona 85719, by the Proposal Due Date and Time indicated on the cover page of this RFP.

2.7. Proposal Irrevocable. In order to allow for an adequate evaluation, the District requires the Proposal to be valid and irrevocable for **ninety (90)** days after the Proposal Due Date and Time indicated on the cover of this RFP. No contract or any other right related to this RFP is created by the submittal of a response to this RFP. Any contract that may result from this RFP is subject to formal approval by the District Board.

2.8. Amendment of RFP or Proposal. At any time prior to the specified Proposal Due Date and Time, a Proposer (or designated administrator) may amend or withdraw its Proposal. Any erasures, interlineations or other modifications in the Proposal shall be initialed in **original ink** by the authorized person signing the Proposal. Facsimile, electronic (email) or mailgram Proposal amendments or withdrawals will not be considered. No Proposal shall be altered, amended or withdrawn after the specified Proposal Due Date and Time.

2.9. Addenda:

A. If necessary, the District may issue addenda to this RFP. Addenda are issued to amend portions of this RFP, to provide additional information or clarifications, or to respond to questions submitted as provided below. Addenda shall be posted to the District's website (www.rionuevo.org) and shall be effective immediately upon such posting. By submitting a Proposal, the Proposer is acknowledging that he/she/it has received and understood all addenda to this RFP.

B. Proposers are responsible for obtaining any addenda issued pursuant to this RFP. Except as specifically set forth herein, the District takes no responsibility for informing Proposers regarding the issuance of addenda.

3. Cost of Proposal Preparation. The District will not reimburse Proposers for the cost of developing, presenting or providing a Proposal. Proposals submitted for consideration should be prepared simply and economically, providing adequate information in a straightforward and concise manner. The Proposer is responsible for all costs incurred in responding to this RFP. All materials and documents submitted in response to this RFP become the property of the District and will not be returned.

4. Inquiries.

4.1. Written/Verbal Inquiries. Any question related to the RFP shall be directed to the RFP Administrator whose name appears on the cover page of this RFP. While the RFP Administrator may answer informal questions regarding the RFP orally, the District makes no warranty of any kind as to the correctness of any oral answers and uses this process solely to provide minor clarifications rapidly. Oral statements or instructions shall not constitute an amendment of this RFP. Questions related to this RFP ("Inquiry(ies)") must be submitted in writing and received by the District (via post, hand delivery or email) by the close of business on the Final Date for Inquiries indicated on the cover page of this RFP. In the event the District is closed on the Final Date for Inquiries, the Proposer shall submit the Inquiry(ies) to the RFP Administrator via email or voicemail on that date. Any Inquiry related to this RFP shall refer to the number and title, page and paragraph. However, the Proposer shall not place the RFP number and title on the outside of any envelope containing an Inquiry, because such envelope may be identified as a sealed Proposal and thus may not be opened until after the Proposal Due Date and Time.

4.2. Inquiries Answered. The District will respond to all timely submitted Inquiries within **three (3)** business days following the submittal of such Inquiry by the posting of

both the Inquiry and the response to the District's website (www.rionuevo.org). Verbal or telephone inquiries directed to District staff will not be answered. There will be no responses to any Inquiries submitted after the Final Date for Inquiries listed on the cover of this RFP.

5. Pre-Submittal Conference. A Pre-Submittal Conference will be held on February 6, 2023 following a tour of the Project Site. The conference will be held on February 6, 2023 at the Tucson Convention Center, immediately following a tour of the Project Site. This conference is non-mandatory; however, Proposers are strongly encouraged to attend the Pre-Submittal Conference. The purpose of this conference will be to clarify the contents of this RFP in order to prevent any misunderstanding of the District's requirements. Any doubt as to the requirements of this RFP or any apparent omission or discrepancy should be presented to the District at this conference. The District will then determine if any action is necessary and may issue a written amendment or addendum to this RFP. Oral statements or instructions will not constitute an amendment or addendum to this RFP. Any addendum issued as a result of any change in this RFP shall become part of the RFP and must be acknowledged in the Proposal submittal. Failure to indicate receipt of the addendum may result in the Proposal being rejected as non-responsive.

6. Public Record. All Proposals shall become the property of the District. After approval of an agreement by the District Board as a result of this RFP, Proposals shall become public records and shall be available for public inspection in accordance with the District's Procurement Code and State law, except that any portion of a Proposal that was designated as confidential shall remain confidential from and after the time of Proposal opening to the extent permitted by Arizona law.

7. Proposer Licensing and Registration. Prior to the award of the Agreement, the successful Proposer shall be licensed with the Arizona Corporation Commission to do business in Arizona and the City. The Proposer shall provide licensure information with the Proposal. Corporations must provide a Certificate of Good Standing from the Arizona Corporation Commission.

8. Certification. By submitting a Proposal, the Proposer certifies:

8.1. No Collusion. The submission of the Proposal did not involve collusion or other anti-competitive practices.

8.2. No Discrimination. It does not and will not discriminate against any employee or applicant for employment in violation of Federal Executive Order 11246.

8.3. No Gratuity. It has not given, offered to give, nor intends to give at any time hereafter, any economic opportunity, future employment, gift, loan, gratuity, special discount, trip favor or service to a District Board member, employee, officer or agent, or any member of the RFP Evaluation Committee in connection with the submitted Proposal. It (including the Proposer's employees, representatives, agents, lobbyists, attorneys, and subcontractors) has refrained, under penalty of disqualification, from direct or indirect contact for the purpose of influencing the selection or creating bias in the selection process with any person who may play a part in the selection process, including the RFP Evaluation Committee, District Board, elected officials, and other District staff. All contact must be addressed to the

District's RFP Administrator, except for questions submitted as set forth in Paragraph 4, Inquiries, above. Any attempt to influence the selection process by any means shall void the submitted Proposal and any resulting Agreement.

8.4. No Warranties Regarding Abatement of Excise Taxes. To the extent the Proposer intends to lease the Project from the District pursuant to a Government Property Lease Excise Tax ("GPLET") lease that includes an abatement period, Proposer acknowledges that only the City of Tucson, and not the District, has the power and authority to abate any excise taxes pursuant to A.R.S. §42-6209. The District makes no representation, warranty or opinions regarding whether the City of Tucson will or will not abate excise taxes for the proposed Project.

8.5. Financial Stability. It is financially stable, solvent and has adequate cash reserves to meet all financial obligations including any potential costs resulting from an approval of an Agreement by the District Board.

8.6. No Signature/False or Misleading Statement. Failure to sign the Proposal, or signing it with a false or misleading statement, shall void the submitted Proposal.

9. Selection Committee & Ranking of Proposals.

9.1. The District Board will appoint a Selection Committee, which will include at least one registered architect and one licensed general contractor. The Selection Committee will conduct the selection process generally according to the schedule listed on the cover page of this RFP and in accordance with the terms of this RFP.

9.2. Proposals will be opened at the time and place designated on the cover page of this RFP. Proposals will be initially evaluated under the criteria set forth in Section II (Proposal Format; Criteria). After this initial evaluation, the RFP Evaluation Committee may elect to interview three to five highest ranked Proposers. Final rankings will be determined after interviews by combining the initial and interview scores. After the District has entered into an Agreement with the successful Proposer, the successful Proposal and the final scoring documentation shall be open for public inspection pursuant to applicable Arizona law.

10. Reservation of Rights by the District. Notwithstanding any other provision of this solicitation, the issuance of this RFP and the receipt of Proposals do not constitute an agreement or commitment by the District that any contract will be entered into by the District. The District expressly reserves the right to:

- 10.1. Reject any or all Proposals or portions thereof submitted.
- 10.2. Reissue another Request for Proposals related to this same Project Site.
- 10.3. Negotiate with any qualified developer.
- 10.4. Extend the timeframe for submission of the Proposals.
- 10.5. Request additional information from any or all applicants.

10.6. Negotiate Business Terms. Any Board direction to commence negotiations with a Proposer does not commit the District to accept any or all of the terms of the Proposal. Final terms of any agreement that incorporates any or all the terms of a Proposal will be agreed upon during negotiations. Negotiations may be terminated by the District and its designated representatives at any time for any reason(s) the District deems appropriate.

10.7. Waive any immaterial defect or informality.

10.8. Negotiate with other Proposers in the order of their ranking if terms cannot be reached or performance achieved in a timely manner.

11. Offer. A Proposal is an offer to contract with the District based upon the terms, conditions and specifications contained in this RFP and all addenda thereto, and the Proposer's responsive Proposal. No contractual relationship shall be established until the Proposer has signed and the District Board has approved, at an agendaized public meeting, in compliance with the Arizona Open Meeting law, an Agreement between the District and the Proposer in the form acceptable to the District Attorney.

12. Submittal Content. Every Proposal must address each of the items listed herein and may include any additional information that the Proposer believes may be important to the Project.

12.1. Contact Information.

A. Provide the primary contact information for the Authorized Representative. Information shall include name, title, address, telephone number and email address.

B. Describe the Contracting Entity which Proposer anticipates would be entering into contracts with the District. The Contracting Entity must be organized and in good standing under the laws of the State of Arizona prior to entering into a contract with the District.

12.2. Executive Summary. Provide a concise summary and narrative of the overall Proposal. *This summary should not exceed two pages.*

12.3. Questionnaire and Affidavit. Proposer must complete, sign and include with its Proposal the Questionnaire and Affidavit set forth in Section III of this RFP.

12.4. Project Description:

A. Clearly detail and define the Project including:

- i. Gross square footage of total property in the project and proposed uses (e.g., commercial, retail, office).
- ii. Expected number of construction jobs.
- iii. Expected number of permanent jobs.

- iv. Estimated construction cost.
- v. Estimated Project cost (all costs).
- vi. Estimated annual sales tax revenue generated upon completion of the Project and the basis for such estimate.
- vii. A summary of community and stakeholder input.

B. Provide a conceptual site plan and building elevations. Colored building elevations are recommended. Identify any phasing on the drawings, where applicable.

C. Describe the utilization of the site and if all or only portions will be incorporated.

D. Describe how the Project will exist in coordination with adjacent buildings, public amenities and other uses.

E. Provide circulation plan(s) showing transit, vehicular, bicycle and pedestrian access and circulation within and around the site for the various existing and proposed users.

F. Clearly describe the method of property control or acquisition.

12.5. Consistency with District Goals for this Site:

A. Detail how the Proposal is consistent with the District's Development Parameters.

B. Describe how the Proposal is consistent with other relevant District and City of Tucson area plans and policies.

12.6. Proposer Qualifications:

A. Clearly identify the key individuals and companies and organizational structure of Proposer and the contracting entity, if different.

B. Clearly identify roles and responsibilities of all Proposal team members.

C. Cite Proposer's experience successfully developing other projects of similar scale and complexity, locally, regionally and nationally, including roles and responsibilities for these projects' team members.

D. Provide proof of good standing of companies, where applicable.

E. Provide contact information for references for other projects cited in 12.6.C above.

12.7. Proposer Business Plan:

- A. Provide research/market demand data that clearly demonstrates the Project's viability.
- B. Provide details on how the Proposer intends to utilize the Project site and in what form of control of the site, or portion thereof, the Project requires.
- C. Clearly detail and define the Project's development costs, including all construction costs, soft costs and contingencies.
- D. Clearly detail and define the Project's operating revenue and costs, including all revenues, expenses, debt service, taxes, and other assessments for at least **ten (10)** years after occupancy.
- E. Provide reasonable assumptions for all costs and revenues.
- F. If the project is to be developed in phases, provide all of the above for each phase tied to the schedule in 12.10 below.

12.8. Proposer Financial Capacity:

- A. Describe a clear strategy to fund all Project costs.
- B. Clearly describe all sources, types and amounts of funding, including equity, financing, grants and other funding sources.
- C. Cite other Projects in which the proposed equity/financing/granting entities have successfully worked with the Proposer.
- D. Provide clear and compelling information to demonstrate Proposer's financial capacity to execute, complete, and operate the Project successfully.

12.9. Requested District Assistance:

- A. Clearly outline the proposed business terms for the Proposal. Proposer's requests for District assistance (if any) should only be for assistance that the District can reasonably accommodate. Specify details such as type of assistance, length of agreement term, commencement and completion dates, etc.
- B. Requested level of assistance must be clearly and quantitatively demonstrated to be less than the public benefit generated by the Project.
- C. Describe the economic, fiscal, employment and other tangible public benefits generated by the Proposal that are beneficial to the District and the public.

Qualitative public benefits such as social or historic preservation goals may be included as support to the well-defined quantitative benefits.

12.10. Project Schedule:

A. Provide a comprehensive schedule that addresses all phases of planning, entitlements, design, plan review, permits, construction and occupancy, based on reasonable assumptions.

B. Provide details on phasing, if applicable.

12.11. Property Purchase or Lease. A proposed purchase price, option purchase price, lease rate, and/or assistance with tenant improvements for the Project Site that are acceptable to the District will be negotiated as part of the Development Agreement and GPLET (if applicable). If Proposer suggests purchasing or leasing less than the full Project Site, the purchase offer or lease proposal shall leave a remainder that retains value to the District for future sale, lease and/or development.

II. PROPOSAL FORMAT; CRITERIA

Each timely-submitted Proposal will be reviewed for compliance with the Proposal requirements by the Selection Committee. Proposals shall be organized and submitted as outlined below. Failure to conform to this designated organization may result in a determination that the Proposal is non-responsive. Additionally the RFP Evaluation Committee will evaluate each Proposal based upon the evaluation criteria as outlined in this document. The RFP Evaluation Committee may conduct oral interviews with not more than five (5) of the highest ranked Proposers based upon the Proposal criteria.

1. Evaluation Process. Each timely-submitted Proposal will be reviewed for compliance with the submittal requirements and ranked by the Selection Committee. The Selection Committee shall determine if the selection can be made on the basis of the written materials only, or if oral interviews are necessary with up to five of the highest ranked Developers based upon the Proposal submittal criteria.

2.1 Proposal Format and Evaluation. The Proposal shall be organized and submitted in the format as outlined below. Failure to conform to the designated format, standards and minimum requirements may result in a determination that the Proposal is non-responsive. Additionally, the Selection Committee will evaluate each Proposal based upon the evaluation criteria as outlined in this document.

2.2.1. General Information

2.2.1.1. One to two page cover letter as described in Subsection 12.2 (Required Submittal).

2.2.1.2. Provide Developer identification information. Explain the Developer's legal organization including the legal name, address, identification number and legal

form of the firm or entity (e.g., partnership, corporation, joint venture, limited liability company, sole proprietorship). If a joint venture, identify the members of the joint venture and provide all of the information required under this section for each member. If a limited liability company, provide the name of the member or members authorized to act on the company's behalf. If the Vendor is a wholly owned subsidiary of another company, identify the parent company. If the corporation is a nonprofit corporation, provide nonprofit documentation. Provide the name, address and telephone number of the person to contact concerning the Proposal.

2.2.1.3. Identify the location of the Developer's principal office and the local work office, if different from the principal office. Include any documentation that supports the Developer's authority to provide services in Arizona.

2.2.1.4. Provide a general description of the Developer that is proposing to provide the Services, including years in business.

2.2.1.5. Identify any contract or subcontract held by the Developer or officers of the Developer that has been terminated within the last five years. Briefly describe the circumstances and the outcome.

2.2.1.6. Identify any claims arising from a contract that resulted in litigation or arbitration within the last five years. Briefly describe the circumstances and the outcome.

2.2.1.7. Proposer Questionnaire and Affidavit, with an **original ink signature** (may be attached as separate appendix).

2.2.2. Experience and Qualifications of the Developer

2.2.2.1. Provide a detailed description of the Developer's experience in providing similar services to municipalities or other entities of a similar size to the District; specifically relating experience with respect to the Scope of Work set for in Exhibit C-1 to the attached sample Development Agreement.

2.2.2.2. Developer should demonstrate successful completion of at least three similar projects within the past 60 months. For the purpose of this RFP, "successful completion" means completion of a project within the established schedule and budget and "similar projects" resemble this project in size, nature and scope. Provide a list of at least three organizations for which you successfully completed a similar project. This list shall include, at a minimum, the following information: (a) Name of company or organization, (b) Contact name(s), (c) contact address(es), telephone number(s) and e-mail address(es), (d) type of services provided, and (e) dates of contract initiation and expiration. *These references will be checked*, and it is Developer's responsibility to ensure that all information is accurate and current. Developer authorizes the District's representative to verify all information from these references and releases all those concerned from any liability in connection with the information they provide. Inability of the District to verify references shall result in the Proposal being considered non-responsive.

2.2.2.3. The District's representative may conduct any investigation deemed necessary to determine the Developer's ability to perform the project. Developers may be requested to submit additional documentation within 72 hours (or as specified) to assist the District in its evaluation.

2.2.3. Key Positions

2.2.3.1. Identify each key personnel member that will render services to the District including title and relevant experience required, including the proposed project manager and project staff.

2.2.3.2. Indicate the roles and responsibilities of each key position. Include senior members of the Developer only from the perspective of what their role will be in providing services to the District.

2.2.3.3. Attach a résumé and evidence of certification, if any, for each key personnel member and/or subcontractor to be involved in this Project. Résumés should be attached together as a single appendix at the end of the Proposal and will not count toward the PROPOSAL page limit. However, each resume shall not exceed two pages in length.

2.2.4. Project Understanding and Approach

2.2.4.1. Describe the Developer's comprehension of the District's goals and objectives for the Project, and the Developer's approach to managing the development planning process for the Project.

2.2.4.2. Describe any alternate approaches if it is believed that such an approach would best suit the needs of the District, including the rationale for alternate approaches, and indicate how the Developer will ensure that all efforts are coordinated with the District's Representatives.

2.2.4.3. Discuss any major issues the Developer may have identified with the Project and planning for development of the Project.

Submittal Criteria

Each submittal will be evaluated based on the above criteria. The relative weight afforded to each of the criteria will be as follows:

Experience and Qualifications of the Developer
Project Understanding and Approach
Key Positions
General Information
Completeness of Firm's Submittal

2.3 Following evaluation of the Proposals by the District, up to five Developers may be selected for oral interviews. The selected Developers will be invited to participate in

discussions with the Selection Committee on the date(s) indicated on the cover page of this RFP and ranked based upon the criteria as outlined below. Developers may be given additional information for these oral interviews. These discussions will relate less to the past experience and qualifications already detailed in the Proposal and relate more to identification of the Developer's project approach and to an appraisal of the people who would be directly involved in the services for this RFP.

Oral Interview Criteria

During any oral interviews, the relative weight afforded to each of the criteria will be as follows:

Project Understanding and Approach
Key Positions
Experience and Qualifications of the Developer

III. PROPOSER QUESTIONNAIRE AND AFFIDAVIT

Assurances

The undersigned Proposer hereby submits to the District the enclosed Proposal based upon all terms and conditions set forth in the District's Request for Proposals, all addenda thereto, and all referenced materials. Proposer further specifically agrees hereby to construct and operate the Project in the manner set forth in the Proposal submitted.

The undersigned Proposer acknowledges and states, under penalty of perjury, that:

1. The District is relying on Proposer's submitted information and the representation that Proposer has the capability to successfully undertake and complete the responsibilities and obligations submitted in its Proposal and in the resulting contract.
2. The District has the right to make any further inquiry it deems appropriate to substantiate or supplement information supplied by Proposer.
3. Proposer has read and fully understands all the provisions and conditions set forth in the RFP documents upon which its Proposal is based.
4. The forms and information requested in the RFP are complete and made part of Proposer's Proposal. The District is not responsible for any Proposer errors or omissions.
5. This Proposal may be withdrawn by requesting such withdrawal in writing at any time prior to the Proposal deadline but may not be withdrawn after such date and time.
6. The District reserves the right to reject any and all Proposals and to accept the Proposal that, in its judgment, will provide the best quality development to the District.
7. This Proposal is valid for a minimum of **sixty (60)** days subsequent to the RFP Proposal deadline.
8. All costs incurred by Proposer in connection with this Proposal shall be borne solely by Proposer. Under no circumstances shall the District be responsible for any costs associated with Proposer's Proposal or the RFP process. No contract is formed by the submittal of a response to this RFP by Proposer, and no expectation of a Contract is created by such submittal.
9. Proposer has not in any manner, directly or indirectly, conspired with any person or party to unfairly compete or compromise the competitive nature of the RFP process.
10. The contents of this Proposal have not been communicated by the undersigned or by any employee or agent to any other person engaged in this type of business prior to the official opening of this Proposal.

11. To the best of the Proposer's knowledge, the information provided in its Proposal is true and correct, and neither the undersigned Proposer nor any partner, corporate officer or managing employee have ever been convicted of a felony or a crime involving moral turpitude.

12. **Proposal Summary**

- ☐ Gross Square Footage (SF)_____
- ☐ Commercial SF_____
- ☐ Office SF_____
- ☐ Other SF (detail)_____

- ☐ Estimated Number of Construction Jobs_____
- ☐ Estimated Number of Permanent Jobs_____
- ☐ Estimated Value of Project_____

13. **Organization Structure of Entity to Enter into Contracts**

a) What is the name of the Contracting Entity?

- ☐ _____
- ☐ If this entity has been formed, what is the Arizona Corporation Commission file number?

- ☐ If this entity has not been formed, describe the anticipated timing of the creation of such entity:_____

b) Please check the type of organization:

- ☐ Non-Profit 501(c)(3), if so, what year was it incorporated as a 501(c)(3)?_____
- ☐ Other Non-Profit_____
- ☐ Government Entity
- ☐ Sole Proprietorship
- ☐ Partnership
- ☐ Corporation
- ☐ Other_____

c) Identify the members, if an LLC, partners, if a partnership, or officers, if a corporation, for the Contracting Entity identified above. For the purposes of this RFP, addenda and exhibits, any questions regarding the principals are referring to the officers, partners and members as disclosed.

14. **Legal Status**

a) In the past 10 years, has your proposing entity, or any of its principals or its principal's affiliates, filed a petition in bankruptcy court or had involuntary proceedings filed in bankruptcy court? If "Yes," provide date, case name, case number, venue of the proceeding, and the status of each proceeding.

Yes () No ()

b) Has your proposing entity, or any of its principals or its principal's affiliates, been declared to be in default under any obligation to or contract with the District? If "Yes," please provide details concerning the nature of the default, including the District contract number.

Yes () No ()

c) Is the proposing entity, or any of its principals or its principal's affiliates, currently involved in any litigation or claims against the District including any threatened claim or litigation? If "Yes," provide details about such proceedings.

Yes () No ()

d) Have any of the proposing entity's, or any of its principals' or its principals' affiliate's, contracts been terminated prior to their expiration terms, voluntarily or involuntarily, within the last 10 years? If "Yes," provide name, location, and date of the contract(s).

Yes () No ()

e) Has the Proposer, or any corporation or other entity that has, directly or indirectly, a controlling interest in the Proposer, or any subsidiary of the Proposer or other entity in which the Proposer has a controlling interest, or any of the Proposer's principals, officers, or directors, ever been barred from bidding on federal, state or local government contracts? If "Yes," provide the current status of such suspension or debarment proceedings.

Yes () No ()

15. **Affidavit Signatures**

Proposer's Contracting Entity (Legal Name):_____

Description of Proposer's Development Team
(Key Individuals, Companies and Organizational Structure):

Proposer's Authorized Representative:

Printed Name*: _____

Title: _____

Business Mailing Address: _____

Email: _____

Telephone: _____

Signature _____

*Proposal must be signed by an individual authorized to contractually bind the Proposer.

NOTARIZED

Signed and sworn before me this _____ day of _____, 2017.

Notary Signature: _____

My Commission Expires: _____

(Affix Seal)

**EXHIBIT A
TO
REQUEST FOR PROPOSAL**

Legal Description

Block 2 of CITY PARK BLOCK 1 AND BLOCK 2, a subdivision of Pima County, Arizona, according to the map of record in the office of the Pima County Recorder at Document No. 20163580490.

**EXHIBIT B
TO
REQUEST FOR PROPOSAL**

Project Site Depiction



View from east Scott St.



View from north west Congress St.



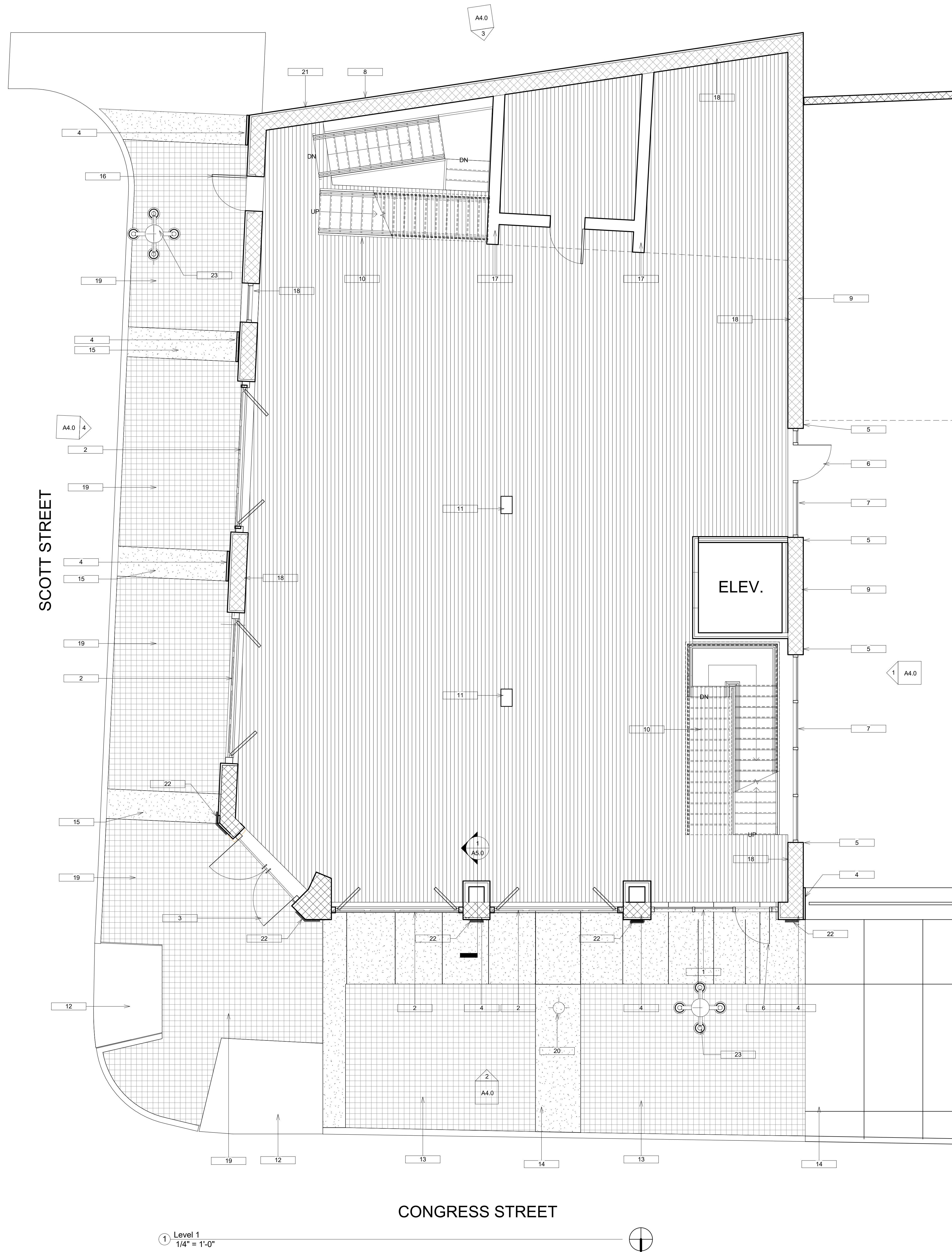
View @ north east corner Congress St. & Scott St.

SCHEMATIC DESIGN DRAWINGS - PROGRESS

FEBRUARY 28, 2019

Indian Trading Post
60 E. Scott St. Tucson, Az.

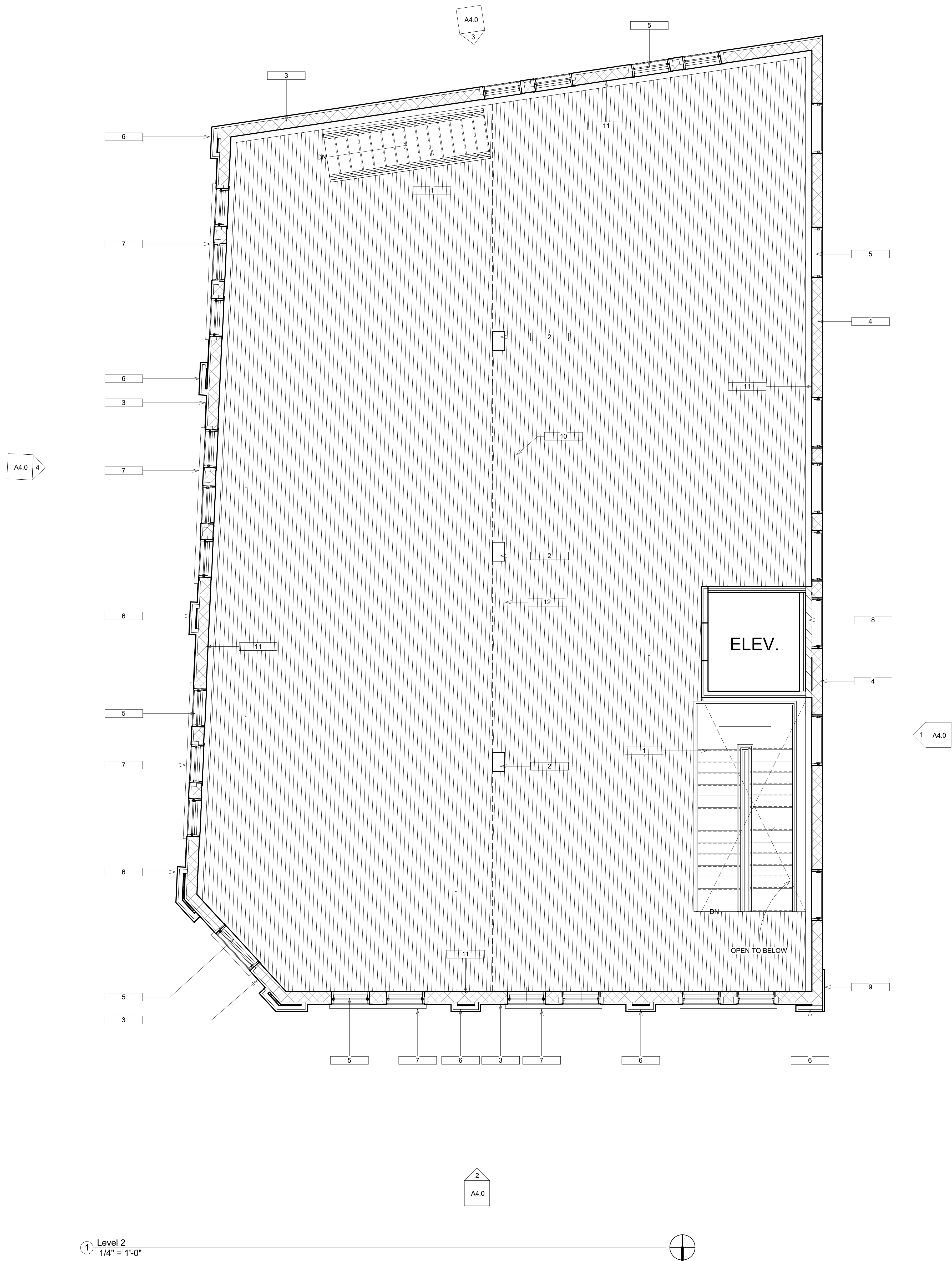




Keynote Legend	
Key Value	Keynote Text
1	1" INSULATED GLASS IN HOTROLLED BLACKENED STEEL SASH W/ CLEAR SEALER
2	1" INSULATED GLAZING in CUSTOM BIFOLD DOORS WITH 2" RAIL @ BASE W/ CUSTOM BLACKENED STEEL W/ CLEAR SEALER FINISH IN STEEL FRAME
3	HERCULITE DOOR IN BLACKEND STEEL SASH W/ CLEAR SEALER
4	PTD. SMOOTH STUCCO PILASTER
5	NEW PTD. STEEL PLATE WRAPS/CASING AT NEW BRICK OPENINGS
6	INSULATED GLASS IN BLACKENED STEEL SASH DOOR W/ CLEAR SEALER
7	1" INSULATED GLASS IN BLACKENED STEEL FRAME W/ CLEAR SEALER
8	PTD. SMOOTH STUCCO PER MANUFACTURERS RECOMMENDATIONS AND ARCHITECTS APPROVAL
9	EXISTING BRICK PATCH AND REPAIR AS REQUIRED REMOVE PAINT CHEMICALLY WITH JASCO PREMIUM PAINT AND EPOXY REMOVER
10	NEW STEEL STAIR
11	EXISTING WOOD COLUMN REF. STRUCT.
12	EXISTING RAMP TO REMAIN
13	HATCH DENOTES EXISTING GROUND FACE CONCRETE PAVERS TO REMAIN
14	HATCH DENOTES EXISTING LIGHT EXPOSED AGGREGATE FINISHED CONCRETE TO REMAIN
15	HATCH DENOTES NEW GREY LIGHT EXPOSED AGGREGATE CONCRETE TO MATCH EXISTING
16	NEW CUSTOM RAISED PANEL PTD.HOLLOW METAL DOOR AND FRAME IN EXISTING OPENING
17	EXISTING CONCRETE WALL TO REMAIN.
18	EXPOSED BRICK ON INTERIOR
19	HATCH DENOTES GROUND FACE CONCRETE PAVERS TO MATCH EXISTING 8X8 PAVER BY ARTISTIC PAVER ROAD LOCK, DESERT SERIES, COLOR GRAND CANYON
20	EXISTING FIRE HYDRANT
21	PATCH AND REPAIR DAMAGED WALL PROVIDE PTD. SMOOTH STUCCO TO MATCH EXISTING
22	EXPOSED HISTORIC PTD. CAST IRON DECORATIVE PILASTER ALTERNATE: POWDER COAT
23	EXISTING LIGHT POLE PROTECT DURING CONSTRUCTION

A1.0

INDIAN TRADING POST - SCHEMATIC FLOOR PLAN LEVEL 1 60 E. CONGRESS Tucson, Arizona

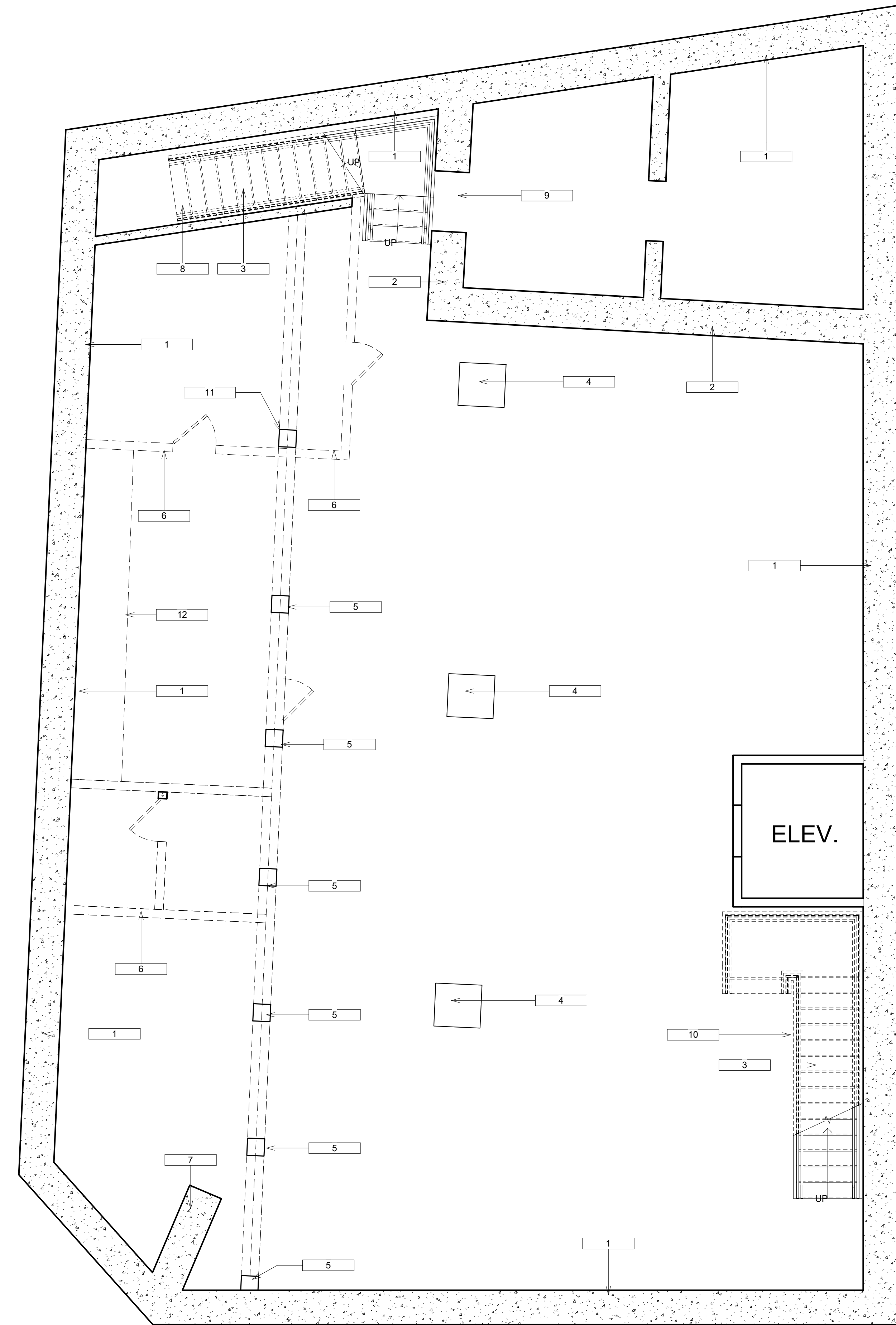


1 Level 2
1/4" = 1'-0"

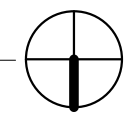
Keynote Legend	
Key Value	Keynote Text
1	NEW STEEL STAIR
2	NEW WOOD AND STEEL COLUMNS REF. STRUCTURAL
3	PTD. SMOOTH STUCCO PER MANUFACTURERS RECOMMENDATIONS AND ARCHITECTS APPROVAL
4	EXISTING BRICK PATCH AND REPAIR AS REQUIRED REMOVE PAINT CHEMICALLY WITH JASCO PREMIUM PAINT AND EPOXY REMOVER
5	1" INSULATED GLAZING IN DOUBLE HUNG STYLE PTD. FIXED STEEL SASH. ALTERNATE: HISTORIC SERIES SINGLE HUNG WINDOW BY QUAKER COMMERICAL WINDOWS H300 SERIES 3 1/4" FRAME DEPTH COLOR DARK BRONZE
6	PTD. SMOOTH STUCCO FINISH ON NEW FRAME CONSTRUCTION REPLACE AND REPAIR EXISTING FRAMED PILASTER
7	EXISTING STUCCO SILL PATCH AND REPAIR AS REQUIRED
8	PROVIDE FRAMING ON INTERIOR FOR FAUX WINDOW AT ELEVATOR
9	PTD. SMOOTH STUCCO PILASTER
10	HATCH DENOTES EXTENT OF NEW FLOORING REF. STRUCT.
11	EXPOSED BRICK ON INTERIOR
12	DASHED LINE DENOTES NEW SUPPORT BEAM REF. STRUCTURAL

A2.0

INDIAN TRADING POST - SCHEMATIC FLOOR PLAN
LEVEL 2
60 E. CONGRESS Tucson, Arizona



① BASEMENT
1/4" = 1'-0"



Keynote Legend	
Key Value	Keynote Text
1	EXISTING EXPOSED RUBBLE RETAINING WALL REPAIR AND REINFORCE AS REQUIRED REF. STRUCTURAL
2	EXISTING CONCRETE VAULT WALLS TO REMAIN
3	NEW STEEL STAIR
4	EXISTING BRICK COLUMNS W/ NEW STEEL REINFORCING REF. STRUCTURAL
5	EXISTING WOOD COLUMN REPAIR AND REPLACE AS REQUIRED REF. STRUCTURAL
6	DASHED LINE DENOTES EXISTING WALLS TO DEMO
7	EXISTING WALL SUPPORT TO REMAIN
8	DEMO EXISTING CONCRETE STAIR REPLACE WITH NEW CODE COMPLIANT STAIR REF. STRUCTURAL
9	REPAIR EXISTING HISTORIC VAULT DOOR AND SIGNAGE
10	DEMO EXISTING STAIR REPLACE WITH NEW CODE COMPLIANT STEEL STAIR SALVAGE EXISTING WOOD LATHE FOR REPURPOSE
11	NEW WOOD COLUMN AND BEAM TO MATCH EXISTING
12	EXISTING CONCRETE STEP

A3.0

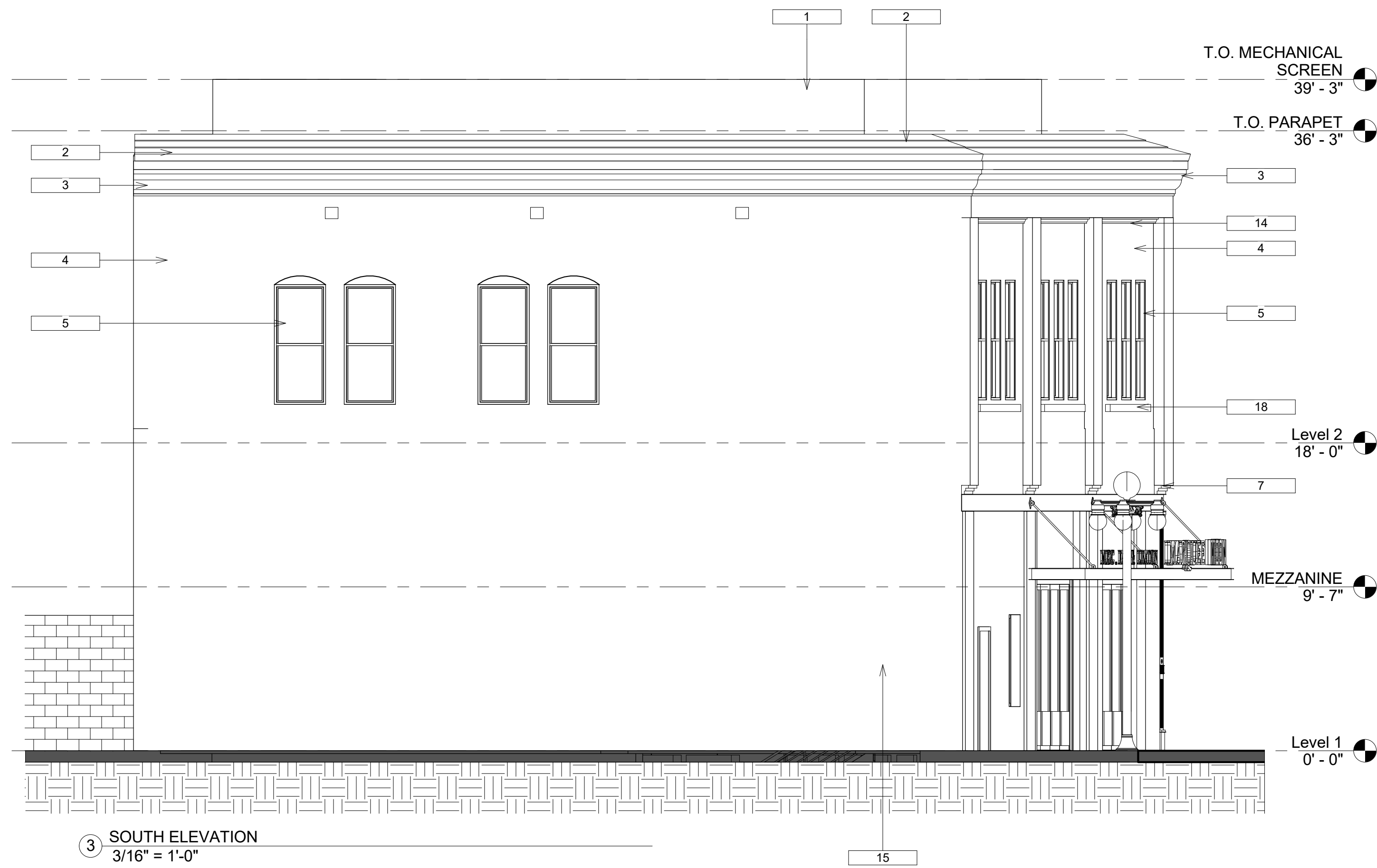
INDIAN TRADING POST - SCHEMATIC FLOOR PLAN BASEMENT LEVEL 60 E. CONGRESS Tucson, Arizona



④ EAST ELEVATION
3/16" = 1'-0"



② NORTH ELEVATION
3/16" = 1'-0"



③ SOUTH ELEVATION
3/16" = 1'-0"



① WEST ELEVATION
3/16" = 1'-0"

Keynote Legend	
Key Value	Keynote Text
1	MECHANICAL SCREEN W/ PTD. TIGHT WEAVE WOVEN WIRE FABRIC BY MCNICHOLS OR EQUAL IN TUBE STEEL AND ANGLE FRAME.
2	EXISTING ROOF TILE REPAIR AND REPLACE DAMAGED TILE AS REQUIRED.
3	EXISTING PTD. STUCCO CORNICE WITH NEW SMOOTH STUCCO FINISH
4	PTD. SMOOTH STUCCO PER MANUFACTURERS RECOMMENDATIONS AND ARCHITECTS APPROVAL
5	1" INSULATED GLAZING IN DOUBLE HUNG STYLE PTD. FIXED STEEL SASH. ALTERNATE: HISTORIC SERIES SINGLE HUNG WINDOW BY QUAKER COMMERCIAL WINDOWS H300 SERIES 3 1/4" FRAME DEPTH COLOR DARK BRONZE
6	PTD. SMOOTH STUCCO FINISH ON NEW FRAME CONSTRUCTION REPLACE AND REPAIR EXISTING FRAMED PILASTER
7	NEW PTD. SMOOTH STUCCO CORNICE AT BASE OF FRAME
8	PTD. STEEL STRUT SUPPORT
9	1" INSULATED GLASS IN HOTROLLED BLACKENED STEEL SASH W/ CLEAR SEALER
10	NEW PTD. 3/8" STEEL BENT PLATE FAUX LINTEL SECURED TO MASONRY ALL EXISTING LINTELS PROTECT AS REQUIRED
11	1" INSULATED GLAZING IN CUSTOM BIFOLD DOORS WITH 2' RAIL @ BASE W/ CUSTOM BLACKENED STEEL W/ CLEAR SEALER FINISH IN STEEL FRAME
12	PTD. STEEL BENT PLATE FASCIA W/FABRIC CANOPY
13	NEW CUSTOM RAISED PANEL PTD.HOLLOW METAL DOOR AND FRAME IN EXISTING OPENING
14	EXISTING PTD. SMOOTH STUCCO MOLDING REPAIR AS REQUIRED
15	PATCH AND REPAIR DAMAGED WALL PROVIDE PTD. SMOOTH STUCCO TO MATCH EXISTING
16	DASHED LINE DENOTES AREA FOR SIGNAGE SECURED TO BENT PLATE CANOPY
17	HERCULITE DOOR IN BLACKEND STEEL SASH W/ CLEAR SEALER
18	EXISTING STUCCO SILL PATCH AND REPAIR AS REQUIRED
19	NEW PTD. STEEL PLATE WRAPS/CASING AT NEW BRICK OPENINGS
20	NEW PTD. STEEL WIDEFLANGE LINTEL
21	REPAIR AND REPLACE DAMAGED EXISTING BRICK CORNICE AS REQUIRED
22	EXISTING BRICK PATCH AND REPAIR AS REQUIRED REMOVE PAINT CHEMICALLY WITH JASCO PREMIUM PAINT AND EPOXY REMOVER
23	PTD. SMOOTH STUCCO PILASTER
24	1" INSULATED GLASS IN BLACKENED STEEL FRAME W/ CLEAR SEALER
25	DASHED LINE DENOTES REMOVE EXISTING MECH EQUIPMENT PATCH REPAIR AND STUCCO TO MATCH
26	EXPOSED HISTORIC PTD. CAST IRON DECORATIVE PILASTER ALTERNATE: POWDER COAT
27	INSULATED GLASS IN BLACKENED STEEL SASH DOOR W/ CLEAR SEALER
28	EXISTING CAST IRON LINTEL DEMO TO EXPOSE TO DETERMINE IF SALVAGEABLE. ALTERNATE PTD. 3/8" BENT STEEL PLATE FAUX LINTEL

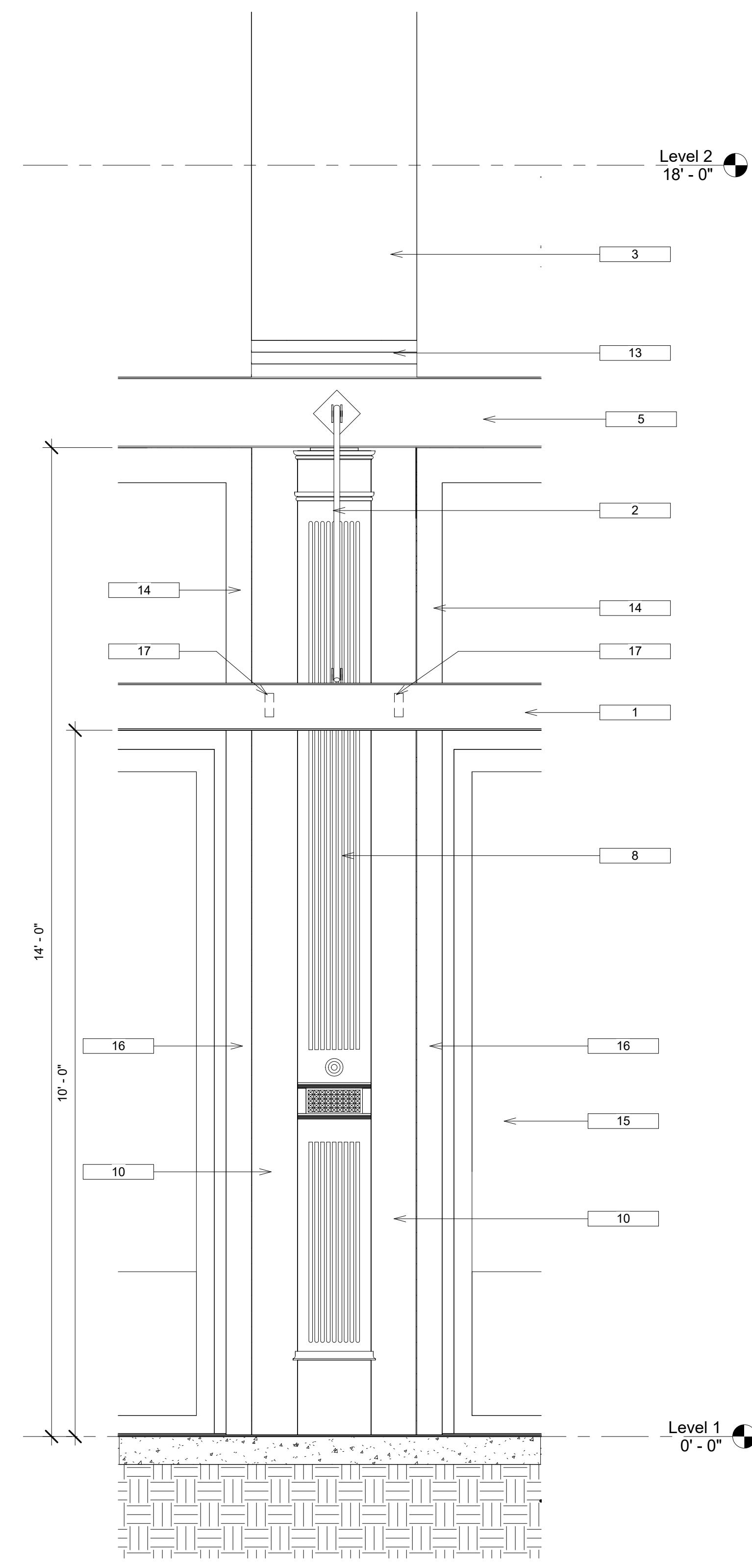
A4.0

INDIAN TRADING POST - SCHEMATIC ELEVATIONS

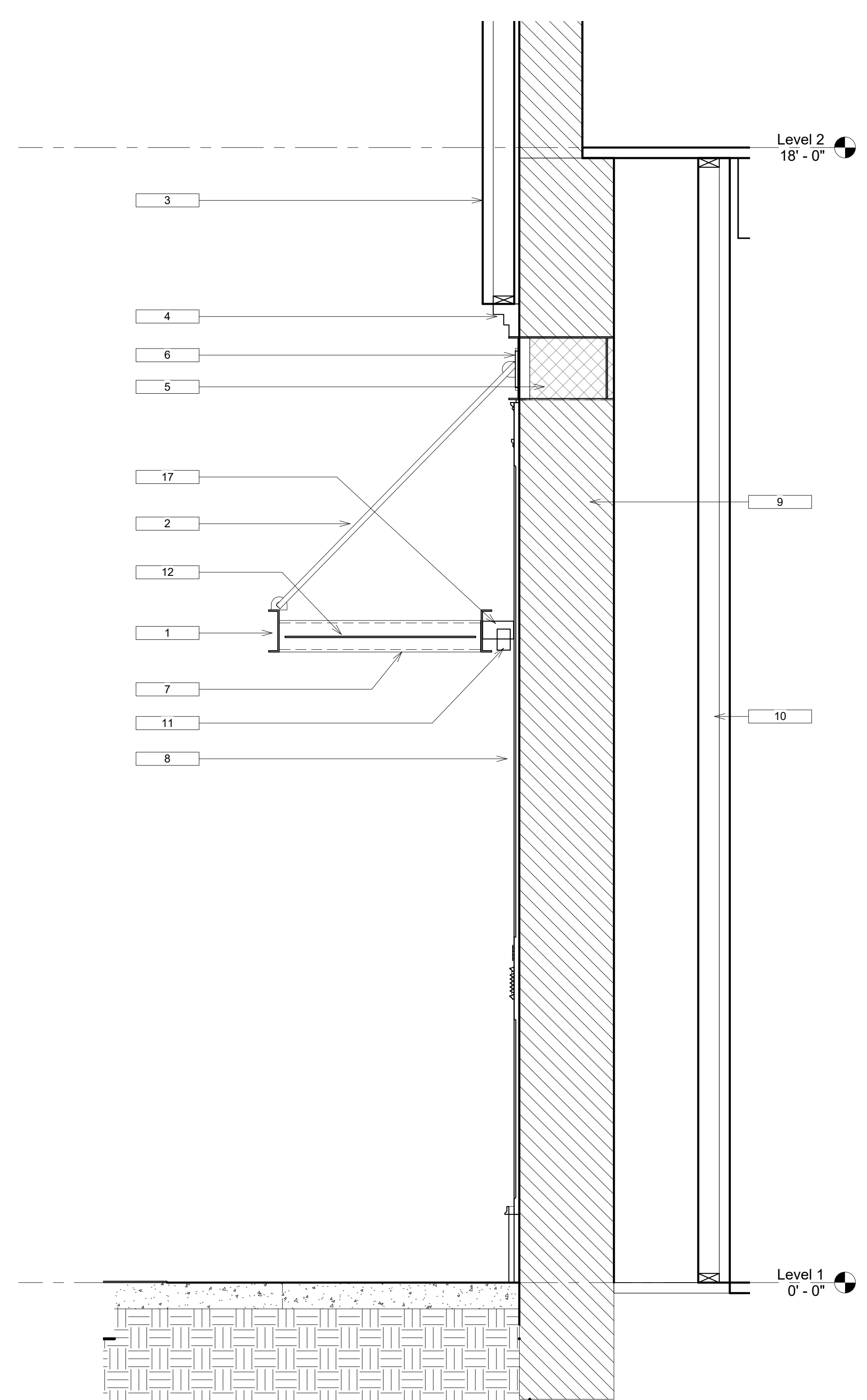
60 E. CONGRESS Tucson, Arizona



3 3D View 3 PILASTER DETAIL



2 NORTH ELEVATION - PILASTER DETAIL
3/4" = 1'-0"



1 SECTION @ PILASTER
3/4" = 1'-0"

Keynote Legend	
Key Value	Keynote Text
1	PTD. BENT PLATE CANOPY FASCIA
2	PAINTED STEEL STRUT W/ TURNBUCKLE SECURED WITH STEEL PLATE FINS AND THRU BOLTS REF. STRUCTURAL
3	PTD. SMOOTH STUCCO FINISH ON NEW FRAME CONSTRUCTION REPLACE AND REPAIR EXISTING FRAMED PILASTER
4	
5	INew STEPPED CORNICE W/ SMOOTH STUCCO FINISH: FASCIA/ LINTEL
6	DIAMOND SHAPE DECORATIVE STEEL PLATE
7	PTD. TUBE STEEL SUPPORT
8	EXPOSED HISTORIC PTD. CAST IRON DECORATIVE PILASTER ALTERNATE: POWDER COAT
9	EXISTING BRICK PATCH AND REPAIR AS REQUIRED REMOVE PAINT CHEMICALLY WITH JASCO PREMIUM PAINT AND EPOXY REMOVER
10	STUCCO ON FRAME COLUMN
11	LIGHT FIXTURE REF. ELEC.
12	TENSIONED FABRIC CANOPY
13	NEW STEPPED CORNICE W/ SMOOTH STUCCO FINISH
14	1" INSULATED GLASS IN HOTROLLED BLACKENED STEEL SASH W/ CLEAR SEALER
15	1" INSULATED GLAZING IN CUSTOM BIFOLD DOORS WITH 2" RAIL @ BASE W/ CUSTOM BLACKENED STEEL W/ CLEAR SEALER FINISH IN STEEL FRAME
16	BLACKENED STEEL FRAME WITH CLEAR SEALER
17	CANOPY SUPPORT ON EITHER SIDE OF CAST IRON PILASTER PROTECT CAST IRON NO ATTACHMENT ONTO CAST IRON