

City of Tucson
Ronstadt Transit Center Joint Development Project
Draft Summary of the Phase II Request for Proposals Process

Estimated Timeline

Step	Date (Est.)
Stakeholder meeting(s) re: Phase II	January 2015
Mayor and Council Review of Phase II RFP Scope (Exec Session)	February 2015
Issuance of Phase II RFP	February 2015
Due Date for Phase II Proposals	May/June 2015
Public Design Presentation & Feedback	May/June 2015
Committee Phase II Evaluation	June/July 2015
Committee Recommendation to Mayor & Council (Exec Session)	August 2015
Preliminary FTA Review	Submit August 2015
Development Agreement Negotiation	Fall 2015
Formal FTA Review and Approval	Submit Late 2015
Final Development Agreement to Mayor and Council	Early 2016

FTA Requirements

- Open and competitive process
- Satisfactory continuing control by City over transit function
- Meaningful level of economic development/private investment
- Public transportation benefit (e.g. ridership, access, financial)
- Fair share of revenue

Phase II Requirements of Offerors

1. Proposal
 - Components of the project, architectural design concept, site plan, building elevations and heights
 - Proposed land uses and associated square footage
 - Demonstration of market demand for proposed uses; anticipated tenants, buyers, operators
 - Location, design, and connectivity of transit and multi-modal facilities; parking and circulation plan
 - Estimated project costs, funding and financing methods and sources
 - Demonstration of project compliance with FTA requirements
 - Project scheduling and phasing plan
 - Proposed site disposition and requests for City incentives/assistance
 - Operating pro forma
2. Public design presentation for feedback
3. Modifications to project concept based on public feedback
4. Interview with Selection Committee (optional)