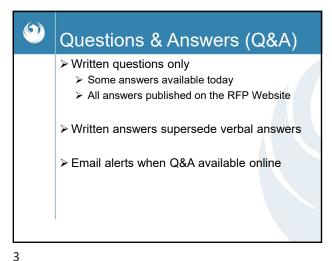


Agenda

> RFP Basics
> Scope of Work
> Proposer Instructions
> Evaluation Criteria
> Questions & Answers Session
> Transparency Policy

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C&A Deadline

> Submit questions by December 19, 2023

> 2:00 p.m. local Phoenix time

> Email: procurement.request.ced@phoenix.gov

> Answers available by January 8, 2024

> https://solicitations.phoenix.gov/Solicitations/Details/1635

Proposal Deadline

Important Tuesday
January 30, 2024
2:00 p.m.
local Phoenix time

Late proposals will be rejected.

Minimum Qualifications (Part 1)

> Proposer

> Successfully completed at least 1 vertical development project with at least 3 stories in the last 7 years

> Proposed Development with Residential Units

> Must designate at least 20% of the total proposed units as affordable or workforce housing

> Any proposal that does not include the minimum qualifications will be disqualified.



Minimum Qualifications (Part 2)

- Purchase Price
 - >\$4,812,500 (minimum)
 - > May offer combination of cash payment and public benefit
- > Any proposal that does not include the minimum qualifications will be disqualified.



Proposal Guarantee

- > \$50,000 cashier's check (1 check)
- > Any proposal that does not include the proposal guarantee will be disqualified.

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Business Opportunity Site

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- > Desired project:
- > Facilitate urban living
- > Design elements to include:

Business Opportunity

- >Functional and appropriate transition to adjacent buildings
- >Support and enhance arts community along Roosevelt Row
- >If parking is included, unobtrusive design
- > If residential, variety of dwelling and unit types to attract range of household income

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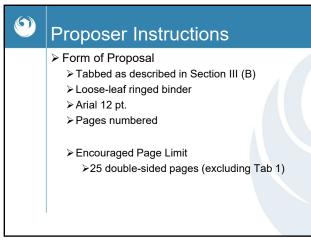
Business Opportunity

- > Incorporate public art that pays homage to the area's history and culture
- ➤ Include sustainability elements
- > Align with the goals of surrounding neighborhood
- > Proposals that include a Working Committee member as a part of its team will be disqualified.

Proposer Instructions

- ➤ Proposal Packet
 - ➤ 1 signed & notarized original proposal
 - > 8 color copies of the proposal
 - ➤ 1 e-copy on flash drive or CD ➤ Adobe PDF
 - > Proposal guarantee
 - > Sealed package marked with:
 - ➤ Proposer's Name
 - ➤ Name of this RFP

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Tab 1 – General Info

> Executed Affidavit (Attachment A)

> Signed Conflict of Interest and Solicitation Transparency Disclosure Form (Attachment B)

> Executive Summary (Max 1 Page)

> Primary Contact
> Lead Developer

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Tab 3 – Return to the City

> Amount of cash payment to purchase Site

> Tangible public benefits description

> Must be quantified if part of the proposed purchase price

> Must reflect minimum qualifications

> Any requested City assistance

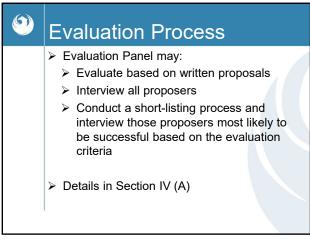
> No guaranteed City assistance

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9	Tab 4 – Proposer's Qualifications, Experience
	 Key individuals Documentation of minimum qualifications Track record of similar scale and complexity 1 reference for each project listed Proposer's Financial Capacity Clear funding strategy Potential lenders of interest Documentation of successfully working for the
	proposed funding entities ➤ Tax credit info, if applicable

9	Evaluation Criteria	
	Evaluation Criteria	Points
	Concept to Redevelop Site	0-375
	Return to the City	0-325
	Proposer's Qualifications and Experience	0-300



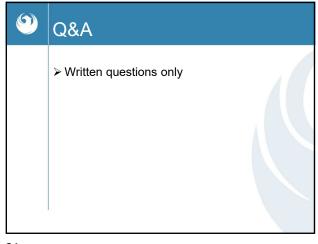
Small Business Outreach Requirements After award recommendation is posted:

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- > Recommended proposer must conduct
- small business outreach efforts within 60 days
 - > Sample forms are posted on the RFP Webpage
 - > Not required to submit as part of proposal

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Transparency Policy > All proposers and their representatives, under penalty of disqualification, will refrain from contacting any City staff or officials to discuss this solicitation. > All questions must be directed to the procurement officer Full policy in Section V (A) of the RFP Companies doing current business with City are not prohibited from discussing their current contracts.

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