

## 2. General Project Approach:

### (1) Overall Concept for Development of the Site and Achievement of Project Benefits

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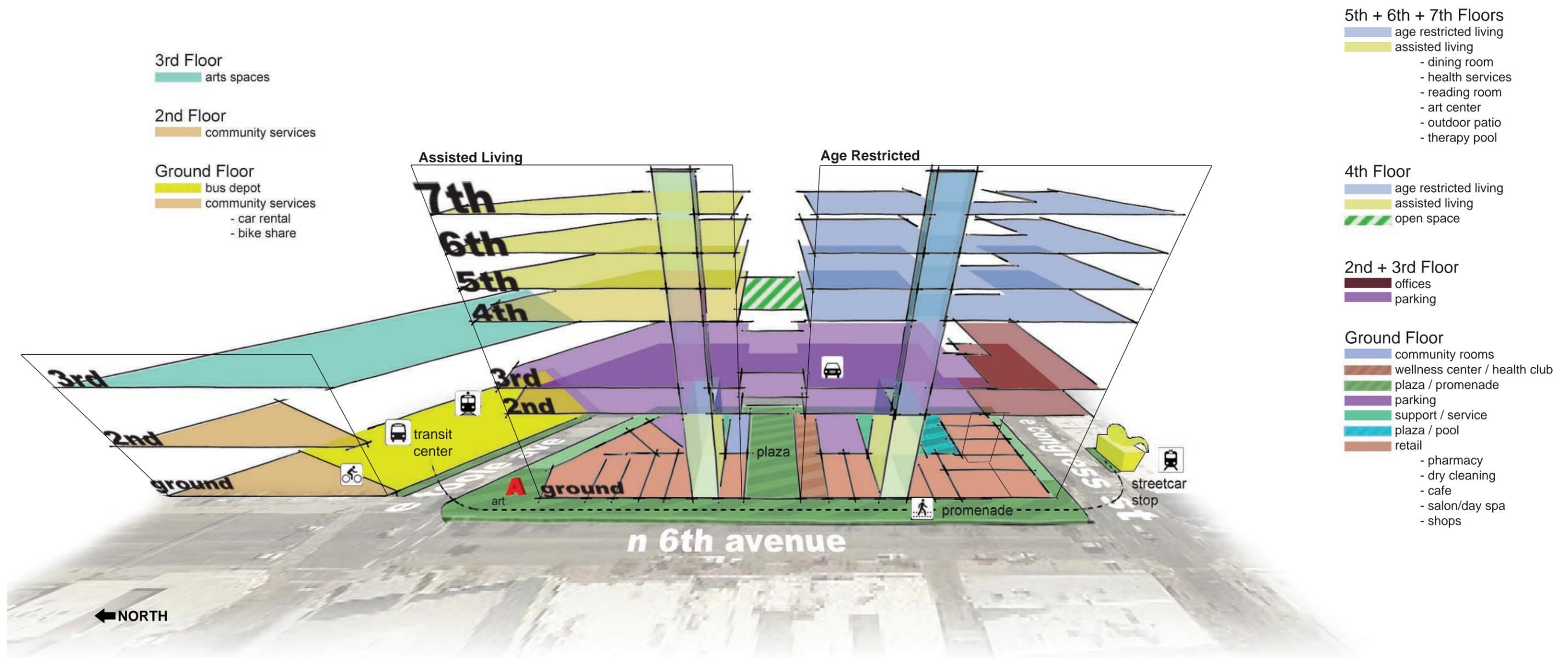
The following is a summary of the spaces in our conceptual plan:

Wellness Center	6,200 SF
Parking	207,000 SF
Support/Service	29,000 SF
Retail	31,000 SF
Transit Center	41,000 SF
Hotel	85,500 SF
Market Rate Housing	77,500 SF
Age Restricted Housing	76,000 SF
Assisted Living	86,000 SF

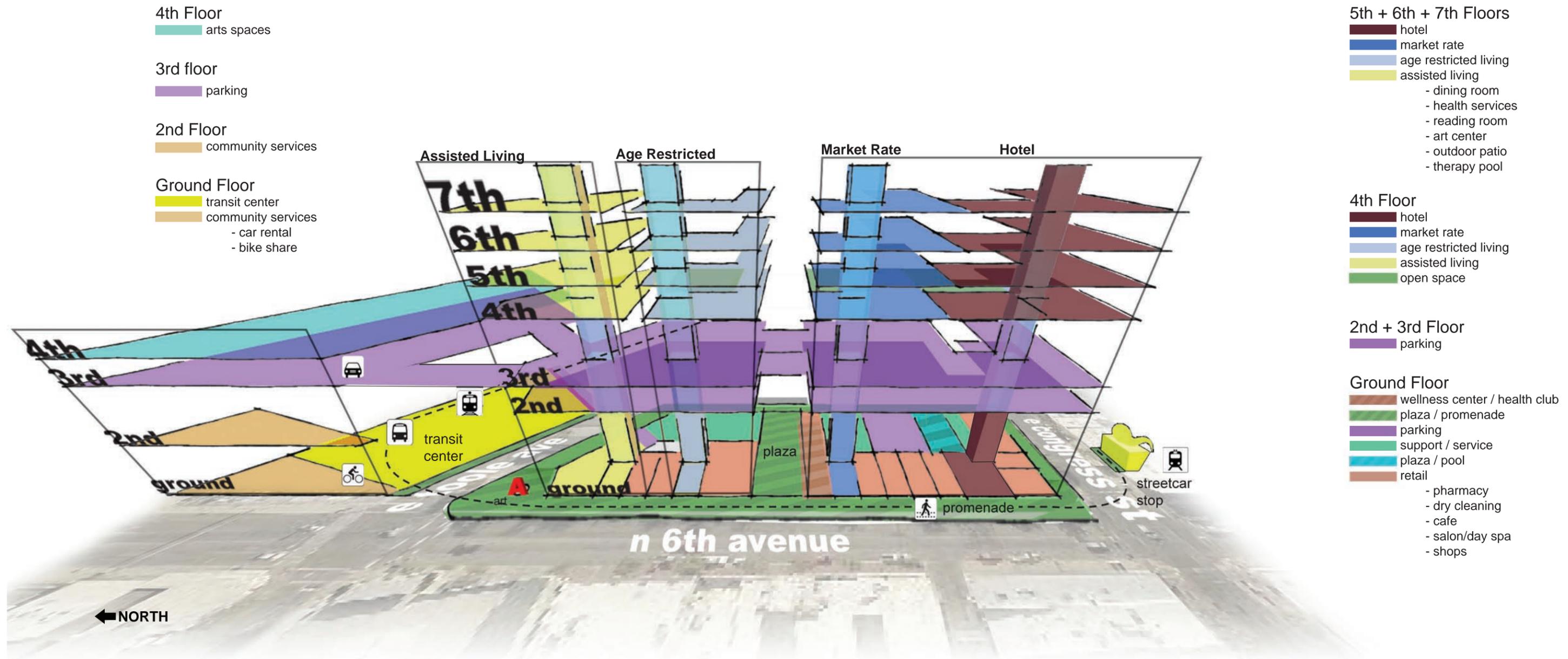
*Please refer to the following pages for an overview of two preliminary concepts our team has developed for the Ronstadt Transit Center Site.*



SITE PLAN



CONCEPT 1



**CONCEPT 2**

## 2. General Project Approach: (2) General Approaches to Community Engagement and Collaboration

The engagement and collaboration of the community is key to the success of our vision for the project:

- We will encourage communication, and conduct interviews and surveys to confirm the needs and priorities.
- We will utilize interactive workshops to maximize participation and build consensus.
- We will create subcommittees to focus on specific areas and inspire innovative solutions.
- We will develop partnerships to coordinate and provide services, as well as ensure an economically sustainable community.
- We will foster a team approach and an atmosphere of mutual respect.



We envision areas of interest and possible participants may include:

### **Transit**

- Bus, bike, car, horse, train, modern street car, pedestrian
- Bus Riders Union/Brian Flagg
- Sun Tran
- City Department of Transportation

### **Housing**

- Seniors, age restricted
- Market rate, workforce
- Affordable



### **Commercial**

- Downtown Tucson Partnership/Michael Keith
- Downtown Merchants Association
- Businesses, Madden Media/John Hudak, Johnny Gibson Market, Drug Store/Pharmacy

### **Wellness**

- Pima Council on Aging
- UA College of Medicine, UA Health and Wellness

### **Arts**

- WAMO/Warehouse Arts Management Organization

### **Sustainability**

- Energy Efficiency, TEP, Metropolitan Energy Commission
- Waste Reduction, City Environmental Services
- Water Conservation, Tucson Water
- USGBC LEED Certification



The team has engaged with the public in a number of important projects as demonstrated throughout this proposal. For this special project in the heart of Downtown Tucson, the team will hold a series of public meetings to present the plans that we will develop from the feedback collected by the previous public meetings from Poster Frost Mirto. A clear consensus should arise pointing the direction to a plan for activating and improving the use of the public bus system, as well as accommodating the long standing ridership.

August 22, 2014

City of Tucson  
Department of Procurement

RE: Request for Proposal No. 140893  
Ronstadt Transit Center Joint Development Project: Phase I

Dear Ladies and Gentlemen:

I am writing in support of the Ronstadt Transit Center Joint Development Project: Phase I proposal being submitted by Peach Properties (44 E. Broadway Blvd., Unit 300, Tucson, Arizona 85701.)

My property and business are located at 440 N. 6<sup>th</sup> Avenue, approximately 4 blocks north of the Ronstadt Transit Center. I have been in this location since 1998 (16 years.) In the 1980's I lived in Armory Park, today I reside in El Presidio Neighborhood. I have been a long time supporter of downtown revitalization. Currently I serve as a member of the Downtown Tucson Partnership board of directors and as WAMO's (Warehouse Arts Management Organization) representative on the Downtown Links Citizens' Advisory Committee.

I am extremely pleased with Peach Properties' unique approach to include a strong arts component in their mixed use proposal for the site. This idea alone incorporates into the project an awareness of the type of development that is not only needed but that will be successful. I believe that Ron Schwabe is peerless in his instincts for good development---projects that fit as well as expand possibilities; projects that literally build community. Ron and Peach Properties have a solid understanding of how our downtown functions for those who live in, those who work in and those who visit our city's core. This type of understanding along with a well demonstrated love and respect for the community and its citizens combined with Schwabe's tremendous business acumen makes me think of the Steinfelds, Jacomes and Ronstadts. Peach properties has the qualifications, experience and values that Tucson thrived on in the past. I know my business will benefit, my property value increase and our community will be stronger with Peach Properties as the City's Joint Development Partner on the Ronstadt Transit Center.

It is my hope that the City of Tucson will proceed into Phase II and that Peach Properties will be on the short list as a possible Joint Development Partner for the 4.7 acre Ronstadt Transit Center Project Area.

Sincerely,



Susan T. Gamble  
Santa Theresa Tile Works, Inc.  
440 N. 6<sup>th</sup> Avenue  
Tucson, AZ 85705  
[susan@santatheresatileworks.com](mailto:susan@santatheresatileworks.com)  
520-818-4802

August 21, 2014



Imago Dei  
Middle School

Dear Evaluation Committee of the Ronstadt Transit Center Joint Development Project:

I am most honored to write a letter of support on behalf of The Watermark Retirement Communities and Peach Properties in response to their proposal to create a vibrant community in the heart of downtown Tucson that would appeal to the next generation of active, older adults who seek an innovative, urban experience with amenities nearby.

This proposal is of great interest in that I represent a private, tuition-free school located directly across the street at 55 N. 6<sup>th</sup> Avenue. Our school, Imago Dei Middle School, is one of 60 schools nationwide committed to breaking cycles of poverty through education. Experience has shown nationwide that older adults and children can bring great joy and loving support to each other through intergenerational activities. We can imagine young people and old learning from each other, and shaping the city and world in which we live.

The leadership of The Watermark Retirement Communities and Peach Properties have supported Imago Dei Middle School for years and they have expressed interest in strengthening our community partnership by developing programs that will benefit our community as a whole.

In Chicago during the early 90's, the area directly north of the Chicago River, known as River North, was revitalized under the leadership of Mayor Daley. The development of attractive, modern housing, similar to the buildings owned and developed by Peach Properties, was a critical factor in attracting established adults to move downtown, and to foster daily city life. The development of the infrastructure, such as a grocery store, dry cleaner, flower shop and drug store, were important as well.

I am grateful to the leaders of Tucson who have developed our city in such a way that young people have been drawn to live downtown. I am also of the belief that in order for Tucson to grow even stronger, housing and amenities for people of all ages will be necessary to sustain and build the foundation that has taken hold.

On behalf of Imago Dei Middle School, I am beyond excited about the possibilities that exist with the redevelopment of the Ronstadt Transit Center under the direction of The Watermark Retirement Communities and Peach Properties. Tucson is home by choice to these two well-established, successful businesses that create and design communities by developing innovative properties. They have the collective knowledge and experience to create a very special community in the heart of Tucson for the entire City.

Thank you for your time and consideration. Please contact me if I can provide assistance.

With Kind Regards,

A handwritten signature in black ink, appearing to read "Anne Sawyer".

The Rev. Anne Sawyer  
Head of School and Co-founder

**Armory Park Senior Center  
220 South 5<sup>th</sup> Avenue  
Tucson, AZ 85701  
(520) 791-4865**

August 25, 2014

City of Tucson  
Department of Procurement

RE: Request for Proposal No. 140893; Ronstadt Transit Center Joint Development Project Phase I

Dear Committee Members:

As the Supervisor of Armory Park Senior Center, I am writing this letter in support of the Ronstadt Transit Center Joint Development Project proposal submitted by Peach, Watermark, Swaim, Fors and Ryan. This project is an exciting collaboration to assure that the heart of our city is a great place to grow up and a great place to grow old. The idea of independent and assisted living, combined with retail, restaurant and an art studio teaching location downtown that would serve the seniors as well as the general public, demonstrates the forward thinking approach that will enrich the standards of a city that values and supports people as they age. This project supports all ages and reflects the national conversation on what truly constitutes a livable city for aging across the life span.

For over forty years the Armory Park Senior Center has worked closely with the elders throughout the Tucson community, and we are now supporting our neighbors at the renovated Herbert Apartments, managed by Peach Properties. When the former Armory Park Apartments residents moved out, the Armory Center refined our purpose to include service to our elder communities, while enhancing the quality of life for all members of the Armory Park Neighborhood. The Herbert Residential Team has been an outstanding partner during this transition in the core of our great City and Peach Properties has demonstrated integrity in the community process to assure the needs and desires of the neighborhood were considered at every phase of development I am confident that David Freshwater's Watermark, with 25 years of proven success creating thriving residential communities, together with Peach Properties' demonstrated understanding of building a strong City core, is a recipe for success that will combine housing, transportation, work force development and recreation to enhance our unique downtown environment.

In my experience with Peach Properties they have committed to the goal of defining how to most effectively serve our downtown community. Across the country, "senior centers" are being challenged to focus and adapt to changing urban demands. We have been most fortunate to have Peach Properties as an effective partner during this transition. As part of this effort, the Armory Park Center has been revitalized to serve people across the age continuum by offering programs and activities to new generation of residents, while continuing to serve our lifelong elder members. Peach Properties Staff is also committed to educating downtown residents about the amenities offered at Armory Park Center, and is working together to improve community involvement and enhance programming to meet the growing demands of the "Baby Boomer" generation. Programming includes volunteer opportunities, fitness and educational programs, and more. Most importantly, we are working together to provide an enriched venue where the community gathers, shares and bonds.

I grew up in the downtown area (A Mountain) and attended grade school downtown. I am excited and proud to view a community that respects and understands the growing needs of our elders. This proposal combines that vision with a proven record of development to deliver a property that supports and respects our aging community, while stimulating the heart of our City for all ages.

Sincerely,



Robin McArdle-Landers  
Center Services Supervisor  
City of Tucson Armory Park Center  
520-791-4865

Arizona Center on Aging  
1821 E. Elm Street  
Tucson, AZ 85719



Phone: (520) 626-5800  
FAX: (520) 626-5801

August 26, 2014

RE: Ronstadt Transit Center Redevelopment Project, Tucson, Arizona

Dear Evaluation Committee:

It has come to our attention that Watermark Retirement Communities and Peach Properties have come together to submit a response to the City of Tucson's Request for Qualifications for the redevelopment of the Ronstadt Transit Center. We understand that this team's plan is to include senior housing and a wellness center in their redevelopment proposal. While the Arizona Center on Aging has no experience working with Peach Properties, we do have a long and gratifying history working with David Freshwater and his firm, Watermark Retirement Communities and its predecessor, The Fountains.

We endorse the concept of providing senior housing and a wellness center in downtown Tucson with the hope that it will enhance the wellbeing of the aging population of Tucson.

If you have any questions, please feel free to contact us.

Sincerely,

Handwritten signature of Mindy Fain in black ink.

Mindy Fain, MD  
Co-Director

Handwritten signature of Janko Nikolich-Zugich in black ink.

Janko Nikolich-Zugich, MD, PhD  
Co-Director



**2. General Project Approach:**

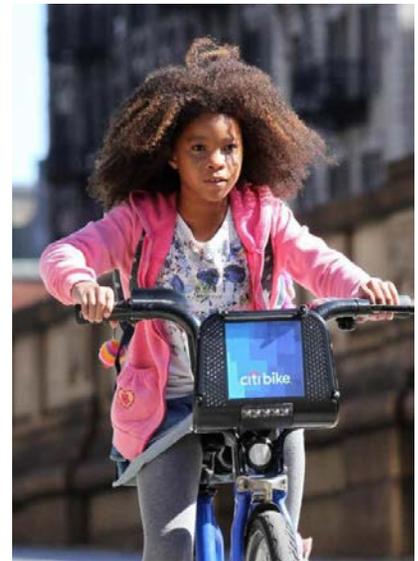
**(3) Conceptual Execution of the Joint Development, Including General Funding/Financing Approach and Estimated Project Timeline**

After community engagement and stakeholder feedback, the next step in the redevelopment process will be to establish a range of economically viable development projects that can be undertaken on the site, including the types and amounts, if any, of public investment that may be required on the site to support private development activity. We would anticipate that an initial six month process, undertaken in partnership with the RTC, City, and potential development partners, would be required in order to arrive at a preferred direction for the project. We would assume that any development scenarios analyzed as part of this phase would be consistent with the stakeholder feedback provided about the location.

Once we have determined market viability and ensured the development vision has been agreed upon, we would either be prepared to work with the RTC/City on the purchase or lease of a portion or all of the property, or prepare specific offerings to take to the market for the development of the property, consistent with the stakeholders vision for the project.

Our proposed timeline is as follows:

Project Timeline	2014				2015				2016				2017			
	1st	2nd	3rd	4th												
					A											
					W											
					A											
					R											
					D											
FTA Compliance			■	■	■	■	■	■								
Community/Stakeholder Engagement			■	■	■	■	■	■								
<b>Architecture/ Engineering</b>																
Development Concept Scenarios			■	■	■	■										
Concept Refinement				■	■											
Final Concept					■	■										
Planning/Design							■	■	■							
Construction Documents								■	■	■						
<b>Zoning/Entitlements</b>						■	■	■	■							
<b>Intermodal Lease</b>						■	■									
<b>Financing</b>																
Equity						■	■	■								
Debt								■	■	■						
<b>Construction</b>																
Phase One - New Transit Center									■	■	■					
Phase Two - New Development												■	■	■	■	■
Marketing/Contracts													■	■	■	■
Operations															■	■



**PEACH**  
WATERMARK  
**swaim**  
**FORS**  
**RYAN**

## PHASE I SUBMITTAL

### TO THE CITY OF TUCSON:

The Undersigned hereby attests that the information provided in response to Phase I is true and correct.

For clarification of the Phase I submittal, contact:

Peach Properties  
Company Name

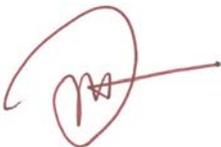
Name: Ron Schwabe

44 E. Broadway, Suite 300  
Address

Title: President

Tucson                      AZ                      85701  
City                              State                      Zip

Phone: 520.798.3331



\_\_\_\_\_  
Signature of Person Authorized to Sign

Fax: 520.798.1288

Ron Schwabe  
Printed Name

E-mail: ron@peachprops.com

President  
Title



# CITY OF TUCSON

## REQUEST FOR PROPOSAL

**REQUEST FOR PROPOSAL NUMBER:** 140983  
**PROPOSAL DUE DATE:** APRIL 29, 2014 AT 4:00 P.M. LOCAL AZ TIME  
**PROPOSAL SUBMITTAL LOCATION:** Department of Procurement  
255 W. Alameda, 6<sup>th</sup> Floor, Tucson, AZ 85701

**MATERIAL OR SERVICE:** RONSTADT TRAINSIT CENTER JOINT  
DEVELOPMENT PROJECT : PHASE I

**PRE-PROPOSAL CONFERENCE DATE:** MARCH 20, 2014  
**TIME:** 12:45 PM  
**LOCATION:** CITY HALL, 1<sup>ST</sup> FLOOR CONFERENCE ROOM  
255 W. ALAMEDA, 1<sup>ST</sup> FLOOR, TUCSON, AZ 85701  
SITE VISIT IMMEDIATLEY FOLLOWING

**CONTRACT OFFICER:** DAN LONGANECKER, CPPB  
**TELEPHONE NUMBER:** (520) 837-4125  
Dan.Longanecker@tucsonaz.gov

A copy of this solicitation and possible future amendments may be obtained from our Internet site at: <http://www.tucsonprocurement.com/> by selecting the Bid Opportunities link and the associated solicitation number. The City does not mail out Notices of available solicitations via the U.S. Postal Service. Email notifications are sent to those interested offerors who are registered with us and who have selected email as their preferred delivery method. To register, please visit [www.tucsonprocurement.com](http://www.tucsonprocurement.com), click on Vendors, then click on Vendor Registration. To update an existing record, click on Vendors, click on What's New?, and read the section titled "Notice of Solicitations." You may also call (520) 791-4217 if you have questions.

Competitive sealed proposals for the specified material or service shall be received by the Department of Procurement, 255 W. Alameda, 6th Floor, Tucson, Arizona 85701, until the date and time cited.

Proposals must be in the actual possession of the Department of Procurement at the location indicated, on or prior to the exact date and time indicated above. Late proposals shall not be considered. The prevailing clock shall be the City Department of Procurement clock.

Proposals must be submitted in a sealed envelope. The Request for Proposal number and the offeror's name and address should be clearly indicated **on the outside** of the envelope. All proposals must be completed in ink or typewritten. Questions must be addressed to the Contract Officer listed above.

### \*\*\*\*ALERT\*\*\*\*

The City of Tucson has implemented additional security procedures in City Hall. All visitors will be required to enter only through the north side doors facing Alameda Street. When attending a meeting or delivering a solicitation response to City Hall, please allow ample time to go through the security screening process.

Visitors will be required to do the following:

- Pass through metal detectors / security wands;
- Purses and bags will be searched by security personnel;
- Obtain a visitor's pass

PUBLISH DATE: FEBRUARY 28, 2014

## **Introduction**

The City intends to select a Joint Development Partner for the 4.7-acre Ronstadt Transit Center Project Area using a two-phased Request for Proposals (RFP) evaluation process as follows:

**Phase I: Submission of Statements of Qualifications:** The City will evaluate Offeror's Statements of Qualifications (SOQs) and experience in providing similar services and general project approach. The Proposal Evaluation Requirements within this RFP state the information that the City is requesting as a basis for evaluation in Phase I. Phase I evaluation may include interviews.

It is the City's sole discretion to proceed to Phase II. If the City proceeds into Phase II, a shortlist of those Offerors who are deemed most qualified and experienced will be invited to participate in Phase II. At the conclusion of Phase I, the list of all Phase I offerors will be made public. Offerors invited to proceed to Phase II will be identified. Contents of submittals and evaluation information from Phase I will be made public at this time.

**Phase II: Submission of Detailed Project Proposals:** If the City proceeds into Phase II, successful Phase I Offerors will be provided with detailed scope of services and evaluation requirements. The City may also further define any other Terms and Conditions for a development agreement which may include, but not be limited to, Insurance, Performance Surety and/or Fidelity Bonds, Key Personnel, Conflict of Interest, Federal Transit Administration (FTA) Joint Development requirements, etc. Offerors will be given sufficient time in which to prepare and submit a proposal response.

The Phase II selection process may include, but is not limited to: written proposal response, site visits, discussions, interviews, negotiations, public presentation(s) and a design competition.

Phase II will be evaluated separately from Phase I. There will be no carry forward of scoring or ranking. The evaluation committee from Phase I will also evaluate Phase II.

Should the City decide to enter into a development agreement, it shall make an award that is deemed to be in the City's best interest. Award is contingent upon approval of the negotiated agreement by the Tucson Mayor and Council and the FTA.

### **Estimated Project Timeline\*\*:**

Issuance of Phase I Document: March 1, 2014

Completion of Phase I Evaluation and Shortlist: June 1, 2014

Issuance of Phase II Document: July 1, 2014.

Due Date for Phase II Responses: October 1, 2014.

Completion of Phase II Evaluation: January 1, 2015.

Negotiations and Recommendation for Award to Mayor and Council: March 1, 2015.

**\*\*Dates are approximate only\*\***

## **Project Overview**

The City of Tucson seeks a qualified development team to plan, design, construct, and own, lease, and/or manage components of an integrated transit/mixed-use center on the 4.7- acre project area site, which includes the existing Ronstadt Transit Center (RTC) and two additional parcels currently used for parking. (See Project Site Map attached.) The first phase of the RFP process is focused on identifying a short list of qualified development teams, while Phase 2 will focus on project specifics and design.

The project will need to be developed per Federal Transit Administration (FTA) guidance on joint development, including the provision that the City will need to maintain satisfactory continuing control over the joint development project by ensuring that it continues to have a public transportation purpose. (See links to FTA guidance documents.)

## **Project Purpose & Goals**

To create a distinctive, multi-modal transit center and mixed-use development that contributes to an active, economically robust downtown.

## ***Uses & Character***

The project should incorporate (1) a transit center with similar or improved services, (2) private development featuring a mix of uses, and (3) public open space, which are thoughtfully integrated and serve a diversity of people working, living, and visiting downtown. Examples of types of land uses that are encouraged include housing, retail, daily services (e.g., daycare, grocery, pharmacy), employment, educational uses, and recreation and entertainment venues.

The project should incorporate community open space that is urban in character, well integrated with surrounding uses, highly visible to and actively used by people of all ages, includes some natural features, and has a clearly responsible entity in charge of its programming and maintenance.

The design of the project should create a signature destination that integrates the arts, recognizes the community's cultural diversity, includes sustainable/environmentally sensitive design, activates the streetscape, and offers architecture responsive to the urban historic fabric and views. Sensitivity to the needs of downtown neighborhoods, transit users, adjacent properties, and local downtown businesses is important.

## ***Transportation & Infrastructure***

The project should incorporate establishment of the Ronstadt Transit Center as an adaptable hub that can serve multiple modes of transportation over time, including, but not limited to, public buses, shuttles, bicycles, and pedestrians. It should provide connections to the modern streetcar and Amtrak inter-city rail, and should accommodate complementary programs and facilities such as bike share, car share, drop-offs, and taxis.

The project should enhance the physical infrastructure and facilities for current bus riders and increase the appeal of transit to new riders. Examples of improvements identified by community members as desirable include incorporation of retail, food, and services; better designed bathrooms; air conditioning; shade; drinking fountains; and a play area.

The project should provide pedestrian and bicycle connectivity to surrounding uses; to walkways/alleys, roadways, and bikeways; to adjacent residential and commercial areas; and to transportation modes, such as between the bus facilities and the modern streetcar line at the southern boundary of the RTC project area and the Historic Train Depot at the northeastern end of the property.

The project should be based on thoughtful site design that considers not only access and egress, but also contributes to improving surrounding multi-modal transportation circulation.

### ***Financial & Economic Vitality***

The project should be delivered in a timely manner providing a sufficient infusion of private investment to economically benefit public transit, the City's tax base, and downtown revitalization efforts.

### ***Communication & Participation***

The project team should be committed to regular, collaborative meetings and communication with the City and other agencies, and community engagement with stakeholders. (Links regarding stakeholder outreach are included.)

### **Planning Guidance**

Plan Tucson, the City's General and Sustainability Plan approved by voters in November 2013, provides policy direction relevant to this project. For example, the first policy in the Land Use, Transportation, & Urban Design Element is:

*Integrate land use, transportation, and urban design to achieve an urban form that supports more effective use of resources, mobility options, more aesthetically-pleasing and active public spaces, and sensitivity to natural resources and neighborhood character.*

Imagine Greater Tucson, a regional visioning process undertaken in 2011/2012, articulates support for investment in downtown and mixed-use, transit-oriented development.

A recently completed Urban Land Institute Advisory Service Panel focusing on downtown Tucson provided additional data and recommendations in support of development in the RTC project area.

Links to these and other relevant plans and initiatives are provided.

### **Tucson Context**

As a continuously inhabited settlement for the last 12,000 years, Tucson's history and culture run deep. Spanish, Mexican, Native and Old West influences are evident in the architecture, lifestyle, traditions and cuisine. Tucson was formally founded in 1775, about the time the nation's forefathers were signing the Declaration of Independence. Locally, the city is still called the Old Pueblo for the adobe fortress or "presidio" that marked its early borders. Over the past three centuries, Tucson has grown from a Native American farming community, to Spanish outpost, to dusty frontier town, to bustling territorial days' railroad hub, to today's Southwestern metropolis of one million people. The city is rich and diverse. with many attractions for the whole family, close proximity to an international border, 350 days of sunshine for outdoor adventures and recreation, an extensive art and cultural scene, world class accommodations and spas, and a burgeoning culinary scene.

### **Site Context**

Tucson's downtown core is the place to experience the boundless cultural and outdoor festivals of the city, such as the Gem, Mineral and Fossil Show; All Souls Procession; El Dia de San Juan Festival; Festival of Books; Fourth Avenue Street Fair; and Tucson Meet Yourself. Downtown Tucson boasts a vibrant community with numerous museums, including the Tucson Museum of Art, the Children's Museum, and

the Museum of Contemporary Art. The Downtown Arts District includes theaters, restaurants and performance spaces. Downtown supports a ballet, a symphony, an opera company and a jam-packed calendar of live music and performing arts choices.

Downtown Tucson has a unique role to play in the 21<sup>st</sup>-century development of the region. In addition to being the financial, governmental, administrative, legal, cultural and entertainment center, downtown also offers the most convenient and extensive transit connections supported by higher density housing, compact development, and a pedestrian-oriented environment.

Beginning this summer, a 3.9-mile modern streetcar route will connect downtown's major activity centers: The University of Arizona (UA), Arizona Health Sciences Center, University Main Gate Business District, Fourth Avenue Business District, Congress Street. Shopping and Entertainment District, and the Mercado District. More than 100,000 people live and/or work within a block of the modern streetcar line. The streetcar project has already triggered transit-oriented development, including new retail, office and residential development and redevelopment. To date, more than \$800 million has been invested by the public and private sectors. Fifty (50) new restaurants, bars and cafes; over 1,500 new multi-family housing units (including 68 units at the new MLK Apartments for the disabled and elderly just east of the RTC); and 58 new retail businesses have been constructed along the route over the past two years. Additionally, there has been significant corporate business expansion near the streetcar route, including a new headquarters for UNS Energy Corporation, with more than 500 employees; Providence Service Corporation; and Mister Carwash Headquarters. Also multiple co-working and start-up spaces have been established or are planned in the downtown area.

Along with undertaking the streetcar project, the City has promoted downtown redevelopment through a variety of infrastructure projects and economic development incentives, such as property tax abatements, permit fee waivers, and regulatory relief. Combined with an overall push to enhance business ties south of the international border, downtown Tucson is full of new business opportunities. An estimate of investment in the downtown area as of February 2014 is over \$600 million by the public sector and over \$300 million by the private sector.

### **Site Specifics**

The project area site is composed of three City-owned parcels located at the northeast corner of the intersection of Congress Street and Sixth Avenue, in the heart of downtown Tucson. The largest of the three parcels serves as the Ronstadt Transit Center (RTC), an FTA-funded property located directly adjacent to the new modern streetcar route, situated in the middle of the City's entertainment district. A second, triangle-shaped parcel (Triangle Lot), which is also an FTA-funded property, sits to the north of the RTC at the southeast corner of the intersection of Sixth and Toole avenues and provides paved surface parking for a nearby business. The third property (Toole Lot), in which Highway User Revenue Funds (HURF) are invested, lies directly north of the Triangle Lot and west of the Historic Train Depot within the Historic Warehouse Arts District. The parcel is currently used as unpaved surface parking. The size of the total project area is 4.7 acres, with the RTC 2.3 acres, the Triangle Lot 0.98 acres, and the northern parcel 1.42 acres. The zoning for all three parcels is OCR-2, which allows for a wide number of commercial and residential uses. (See links regarding OCR-2 zoning.) The maximum building height allowed is 300 feet.

The project area site, with prominent northern views, is located in the section of downtown Tucson that has received the greatest amount of recent public and private investment. It is bordered by multi-story residential and commercial to the east, Congress Street with its new streetcar line and popular restaurant and nightlife destinations to the south, commercial along Sixth Avenue to the west, the Union Pacific Railroad and future Downtown Links four-lane roadway project directly to the north, and the Historic Train Depot and heavy rail station to the northeast. The Historic Train Depot, which lies to the east of the Toole

Lot, was built in 1907 by the Southern Pacific Railroad. In 1998, the City purchased the entire depot property from the Union Pacific Railroad, which had absorbed the Southern Pacific. Restoration of the main depot building and the three adjacent buildings to their 1941 modernized Spanish Colonial Revival architectural style was completed in 2004. The Depot currently is home to Tucson's Amtrak station, shops, offices, the Southern Arizona Transportation Museum, and a restaurant.

The project area site conditions include:

*Existing Transit Center:* In 1991, the RTC opened as part of a city-wide network of transit centers. After a substantial community process, the current complex was constructed with its arcade of brick salvaged from the storefronts that were demolished to make room for the center. (Link with RTC Photos provided.) The RTC serves as a major destination and transfer point to and from other parts of the city. The center includes a currently unstaffed information booth, covered waiting area, restrooms, and other amenities. Ronstadt is open 365 days a year, with hours of operation on weekdays from 4:45 a.m. to 12:00 a.m., and weekends and holidays from 5:45 a.m. to 9:30 p.m. Recently, a variety of facility improvements was completed to improve safety, security and comfort for the center's users.

In 2004, \$1.4 million of FTA grant funds were allocated for improvements within the Historic Depot and RTC areas. A change in scope has allowed these funds to be used on adjacent street improvements that will upgrade and enhance the existing transit center. The first phase of the enhancement process is the two-way conversion of 6th Avenue, including new asphalt and striping on 6<sup>th</sup> Avenue between Toole Avenue and Congress Street and new signals and ADA ramps at the Pennington Street and Toole Avenue intersections. The second phase, which is still in design, will realign the Pennington Street/Toole Avenue intersection at 90 degrees for better bus access and will include new traffic signals, ADA ramps, and crosswalks for improved connectivity to and from the Toole Avenue lot. (Link regarding these RTA improvements provided.)

*Utilities:* Due to the age of utilities in the downtown area, there are potential unknowns as to the exact location and condition of existing utilities. Any redevelopment needs to consider utility relocations, access to utilities, fire flow and metering capacity in addition to space allocation for metering equipment. There are water lines on the east and west side of the existing RTC. A section of water line in the Toole Avenue area has not been upgraded. Wastewater lines are located within the streets surrounding the site, including 6<sup>th</sup> Avenue, Congress Street, Arizona Avenue, and Toole Avenue. There is a Tucson Electric Power line along Arizona Avenue.

*Environmental:* As part of the City's due diligence, all three parcels have been assessed environmentally, and links for the environmental reports are provided. During any future construction, impacted soil and groundwater may be encountered. Both the RTC and the Triangle Lot, which were historically the location of automotive shops and a gas station, have had underground storage tanks removed. In addition, there is a perched aquifer in the project area where diesel impacted groundwater may be encountered between 30 and 60 feet below ground surface. Handling of potentially contaminated soil and groundwater needs to be considered when developing construction scopes. The adjacent property (MLK Apartments) encountered diesel impacted soil and groundwater at approximately 40-60 feet below ground surface depending on the location. When caissons were drilled, impacted soil and groundwater was removed to enable rebar to be placed and concrete to be poured. This media was then sampled and stored onsite prior to disposal. Environmental monitoring of the site during construction, in addition to the handling and disposal of the impacted soil and groundwater, totaled approximately \$600,000. A soil vapor survey is also recommended to assess the potential for vapor intrusion from volatile compounds into structures.

*Archaeological:* RTC has been archaeologically cleared for development - no further investigations are needed. The Toole Lot was partially excavated in 2006, but there still remains a strong possibility that significant archaeological remains are present. It is recommended that an archaeological monitor be

present during ground disturbing activities. The Triangle Lot has not been cleared archaeologically. It is recommended that an archaeological site records check and excavation plan be prepared before development of this lot proceeds.

*Historic Resources:* Platted in 1872, sections of Blocks 83 and 92, now housing the current RTC, were annexed as part of the original two-square-mile City of Tucson. They remained largely undeveloped until the arrival of the Southern Pacific Railroad in 1880. Following the arrival of the railroad, Tucson's central business district experienced rapid growth, particularly in areas around and adjacent to the Southern Pacific Railroad Depot. As a result, the surviving architecture within and around the RTC traces the transformation of downtown Tucson in less than a century from a Mexican crossroads town of vernacular adobe row houses to an Anglo-American commercial center of modern concrete and glass towers.

*Circulation and Transit:* Existing transit service in downtown is provided by Sun Tran, Cat Tran, the Downtown Loop, and very soon by Sun Link. Sun Tran is the regional transit provider and offers a variety of services, including fixed local and express bus service and paratransit. Sun Tran's service in downtown is characterized by local bus service operating on the street network and express bus service operating to and from downtown Tucson and the UA. Most service to downtown utilizes the RTC, which has been in operation since 1991. The RTC currently handles approximately 7,800 boardings daily and 7,300 alightings daily for a total of approximately 15,100 passenger trips daily serving over 20 routes from Sun Tran. (Link to 2014 Sun Tran Comprehensive Operational Transit Analysis provided.)

Cat Tran service is provided by the UA Department of Parking and Transportation Services on five routes that circulate to, from, and within the UA campus. Access to some of the Cat Tran routes is restricted to permit holders and UA affiliated area residents with "courtesy" passes. The Downtown Loop is a shuttle circulator that operates in downtown Tucson and provides service Monday to Friday from 6:30 a.m. to 6:30 p.m. Service is free and is funded by the City of Tucson ParkWise program.

Roadway facilities in downtown range from Interstate 10 (I-10) to the principal street grid network made up of Congress Street and Broadway Boulevard, Church Avenue, Stone Avenue, 6<sup>th</sup> Avenue, Granada Avenue, and Toole Avenue; and 6th Street, Alameda Street, and Cushing Street. I-10 is located on the west side of downtown and provides north/south service through the central core until changing to a northwest/southeast direction south of downtown. Access to downtown from I-10 is primarily provided by the Congress Street/Broadway Boulevard one-way couplet. These roadways provide a direct connection between I-10 and the Barraza-Aviation Parkway, which extends southeast from downtown parallel to I-10.

North/south circulation through downtown is provided by Stone and 6th avenues, which in addition to 4th Avenue, offer grade separated north/south connections underneath the Union Pacific Railroad.

### **City Development Process**

The project site area is located within the Rio Nuevo District Overlay Zone (RND), as well as the Downtown Core Subdistrict of the Infill Incentive District (DCS-IID). Development within the RND is required to comply with the RND standards provided in the Unified Development Code (UDC) Section 5.11. Projects within the DCS-IID may utilize the Modification of Development Regulations (MDR) process to obtain waivers for certain development standards. The City will assign a staff member from the Planning and Development Services Department (PDSD) to shepherd the project through the review and permitting process.

### **Potential City Incentives**

Following are City incentives currently available to developers if they meet certain requirements:

*Government Property Lease Excise Tax (GPLET):* The GPLET can provide up to eight (8) years of property tax abatement. This incentive is available for projects located in the Central Business District that

result in a property value increase of at least 100%. The amount abated cannot exceed the economic benefit created by the project. To become "government property," the City will take ownership of the property for the duration that the owner wishes to be relieved of tax obligations

*Primary Jobs Incentive:* The Primary Jobs Incentive assists Tucson in its efforts to bring quality jobs and investment into the region. The incentive provides up to a 100% credit of construction sales tax to qualifying expenses such as job-training, the project's public infrastructure improvements, and/or offsets to impact fees. The City will also waive building permit fees. Eligible projects must invest a minimum of \$5 million in facilities or equipment and create 25 jobs that pay average wages of at least \$52,400, and cover at least 75% of employee health insurance premiums.

*Site Specific Sales Tax Incentive:* The City may apply project-generated tax revenues to qualifying public expenses such as job training or public infrastructure improvements. Projects must create significant and quantifiable economic benefits to be considered. The amount of sales tax revenue applied cannot exceed the economic benefit created by the project.

*Tucson Community Development Loan Fund:* The City of Tucson has a \$20 million Housing and Urban Development (HUD) 108 loan fund that can be used as gap financing for projects that create jobs for low and moderate income persons, eliminate blight, or meet urgent community needs. Tucson Community Development loans carry highly competitive interest rates with fixed terms up to 20 years. Eligible activities include real property acquisition, rehabilitation of real property, relocation, clearance and demolition, site preparation, public facilities improvements, issuance costs, capitalized interest, and reserves.

*Tucson Industrial Development Authority (TIDA) Bonds and Loans:* The TIDA may provide financing of projects whenever appropriate and where traditional sources of funding may not be available. Projects must serve a public purpose and meet eligibility requirements of the TIDA. The TIDA places an emphasis on new and expanding businesses where sources of traditional capital are not available.

*Downtown Infill Incentive District:* A \$10,000 building permit fee waiver per project and a construction sales tax credit for public right-of-way improvements are available for developments in this district. Flexible development options in the Greater Infill Incentive Subdistrict relieve property owners from parking, loading, and landscaping standards as well as from certain other dimensional requirements and allow height increases up to 60 feet in more restrictive zones if the development supports transit- and pedestrian-oriented development. Developers can also benefit from a streamlined Planned Area Development rezoning process. Developments in the Downtown Core Subdistrict may receive up to 100% reduction in parking requirements as well as loading, setback, and landscaping reductions.

### **Other Potential Incentives**

Following are incentives from sources other than the City that may be available to developers if they meet certain requirements

*New Market Tax Credit:* New Market Tax Credits (NMTC) are offered to qualifying projects in distressed and severely distressed areas through Certified Community Development Entities. ("Severely distressed" is when the income is less than 60% of the AMI, poverty above 30%, and unemployment over 1.5 times the national rate.) The RTC project area lies within an area designated as "severely distressed." Projects can receive tax credits under the NMTC program of 39% of qualifying expenses including acquisition costs. Generally NMTCs are appropriate for projects that are predominantly commercial in scope and for which expenses exceed \$5,000,000. (As defined by the tax code, no exclusively residential housing projects fit under this program, but projects with over 20% of the income derived from commercial sources are acceptable.) "Sin" businesses such as bars are excluded from this tax credit.

*Low Income Housing Tax Credit:* The Low Income Housing Tax Credit (LIHTC) Program is an indirect Federal subsidy used to finance the development of affordable rental housing for low-income households through HUD. Federal housing tax credits are awarded to developers of qualified projects. Developers then sell these credits to investors to raise capital (or equity) for their projects, which reduces the debt that the developer would otherwise have to borrow. Because the debt is lower, a tax credit property can in turn offer lower, more affordable rents. Provided the property maintains compliance with the program requirements, investors receive a dollar-for-dollar credit against their Federal tax liability each year over a period of 10 years. The amount of the annual credit is based on the amount invested in the affordable housing.

*Other* funding, loans and/or joint ventures with Rio Nuevo and Pima County IDA may also be explored by the developer.

## INSTRUCTIONS TO OFFERORS

### 1. DEFINITION OF KEY WORDS USED IN THE SOLICITATION:

For purposes of this solicitation and subsequent contract, the following definitions shall apply:

**City:** The City of Tucson, Arizona

**Contract:** The legal agreement executed between the City and the Contractor/Consultant. The Contract shall include this RFP document incorporated herein by reference, all terms, conditions, specifications, scope of work, Amendments, the Contractor's offer and negotiated items as accepted by the City.

**Contractor/Consultant:** The individual, partnership, or corporation who, as a result of the competitive solicitation process, is awarded a contract by the City.

**Contract Representative:** The City employee or employees who have specifically been designated to act as a contact person or persons to the Contractor, and is responsible for monitoring and overseeing the Contractor's performance under this Contract.

**Director of Procurement:** The contracting authority for the City, authorized to sign contracts and amendments thereto on behalf of the City.

**May:** Indicates something that is not mandatory but permissible.

**Offeror:** The individual, partnership, or corporation who submits a proposal in response to a solicitation.

**Shall, Will, Must:** Indicates a mandatory requirement. Failure to meet these mandatory requirements, if they constitute a substantive requirement, may, at the City's sole discretion, result in the rejection of a proposal as non-responsive.

**Should:** Indicates something that is recommended but not mandatory. If the Offeror fails to provide recommended information, the City may, at its sole option, ask the Offeror to provide the information or evaluate the proposal without the information.

**2. PRE-PROPOSAL CONFERENCE:** If scheduled, the date and time of a Pre-Proposal conference is indicated on the cover page of this document. Attendance at this conference is not mandatory. Written minutes and/or notes will not be available, therefore attendance is encouraged. If an Offeror is unable to attend the Pre-Proposal Conference questions may be submitted in writing. Offerors are encouraged to submit written questions, via electronic mail or facsimile, at least five days prior to the Request for Proposal due date to the Contract Officer listed above. The purpose of this conference will be to clarify the contents of this Request for Proposal in order to prevent any misunderstanding of the City's position. Any doubt as to the requirements of this Request for Proposal or any apparent omission or discrepancy should be presented to the City at this conference. The City will then determine the appropriate action necessary, if any, and may issue a written amendment to the Request for Proposal. Oral statements or instructions will not constitute an amendment to this Request for Proposal.

**3. INQUIRIES:** Any question related to the Request for Proposal shall be directed to the Contract Officer whose name appears above. An offeror shall not contact or ask questions of the department for whom the requirement is being procured. The Contract Officer may require any and all questions be submitted in writing. Offerors are encouraged to submit written questions via electronic mail or facsimile, at least five days prior to the proposal due date. Any correspondence related to a solicitation should refer to the appropriate Request for Proposal number, page and paragraph number. An envelope containing questions should be identified as such, otherwise it may not be opened until after the official proposal due date and time. Oral interpretations or clarifications will be without legal effect. Only questions answered by a formal written amendment to the Request for Proposal will be binding.

**4. AMENDMENT OF REQUEST FOR PROPOSAL:** The Offeror shall acknowledge receipt of a Request for Proposal Amendment by signing and returning the document by the specified due date and time.

**5. FAMILIARIZATION OF SCOPE OF WORK:** Before submitting a proposal, each offeror shall familiarize itself with the Scope of Work, laws, regulations and other factors affecting contract performance. The Offeror shall be responsible for fully understanding the requirements of the subsequent Contract and otherwise satisfy itself as to the expense and difficulties accompanying the fulfillment of contract requirements. The submission of a proposal will constitute a representation of compliance by the Offeror. There will be no subsequent financial adjustment, other than that provided by the subsequent Contract, for lack of such familiarization.

### 6. PREPARATION OF PROPOSAL:

A. All proposals shall be on the forms provided in this Request for Proposal package. It is permissible to copy these forms as required. Facsimiles or electronic mail proposals shall not be considered.

B. At a minimum, your proposal should include the signed Offer and Acceptance form, signed copies of any solicitation amendments, completed Price Page and your response to all evaluation criteria.

- C. The Offer and Acceptance page shall be signed by a person authorized to submit an offer. An authorized signature on the Offer and Acceptance page, Proposal Amendment(s), or cover letter accompanying the proposal documents shall constitute an irrevocable offer to sell the good and/or service specified herein. Offeror shall submit any additional requested documentation, signifying intent to be bound by the terms of the agreement.
  - D. The authorized person signing the proposal shall initial erasure, interlineations or other modifications on the proposal.
  - E. In case of error in the extension of prices in the proposal, unit price shall govern when applicable.
  - F. Periods of time, stated as a number of days, shall be in calendar days.
  - G. It is the responsibility of all offerors to examine the entire Request for Proposal package and seek clarification of any requirement that may not be clear and to check all responses for accuracy before submitting a proposal. Negligence in preparing a proposal confers no right of withdrawal after due date and time.
  - H. The City shall not reimburse the cost of developing, presenting, submitting or providing any response to this solicitation.
  - I. Offeror must list any subcontractors to be utilized in the performance of the services specified herein. For each subcontractor, details on respective qualifications must be included.
7. **TAXES:** The City of Tucson is exempt from federal excise tax, including the federal transportation tax.
8. **PROPOSAL/SUBMITTAL FORMAT:** An original and 12 copies (13 total) of each proposal should be submitted on the forms and in the format specified in the RFP. Offerors shall also submit one electronic copy of the proposal on cd, disc or zip disc in MS Office 2003 or .pdf format. Any confidential information shall be submitted on a separate cd, disc or zip disc. The original copy of the proposal should be clearly labeled "Original" and shall be single-sided, three hole punched and in a binder. The material should be in sequence and related to the RFP. **The sections of the submittal should be tabbed, clearly identifiable and should include a minimum of the following sections: the completed Offer and Acceptance Form, all signed Amendments, a copy of this RFP document and the Offeror's response to the Evaluation Criteria including the completed Price Page.** Failure to include the requested information may have a negative impact on the evaluation of the offeror's proposal.
9. **PUBLIC RECORD:** All proposals submitted in response to this Request for Proposal shall become the property of the City and shall become a matter of public record available for review subsequent to the award notification.
10. **CONFIDENTIAL INFORMATION:** The City of Tucson is obligated to abide by all public information laws. If an Offeror believes that any portion of a proposal, offer, specification, protest or correspondence contains information that should be withheld, a statement advising the Contract Officer of this fact should accompany the submission and the information shall be so identified wherever it appears. The City shall review all requests for confidentiality and may provide a written determination to designate specified documents confidential or the request may be denied. Price is not confidential and will not be withheld. If the confidential request is denied, such information shall be disclosed as public information, unless the offeror submits a formal written objection.
11. **CERTIFICATION:** By signature on the Offer and Acceptance page, solicitation Amendment(s), or cover letter accompanying the submittal documents, Offeror certifies:
- A. The submission of the offer did not involve collusion or other anti-competitive practices.
  - B. The Offeror shall not discriminate against any employee or applicant for employment in violation of Federal or State law.
  - C. The Offeror 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, meal or service to a public servant in connection with the submitted offer.
  - D. The Offeror hereby certifies that the individual signing the submittal is an authorized agent for the Offeror and has the authority to bind the Offeror to the Contract.
12. **WHERE TO SUBMIT PROPOSALS:** In order to be considered, the Offeror must complete and submit its proposal to the City of Tucson Department of Procurement at the location indicated, prior to or at the exact date and time indicated on the Notice of Request for Proposal page. The Offeror's proposal shall be submitted in a sealed envelope. The words "SEALED PROPOSAL" with the REQUEST FOR PROPOSAL TITLE, REQUEST FOR PROPOSAL NUMBER, PROPOSAL DUE DATE AND TIME and OFFEROR'S NAME AND ADDRESS shall be written on the envelope.
13. **LATE PROPOSALS:** Late proposals will be rejected.
14. **OFFER AND ACCEPTANCE PERIOD:** In order to allow for an adequate evaluation, the City requires an offer in response to this solicitation to be valid and irrevocable for ninety (90) days after the proposal due date and time.

- 15. WITHDRAWAL OF PROPOSAL:** At any time prior to the specified solicitation due date and time, an offeror may formally withdraw the proposal by a written letter, facsimile or electronic mail from the Offeror or a designated representative. Telephonic or oral withdrawals shall not be considered.
- 16. DISCUSSIONS:** The City reserves the right to conduct discussions with offerors for the purpose of eliminating minor irregularities, informalities, or apparent clerical mistakes in the proposal in order to clarify an offer and assure full understanding of, and responsiveness to, solicitation requirements.
- 17. CITY OF TUCSON BUSINESS LICENSE:** It is the responsibility of the Contractor to have a City of Tucson Business License throughout the life of this contract or a written determination from the City's Business License Section that a license is not required. At any time during the contract, the City may request the Contractor to provide a valid copy of the business license or a written determination that a business license is not required. Application for a City Business License can be completed at <http://www.tucsonaz.gov/etax>. For questions contact the City's Business License Section at (520) 791-4566 or email at [tax-license@tucsonaz.gov](mailto:tax-license@tucsonaz.gov).
- 18. AWARD OF CONTRACT:** Notwithstanding any other provision of the Request for Proposal, the City reserves the right to:
- (1) waive any immaterial defect or informality; or
  - (2) reject any or all proposals, or portions thereof; or
  - (3) reissue the Request for Proposal.

A response to this Request for Proposal is an offer to contract with the City for a development agreement based upon the terms, conditions and Scope of Work contained in the City's Request for Proposal. Proposals do not become contracts unless and until they are executed by the City's Mayor and Council and the City Attorney. A contract has its inception in the award, eliminating a formal signing of a separate contract.

- 19. PROTESTS:** A protest shall be in writing and shall be filed with the Director of Procurement. A protest of a Request for Proposal shall be received at the Department of Procurement not less than five (5) working days before the Request for Proposal due date. A protest of a proposed award or of an award shall be filed within ten (10) days after issuance of notification of award or issuance of a notice of intent to award, as applicable. A protest shall include:
- A. The name, address, and telephone number of the protestant;
  - B. The signature of the protestant or its representative;
  - C. Identification of the Request for Proposal or Contract number;
  - D. A detailed statement of the legal and factual grounds of protest including copies of relevant documents; and
  - E. The form of relief requested.

## **PHASE I: SUBMITTAL REQUIREMENTS**

### **I. PROPOSAL SUBMITTAL REQUIREMENTS (listed in relative order of importance)**

1. Qualifications and Experience
2. General Project Approach

### **II. PHASE I REQUIREMENTS SPECIFIC TO EVALUATION CRITERIA:** The narrative portion and the materials presented in response to this Request for Proposal should be submitted in the same order as requested and must contain, at a minimum, the following:

#### **1. Qualifications & Experience**

- A.** Description of firm(s) and team members (include resumes)
- B.** Demonstration of experience with projects of similar scale and complexity that include such elements as:
  1. Transit facility planning using best practices
  2. Transit-oriented, mixed-use development
  3. Development and construction in urban setting
  4. Interactive community planning and public involvement processes
  5. High quality architecture and design; compatibility with historic elements and surrounding area
  6. Property leasing and management
- C.** Indicate experience working with FTA joint development guidance and/or FTA more generally, and experience with NEPA
- D.** Evidence of successful execution of similar projects and benefits yielded by those projects
- E.** Evidence of financial capacity to deliver project

#### **2. General Project Approach**

Description of the team's (1) overall concept for development of the site and achievement of project benefits, (2) general approaches to community engagement and collaboration, and (3) conceptual execution of the joint development, including general funding/financing approach and estimated project timeline.

## **PHASE I: EVALUATION CRITERIA**

### **2. Proposer's Qualifications & Experience:**

- A.** Do the development team and the specific individuals assigned to the project have the technical and management expertise and experience to successfully undertake the project?
- B.** Have the proposed development team members worked together on prior projects similar to this joint development project?
- C.** Is transit facility planning experience clearly demonstrated?
- D.** Does the team have a track record of successfully financing, developing, constructing, and managing comparable projects?
- E.** Has the team provided evidence of financial capacity to undertake this project in a timely manner?

### **3. Proposer's General Project Approach:**

- A.** Is the proposed overall project concept consistent with the City of Tucson's goals for the development?
- B.** What are the likely public transportation benefits of the joint development concept?
- C.** What are the likely economic development benefits of the joint development concept?

## **III. GENERAL**

### **A. Shortlist:**

Phase I: The City reserves the right to shortlist the offerors on Qualifications and Experience. However, the City may determine that shortlisting is not necessary. At the City's discretion, shortlisted firms may be invited to participate in Phase II.

Phase II: Will be defined in Phase II.

### **B. Interviews:**

The City reserves the right to conduct interviews with some or all of the offerors at any point during the evaluation process. However, the City may determine that interviews are not necessary. In the event interviews are conducted, information provided during the interview process shall be taken into consideration when evaluating the stated criteria. The City shall not reimburse the offeror for the costs associated with the interview process.

### **C. Additional Investigations:**

The City reserves the right to make such additional investigations as it deems necessary to establish the competence and financial stability of any offeror submitting a proposal.

**D. Prior Experience:**

Experiences with the City and entities that evaluation committee members represent and that are not specifically mentioned in the solicitation response may be taken into consideration when evaluating offers.

**E. Multiple Awards:**

To provide adequate contract coverage, at the City's sole discretion, multiple awards may be made.

## PHASE I SUBMITTAL

### TO THE CITY OF TUCSON:

The Undersigned hereby attests that the information provided in response to Phase I is true and correct.

For clarification of the Phase I submittal, contact:

\_\_\_\_\_  
Company Name

\_\_\_\_\_  
Address

\_\_\_\_\_  
City                      State                      Zip

\_\_\_\_\_  
Signature of Person Authorized to Sign

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Title

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Phone: \_\_\_\_\_

Fax: \_\_\_\_\_

E-mail: \_\_\_\_\_

## ATTACHMENTS AND LINKS

### **Attachment**

*Project Site Map*

### **Links**

*The links for the following documents are provided together on the City of Tucson Office of Integrated Planning website at [www.tucsonaz.gov/OIP](http://www.tucsonaz.gov/OIP). Click on "Project and Activities" in the left-hand column, and then click on Ronstadt Transit Center project link in the middle column. For direct access to the RTC project page and the reference links, click on <http://www4.tucsonaz.gov/integrated-planning/joint-development-ronstadt-transit-center-project-area>*

### **Federal Transit Administration**

*FTA Guidance on Joint Development, Circular, 2013*

*FTA's Notice of Final Agency Guidance on Eligibility of Joint Development Improvements under Federal Transit Law (72 FR 5788, Feb. 7, 2007)*

*FTA's Policy on Transit Joint Development (62 FR 12266, Mar. 14, 1997)*

*FTA Circular 5010.1D - Grants Management Requirements*

*FTA Circular 9300.1B - Capital Investment Program Guidance and Application Instructions:*

*FTA Circular 4220.1F - Third Party Contracting Guidance*

### **Public Participation**

*Community Planning Process, Ronstadt Transit Center Redevelopment, City of Tucson, May 24, 2013, prepared for the City by Poster Frost Mirto*

*Meeting summaries, handouts, and list of contacts and participants for the Stakeholder Meetings, Dec. 2013 - February 2014, on the Joint Development of the Ronstadt Transit Center Project Area*

### **Relevant Plans & Initiatives**

*Plan Tucson, City of Tucson General & Sustainability Plan, approved by voters in 2013*

*Imagine Greater Tucson, a vision for the Greater Tucson Region, based on more than two years of input and participation by over 10,000 people in the community.*

*Urban Land Institute Briefing Book and Final Report, documents produced for and by an Urban Land Institute Advisory Service Panel focused on downtown Tucson, 2013*

*Modern Streetcar, an approved four-mile modern streetcar line connecting the University of Arizona to the 4th Avenue commercial district, downtown and the redevelopment area west of downtown.*

*Streetcar Land Use Plan Charette Results*

*Historic Warehouse Arts District Master Plan, plan for area nearby RTC, 2004.*

*Downtown Links, an improvement project that will provide multi-modal 'links' between Barraza-Aviation Parkway and Interstate 10, Broadway Boulevard and the 4th Avenue shopping district, and Downtown and neighborhoods to the north.*

*Downtown Tucson Intermodal Plan, a draft of a report prepared in 1999 as an urban revitalization plan for an area that included among other properties the Ronstadt Transit Center.*

**Existing Zoning (Office Commercial Residential - 2)**

*OCR-2 Purpose Statement*

*OCR-2 Permitted Use Table*

*OCR-2 Development Standards*

**Ronstadt Transit Center Photos**

**Ronstadt Transit Center Improvements, Project Update, 2014**

**Environmental Reports**

*Phase II Soil Investigation Report, Southern Pacific Transportation Company, Passenger Depot Proposal Sale Parcel Site, Tucson, Arizona, 1998*

*Limited Site Investigation Report, Former Union Pacific Railroad Depot, 400 North Toole Avenue, Tucson, Arizona, Parcel No. 117-06-081D, 2006*

*Phase I Environmental Site Assessment, Ronstadt Transit Center, 215 East Congress Street, Tucson, Arizona, 2007*

*Phase I Environmental Site Assessment, Pennington Triangle Property, APN 117-06-083A, 126 North 6<sup>th</sup> Avenue, Tucson, Arizona, 2008*

*Underground Storage Tank Closure Report, Pennington Triangle Property (APN 117-06-083A), 126 North 6<sup>th</sup> Avenue, Tucson, Arizona 2009*

**Sun Tran Comprehensive Operational Analysis, 2014**





# CITY OF TUCSON

## DEPARTMENT OF PROCUREMENT

REQUEST FOR PROPOSAL NO. 140893

### **Ronstadt Transit Center Joint Development Project: Phase I** AMENDMENT NO. ONE (1)

DATE ISSUED: Tuesday, March 25, 2014

The referenced document has been modified as per the attached Amendment No. One (1).

**Please sign this Amendment where designated and return the executed copy with the submission of your proposal.** This amendment is hereby made part of the referenced proposal as though fully set forth therein. Any questions regarding this amendment should be addressed to Dan Longanecker, CPPB, Principal Contract Officer at (520) 837-4125.

# REQUEST FOR PROPOSAL AMENDMENT

CITY OF TUCSON DEPARTMENT OF PROCUREMENT  
255 W. ALAMEDA, 6<sup>TH</sup> FLOOR, TUCSON, AZ 85701  
P.O. BOX 27210, TUCSON, AZ 85726  
PHONE: (520) 837-4125/FAX: (520) 791-4735  
ISSUE DATE: Tuesday, March 25, 2014  
[Dan.Longanecker@tucsonaz.gov](mailto:Dan.Longanecker@tucsonaz.gov)

REQUEST FOR PROPOSAL NO.: 140893  
RFP AMENDMENT NO.: One (1)  
PAGE 1 Of 1  
RFP DUE DATE: Tuesday, April 29, 2014 @ 4:00 P.M., Local AZ Time  
PRINCIPAL CONTRACT OFFICER: DAN LONGANECKER, CPPB

A SIGNED COPY OF THIS AMENDMENT MUST BE SUBMITTED WITH YOUR SEALED PROPOSAL.  
THIS REQUEST FOR PROPOSAL IS AMENDED AS FOLLOWS:

## Ronstadt Transit Center Joint Development Project: Phase I

### ITEM ONE (1): RFP DUE DATE:

Remains: April 29, 2014 at 4:00 pm Local AZ Time.

### ITEM TWO (2): PRE-PROPSOAL CONFERENCE ATTENDANCE:

The following firms and organizations were represented at the pre-proposal conference of March 20, 2014.

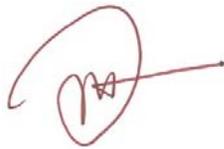
Engberg Anderson	Transit TF
Breckenridge Group	Bus Friends Forever
DLR Group	Shenkarow Realty
Kaneen Advertising	JACOBS
DKP Architecture Consulting	Stantec
Lizard Rock Designs	HMW Structural
Hensel Phelps Construction	Gensler
Lloyd Construction	Sun Tran
Kittelson	Southwest Construction
COREBANE	Concord General Contracting
Ninyo&More	AVI-SPL
Speedie & Associates	Poster Frost Mirto
Swaim Associates	Norris Design
BWS Architects	FORS Architecture
PSOMAS	Sentinel Peak Ventures
GLHN Architects & Engineers	Bus Riders Union
A23 Studios	

### ITEM THREE (3): MODIFICATIONS / CLARIFICATIONS / ADDITIONAL INFORMATION:

► Information on Tucson Department Transportation's project near the RTC site at 6<sup>th</sup> Avenue and Toole Avenue can be found online at:

<http://www.tucsonaz.gov/projects/downtown-intermodal-center-pedestrian-safety-and-bus-access-improvements>

ALL OTHER PROVISIONS OF THE REQUEST FOR PROPOSAL SHALL REMAIN IN THEIR ENTIRETY.  
VENDOR HEREBY ACKNOWLEDGES RECEIPT AND UNDERSTANDING OF THE ABOVE AMENDMENT.



8/27/14  
\_\_\_\_\_  
Signature Date  
Ron Schwabe, President  
\_\_\_\_\_  
Print Name and Title

Peach Properties  
\_\_\_\_\_  
Company Name  
44 E. Broadway, Suite 300  
\_\_\_\_\_  
Address  
Tucson AZ 85701  
\_\_\_\_\_  
City State Zip

**CITY OF TUCSON**  
DEPARTMENT OF PROCUREMENT

REQUEST FOR PROPOSAL NO. 140983

**Ronstadt Transit Center Joint Development Project: PHASE I**  
AMENDMENT NO. TWO (2)

DATE ISSUED: Friday, April 25, 2014

The referenced document has been modified as per the attached Amendment NoTwo (2).

**Please sign this Amendment where designated and return the executed copy with the submission of your proposal.** This amendment is hereby made part of the referenced proposal as though fully set forth therein. Any questions regarding this amendment should be addressed to Dan Longanecker, CPPB, Principal Contract Officer at (520) 837-4125.

# REQUEST FOR PROPOSAL AMENDMENT

CITY OF TUCSON DEPARTMENT OF PROCUREMENT  
255 W. ALAMEDA, 6<sup>TH</sup> FLOOR, TUCSON, AZ 85701  
P.O. BOX 27210, TUCSON, AZ 85726  
PHONE: (520) 837-4125/FAX: (520) 791-4735  
ISSUE DATE: Friday, April 25, 2014  
[Dan.Longanecker@tucsonaz.gov](mailto:Dan.Longanecker@tucsonaz.gov)

REQUEST FOR PROPOSAL NO.: 140983  
RFP AMENDMENT NO.: Two (2)  
PAGE 1 Of 1  
RFP DUE DATE: Thursday, August 28, 2014 @ 4:00 P.M., Local AZ Time  
PRINCIPAL CONTRACT OFFICER: DAN LONGANECKER, CPPB

A SIGNED COPY OF THIS AMENDMENT MUST BE SUBMITTED WITH YOUR SEALED PROPOSAL.  
THIS REQUEST FOR PROPOSAL IS AMENDED AS FOLLOWS:

## Ronstadt Transit Center Joint Development Project: PHASE I

### ITEM ONE (1): RFP DUE DATE:

Has been **CHANGED to: August 28, 2014** at 4:00 pm Local AZ Time.

### ITEM TWO (2): MODIFICATIONS / CLARIFICATIONS / ADDITIONAL INFORMATION:

**A.)** The City has decided to extend the deadline for submission of proposals to Thursday, August 28, 2014 in order to allow additional time for offerors to prepare proposals and to provide for further information relevant to the development of the site. New information is anticipated during the extension period about the development potential of the site, such as the following:

- Sun Tran's Comprehensive Operational Analysis (COA) recommendations for adjustments to routes.
- Private development(s) in the area, such as the recent announcement of a new grocery market to be located south of the project site.
- Commencement of service of the Tucson Modern Streetcar (Sun Link) scheduled for July 25, 2014 and the potential influence on market demand.
- Construction methods for soil conditions, evaluation of utility capacity, and archaeological assessment of triangle parcel.
- Pro forma financial statements for prototype mixed use developments downtown (being prepared the Downtown Tucson Partnership).

As relevant additional Information becomes available, it can be provided in a future amendment(s) issued to this RFP.

**B.)** Instructions to Offerors 8: Proposal/Submittal Format: a Price Page is **not** included in this RFP and is **not** a submittal requirement.

ALL OTHER PROVISIONS OF THE REQUEST FOR PROPOSAL SHALL REMAIN IN THEIR ENTIRETY.  
VENDOR HEREBY ACKNOWLEDGES RECEIPT AND UNDERSTANDING OF THE ABOVE AMENDMENT.

  
\_\_\_\_\_  
8/27/14  
Signature Date  
Ron Schwabe, President  
\_\_\_\_\_  
Print Name and Title

\_\_\_\_\_  
Peach Properties  
Company Name  
\_\_\_\_\_  
44 E. Broadway, Suite 300  
Address  
\_\_\_\_\_  
Tucson AZ 85701  
City State Zip

**CITY OF TUCSON**  
**DEPARTMENT OF PROCUREMENT**

REQUEST FOR PROPOSAL NO. 140983

**Ronstadt Transit Center Joint Development Project: Phase I**

AMENDMENT NO. Three (3)

DATE ISSUED: Friday, August 08, 2014

The referenced document has been modified as per the attached Amendment No. Three (3).

**Please sign this Amendment where designated and return the executed copy with the submission of your proposal.** This amendment is hereby made part of the referenced proposal as though fully set forth therein. Any questions regarding this amendment should be addressed to Dan Longanecker, CPPB, Principal Contract Officer at (520) 837-4125.



**CITY OF TUCSON**  
**DEPARTMENT OF PROCUREMENT**

REQUEST FOR PROPOSAL NO. 140983

**Ronstadt Transit Center Joint Development Project: Phase I**

AMENDMENT NO. Four (4)

DATE ISSUED: Friday, August 08, 2014

The referenced document has been modified as per the attached Amendment No. Four (4).

**Please sign this Amendment where designated and return the executed copy with the submission of your proposal.** This amendment is hereby made part of the referenced proposal as though fully set forth therein. Any questions regarding this amendment should be addressed to Dan Longanecker, CPPB, Principal Contract Officer at (520) 837-4125.

# REQUEST FOR PROPOSAL AMENDMENT

CITY OF TUCSON DEPARTMENT OF PROCUREMENT  
255 W. ALAMEDA, 6<sup>TH</sup> FLOOR, TUCSON, AZ 85701  
P.O. BOX 27210, TUCSON, AZ 85726  
PHONE: (520) 837-4125/FAX: (520) 791-4735  
ISSUE DATE: Monday, August 11, 2014  
[Dan.Longanecker@tucsonaz.gov](mailto:Dan.Longanecker@tucsonaz.gov)

REQUEST FOR PROPOSAL NO.: 140983  
RFP AMENDMENT NO.: Four (4)  
PAGE 1 Of 1  
RFP DUE DATE: Thursday, August 28, 2014 @ 4:00 P.M., Local AZ Time  
PRINCIPAL CONTRACT OFFICER: DAN LONGANECKER, CPPB

A SIGNED COPY OF THIS AMENDMENT MUST BE SUBMITTED WITH YOUR SEALED PROPOSAL.  
THIS REQUEST FOR PROPOSAL IS AMENDED AS FOLLOWS:

## Ronstadt Transit Center Joint Development Project: Phase I

### ITEM ONE (1): RFP DUE DATE:

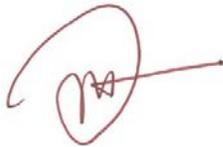
REMAINS: August 28, 2014 at 4:00 pm Local AZ Time.

### ITEM TWO (2): MODIFICATIONS / CLARIFICATIONS / ADDITIONAL INFORMATION:

- A. Updated link to review additional information relevant to the project:

<http://oip.tucsonaz.gov/integrated-planning/ronstadt-transit-center-multi-modal-mixed-use-development-opportunity>

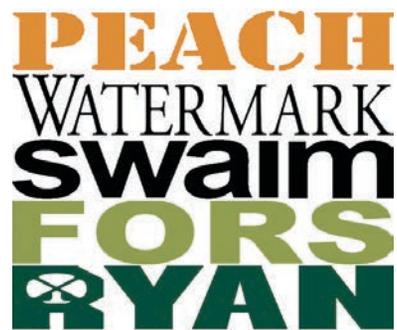
ALL OTHER PROVISIONS OF THE REQUEST FOR PROPOSAL SHALL REMAIN IN THEIR ENTIRETY.  
VENDOR HEREBY ACKNOWLEDGES RECEIPT AND UNDERSTANDING OF THE ABOVE AMENDMENT.



8/27/14  
\_\_\_\_\_  
Signature Date  
Ron Schwabe, President  
\_\_\_\_\_  
Print Name and Title

Peach Properties  
\_\_\_\_\_  
Company Name  
44 E. Broadway, Suite 300  
\_\_\_\_\_  
Address  
Tucson AZ 85701  
\_\_\_\_\_  
City State Zip

**PEACH**  
WATERMARK  
**swaim**  
**FORS**  
**RYAN**



**Peach Properties** | 44 E. Broadway Boulevard, Suite 300 | Tucson, AZ 85701  
**Watermark Retirement Communities** | 2020 W. Rudasill Road | Tucson, AZ 85704  
**Swaim Associates Ltd. Architects AIA** | 7350 E. Speedway Blvd., Suite 210 | Tucson, AZ 85710  
**FORSarchitecture+interiors** | 245 E. Congress Street, Suite 136 | Tucson, AZ 85701  
**Ryan Companies** | 3900 E. Camelback Road, Suite 100 | Phoenix, AZ 85018