



**CITY OF
TUCSON**

Ronstadt Transit Center Joint Development Project REQUEST FOR PROPOSALS – PHASE II



**Stakeholders' Meeting
February 25, 2015, 11:30 am – 1:00 pm**

OFFICE OF INTEGRATED PLANNING



- **Welcome & Introductions**
- **Brief Overview for New Participants**
- **Comments Received on Draft Phase II Request for Proposals (RFP)**
- **Proposed Revisions to RFP & Discussion**
- **Next Steps**



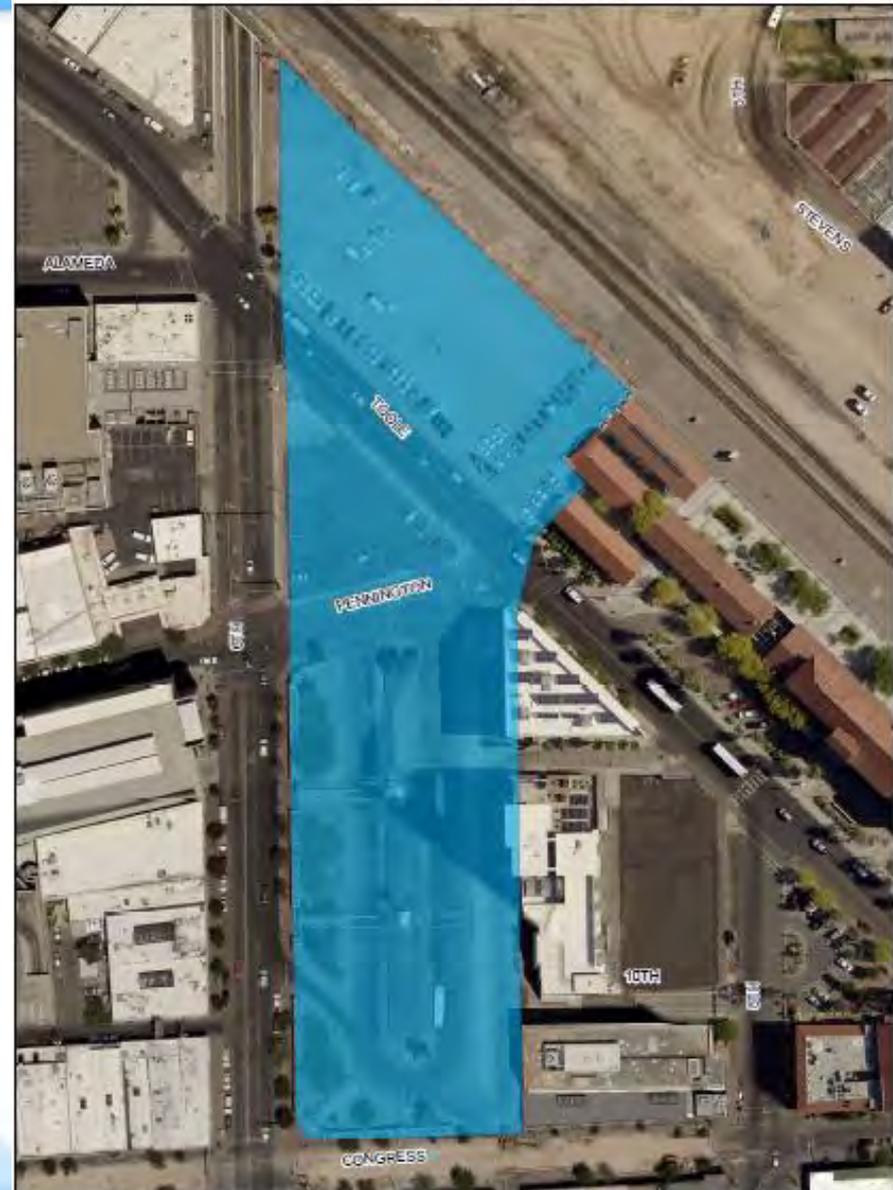
- **Handout:** Proposed Revisions to Draft Phase II RFP (red-lined version)
- **Handout:** Written Responses to Comments
- **Limited Handouts:** Documents Previously Made Available Via Email and on OIP Website, Including...
 - Jan. 30th Stakeholder Meeting Summary
 - Written Comments Received on Draft Phase II RFP
- **Reference for Viewing:** Federal Transit Administration Guidance on Joint Development, Circular 7050.1, August 25, 2014.

NOTE: These materials are also available on OIP website at <http://www.tucsonaz.gov/integrated-planning/office-integrated-planning>.



Brief Project Overview

- 3 city owned properties – *approx. 4 acres total*
- Largest parcel serves as transit center
- Triangle-shaped parcel provides paved surface parking to nearby business
- Parcel north of Toole Avenue currently used as unpaved surface parking.





Brief Overview cont.



Given: Transit services will be part of the project and will be located within the RTC Redevelopment Project site.



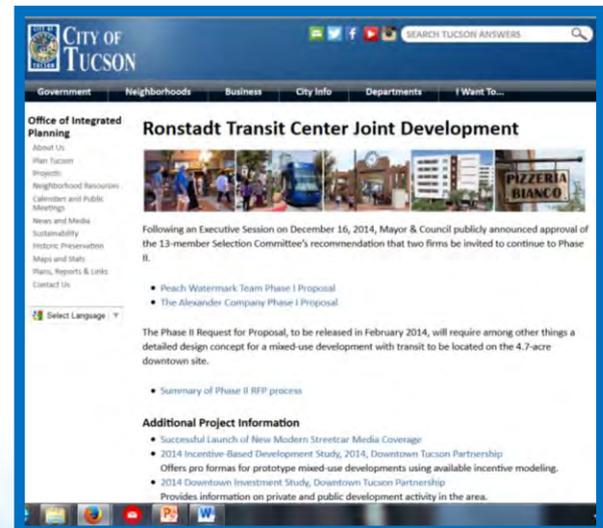
Brief Overview cont.

- **2012** : *City met with individual stakeholder groups*
- **Dec. 2013 – Mar. 2014**: Stakeholders representing a variety of interests met together to develop project purpose & goals and assist with Phase I RFP
- **Feb. 19, 2014**: Mayor & Council approved proceeding with Phase I RFP following public hearing
- **Feb. 28, 2014**: Procurement issued Phase I RFP
- **Oct. 17 & Oct. 30**: Evaluation Committee reviewed and recommended both teams be invited to continue into Phase II RFP process.



Proceed with Phase II RFP

- **Dec. 16, 2014:** Mayor and Council, in Executive Session, approved Evaluation Committee's recommendation and directed staff to proceed with Phase II of the RFP process, requesting that the Phase I submittals and the Phase II process and timeline be posted on the OIP website.
- **Peach Watermark Team**
- **The Alexander Company**





Today's Focus

- 1. To highlights comments received on Draft RFP at Jan. 30th Stakeholder Meeting and in writing between Jan. 30th and Feb. 9th**
- 2. To review proposed revisions to the RFP taking into account comments received**
- 3. To respond to questions raised at Jan. 30th Stakeholder Meeting about FTA funds**





Comment Highlights

- **First, THANKS to everybody who took time to review Draft Phase II RFP and to all who shared comments in writing**
- **Received initial comments orally at Jan. 30th Stakeholder Meeting**
- **Received 12 sets of written comments**
- **Comments compiled, emailed, and posted on OIP website**





- **Written Comments generally of four types:**
 - **Specific suggestions for revisions to Phase II RFP**
 - **Thoughts on the RFP process**
 - **Ideas about type of development that should happen at project site**
 - **Position statements regarding the project**





Written Responses

- While all comments are acknowledged in written responses, focus is on comments regarding Draft Phase II RFP and process.
- Responses indicate whether and how comments are reflected in proposed revisions to Phase II RFP.





- Revisions reflected in red on Revised Phase II RFP handout
- Most *comments on* Phase II RFP and most *revisions to* RFP focus on schedule and on Section VI, Submittal Requirements
- Will walk red-lined RFP now
- May provide comments on RFP revisions up to 9 am on Monday, March 2
- Mayor & Council to consider RFP on March 3rd



Responses cont.

<i>Section I:</i> PROCESS & STATUS	Revisions to schedule; activities added; time expanded.	Comments: Primarily about time.
<i>Section II:</i> OVERVIEW	No revisions	
<i>Section III:</i> PROJECT PURPOSE & GOALS	No revisions <i>[Section taken directly from Phase I RFP.]</i>	Comments: Some revised wording to goals suggested.
<i>Section IV:</i> FTA GUIDANCE	Revisions to clarify text was quoted; to add two quoted sentences; to update federal fund \$.	Comment: Clarify whether text is quoted from FTA; question re fund \$.



Responses cont.

<i>Section V: INSTRUCTIONS TO OFFERORS</i>	Revisions to clarify.	Comments: Clarification suggestions.
<i>Section VI: Submittal Requirements Item 1, Contact Information</i>	Revisions to 1.(b) – timing of requirement re Arizona law.	Comments: Re 1(b) timing.
<i>Section VI cont. Item 3, Project Description</i>	Revisions to (a) i. & ii – edits for clarification; to (b) for more specificity; to add additional item (c) re rendering of project in surroundings and (d) re cultural diversity & arts; to expand on (e) to ref. daytime <u>and</u> nighttime.	Comments: Suggestions for clarification and specificity; ref. to cultural diversity, arts; and nighttime activation.



Responses cont.

<p><i>Section VI cont. Item 3, Project Description cont.</i></p>	<p>Revisions to (g) for more on community space; to (h) to emphasize diversity of needs; to (i) – (k) for further specificity.</p>	<p>Comments: Suggestions re clarification and specificity.</p>
<p><i>Section VI cont. Item 4, Integration of Transit Use</i></p>	<p>Revisions to (a) for specificity; to (b) ii to refine ref. to connectivity; to (b) iii to add reference to complementary trans. programs; to add (c) re project adaptability over time.</p>	<p>Comments: Suggestions re further specificity. Also suggestion at Jan. 30th to revise Section VI be to further reflect Section 1. goals.</p>
<p><i>Section VI cont. Item 6, Team</i></p>	<p>Revisions for further specificity.</p>	<p>Comments: Suggestion re specificity.</p>



Responses cont.

<p><i>Section VI cont. Item 7, Public Engagement</i></p>	<p>Revisions to item for greater specificity and addition of (b) to ref. possible Oversight Committee or similar entity.</p>	<p>Comments: Multiple suggestions that this item needing more detail.</p>
<p><i>Section VI cont., Item 8, Business Plan & Financial Capacity</i></p>	<p>Revisions to (a) to suggest need for interaction over long term; to provide further specificity in (b) and (e); to request more information in (f) i., ii., and iv.; to (g) to provide further specificity to iii; to delete (g) iv - covered elsewhere.</p>	<p>Comments: Suggestions re further specificity and additional items.</p>
<p><i>Section VI cont., Item 9, Public Presentation</i></p>	<p>Revisions to extend time for Offerors' responses to public comments, and to require responses to all comments.</p>	<p>Comments: Ref to time</p>



Responses cont.

<p>Section VII: EVALUATION CRITERIA Item A., Specific Criteria</p>	<p>Revisions to refine 1., 2, and 3; to add 4 to break out “FTA Guidance from 3.; to refine 5, 6, and 7.</p> <p><i>[Note: Criteria retained basically as was because they parallel submittal requirements.]</i></p>	<p>Comments: Suggestions for further refinement; also suggestions for different set of criteria and scoring percentages.</p>
<p>Section VII: EVALUATION CRITERIA Item A., Specific Criteria</p>	<p>Revisions to delete (d), which Procurement said was not applicable to this project.</p>	<p>Comment: Suggestion to refine item to allow City to request changes to teaming.</p>



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THANK YOU.

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