REQUEST FOR PROPOSALS

Development of a new mixed-use, mixedincome, multifamily rental housing project.

Pre-Submittal Conference

In-person and via WebEx Thursday, February 22, 2024



HOUSEKEEPING

All questions must be provided in writing

- In-person: Fill out the form
- Virtually: Enter question in the chat



RFP TIMELINE

Proposer's Inquiries
Intent to Apply Deadline
Deadline to Apply
Selection of Proposals
Council Approval

March 1, 2024, by 2:00 pm

April 12, 2024, by 2:00 pm

April 19, 2024, by 2:00 pm

May 2024*

June 2024*

*Dates subject to change

Note: Responses to inquiries will be posted to the solicitation webpage, and an email notification will be sent out



REQUEST FOR PROPOSALS WEBPAGE

Central and Columbus Development

Solicitation Details

Solicitation/Project Number

IFB FY24-086-10 (MBT)

Department

Housing

Contract Specialist/Procurement Officer

Melanie Bynoe-Torzala

Pre-Offer Conference/Pre-Submittal Meeting

02/22/2024 9:00 AM

Date Due

04/19/2024 2:00 PM

NIGP

906-57 - Land Development and Planning - Architectural

Additional Information

The City of Phoenix through its Housing Department invites electronic proposals from a qualified organization(s) to serve as the Developers for the development of the vacant Cityowned property generally located at 32 East Columbus Avenue, Phoenix, Arizona 85012.

Associated Files

- RFP FY24-086-10 Central and Columbus Development.pdf
 (pdf)
- Central Columbus_Phase 1 Enviro Report.pdf
 (pdf)

APPLICATION

Submittal Requirements

- Digital Submissions Only
- Submit an "Intent to Apply" by April 12
- Receive a link for uploading application



INTENT TO APPLY



ATTACHMENT A

ATTACHMENT A INTENT TO APPLY

Submittal of this form is notification to the City of Phoenix of your intention to submit a proposal for development Affordable Rental Housing under Solicitation Number RFP FY24-086-10. The Procurement Officer will create a unique upload link for your proposal which will be used for submission of all materials. You will receive notification by email once this upload link has been created.

To participate in this solicitation, you are required to complete and submit this form to hou.procurement@phoenix.gov by no later than April 12, 2024, 2:00 p.m. The upload link will remain active until 2:00 p.m. Phoenix local time on April 19, 2024.

| Project Name | |
|--|-------|
| | |
| Proposer | |
| | |
| Email Addresses (you may provide access to multiple email addresses to upload documents) | |
| Email 1 | |
| Email 2 | |
| Email 3 | |
| Email 4 | |
| Email 5 | |
| Email 6 | |
| | |
| PRINT NAME | TITLE |
| | |
| CICNATURE | DATE |



EVALUATION CRITERIA

1,000 Point Scale

Concept to Redevelop the Site 350 points

Return to the City 325 points

Proposer's Qualifications and Experience

325 points



SOLICITATION TRANSPARENCY

Beginning January 29, 2024

NO DIRECT OR INDIRECT CONTACT

Schedule a meeting

Melanie Bynoe Torzala
Procurement Officer
602-262-4927
hou.procurement@phoenix.gov

East of Central Avenue between Weldon & Columbus Avenues

3.2 acres (138,000 SF)

Zoned WU T5:7 MT



SITE MAP

 Completed 2 mixed-use development projects in the last 5 years (4+ stories)



CONTINUED

- 2. Minimum 250 total units
- 3. Minimum 50% of units at 80% AMI and below, mixed-income
- 4. Units sized for families



CONTINUED

- 5. Mixed-use project with active ground floor use
- 6. Publicly accessible amenity space
- 7. Enhanced pedestrian amenities
- 8. Fire Department space
- 9. Incorporate zoning stipulations (Z-38-19-4)



Please see the RFP for the full minimum qualification language

CONTINUED

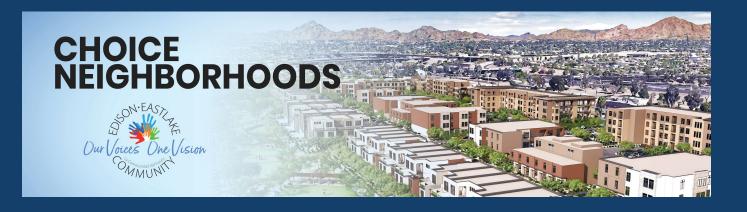
- 10. Adherence to PBV requirements (if utilized)
- 11. Occupy 50% of the total units in 48 months
- 12. No familial relationship between architect and general contractor



PROJECT-BASED VOUCHERS

- Choice Neighborhoods off-site replacement units
- 75 vouchers
 - 25: <u>1-bedroom</u>, 25: <u>2-bedroom</u>, 25: <u>3-bedroom</u>
- Families pay 30% of income towards rent, PBVs pay the difference

Current Payment Standards



1 Bed: \$1,760

2 Bed: \$2,088

3 Bed: \$2,863





GROUND LEASE

- 99 years
- An addendum was posted with a current market appraisal
- The annual market lease: \$456,000 (NNN)
- The City will not entertain the sale of the property



DESIRED PROJECT

- Mixed-use ground floor <u>commercial</u> accessible to the public
- 2. Community space and familyoriented amenities
- 3. Midtown TOD Policy Plan
- 4. Sustainable elements

QUESTIONS

MELANIE BYNOE TORZALA

City of Phoenix Housing Department 251 West Washington Street, 4th Floor Phoenix, AZ 85003-1611

hou.procurement@phoenix.gov

602-262-4927



SITE TOUR

