



REQUEST FOR PROPOSALS

PIERCE BURCH

A MIXED USE ACTIVE ADULT CENTER

W Green Oaks Blvd between TX 303 and W Arkansas Lane



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**PIERCE BURCH
A MIXED USE ACTIVE ADULT CENTER**

RFP-CDP-16-002

**W Green Oaks Blvd between TX 303 and W Arkansas Lane
Arlington, Texas**

RFP Issued: Friday July 22, 2016

Proposal Deadline: 11:00 AM Central Time, October 3, 2016

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PROPOSED ACTIVE ADULT CENTER

REQUEST FOR PROPOSALS

PIERCE BURCH

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Arlington, Texas

RFP Issued: Friday, July 22nd

Proposal Deadline: 11:00 AM Central Time, October 3 , 2016

I. INTRODUCTION AND GENERAL INFORMATION

A. Introduction

The City of Arlington is considering constructing a state-of-the-art Active Adult Center on approximately 12 acres of an approximately 36 acre parcel of land owned by the City adjacent to the Pierce Burch Water Treatment Plant. The City would like to offer a 35 year lease of the remaining ~approximate 24 acre Property to a qualified developer for the development of a complementing high-quality, senior-focused development. The Property is situated in West Arlington along Green Oaks Boulevard, which serves as the city’s beltway. It is adjacent to a municipal complex that includes the West Police Station and Fire Training Center.

The 68,000 square foot Active Adult Center could be completed as early as 2019. The proposed Center would be operated by the City of Arlington Parks and Recreation Department, be open to individuals over the age of 50, and could provide classes, fitness and aquatic programing and rental opportunities for parties or corporate outings.

The Active Adult Center could include the following amenities: multi-use gymnasiums, various fitness and wellness amenities, multi-use classrooms/meeting rooms, banquet facilities with kitchen, indoor walking track, indoor aquatic center (leisure pool, therapy pool and lap lanes), administrative offices, abundant storage and mechanical space (see Exhibit B for more detailed information regarding the facility’s desired specifications).

The City of Arlington is soliciting proposals through this offering from developers with relevant experience in new construction with a primary emphasis on senior-focused, mixed-use projects that would complement the City’s proposed investment in an Active Adult Center. The subject Property will require rezoning and re-platting. Developers should specify any public participation that would be necessary to make the project viable.



ACTIVE ADULT CENTER SITE

B. Property Description (Active Adult Center and Proposed Development)

The approximate address for the Property is 1901 Lakewood Drive, Arlington, Texas. A description of the property can be found below:

Being a portion of land out of the M.T. Johnson Survey, Abstract No. 863 and the B.H. Barnes Survey, Abstract No. 98, and being more particularly described as a portion of Lot 1, Block 5, Pierce Burch Water Plant Addition, an addition to the City of Arlington, Tarrant County, Texas, as recorded in Volume 388-158, Page 28 & 29, of the Plat Records, Tarrant County, Texas.

A map of the property can be found in Exhibit A.

C. Timeline

The following table identifies events and deadlines relative to this RFP.

EVENT	DATE	LOCATION
RFP Issued	July 22, 2016	Office of Economic Development, 101 W Abram St, 3rd Floor, Arlington TX 76010 or www.arlington-tx.gov/business/ecodev/
Deadline to submit questions	September 1, 2016	Office of Economic Development, 101 W Abram St, 3rd Floor, Arlington TX 76010. Attn: Bruce Payne, Economic Development Manager
Response to questions	September 9, 2016	-
Proposal due date	October 3, 2016	Office of Economic Development, 101 W Abram St, 3rd Floor, Arlington TX 76010. Attn: Bruce Payne, Economic Development Manager
Anticipated preliminary award	December 2016	-

D. Deadline

Proposals will be date and time stamped upon submission and a receipt will be provided. PROPOSERS MUST PROVIDE ONE (1) ORIGINAL PLUS FOUR (4) COPIES OF EACH PROPOSAL. The City of Arlington shall not accept proposals after the deadline. Use of the U. S. Postal Service, private delivery companies or courier services is undertaken at the sole risk of the proposer. It is the proposer's sole responsibility to ensure that the proposal is in the possession of the issuing office by the deadline.

E. Evaluation of Proposals

City of Arlington staff will first examine the proposals to determine their conformance with the Request for Proposals (RFP). Any proposals that are determined to be non-responsive will be rejected. Therefore, proposers should exercise particular care in reviewing the required proposal format as set forth in this RFP. See Section IV for a description of the submittal requirements, and Section V for the evaluation criteria of proposals.

F. Award of the Proposal

A lease agreement may be awarded to the proposer that is determined to be in the City of Arlington's best interests. The City of Arlington reserves the right to reject any or all proposals, to accept or reject any one or more items of a proposal, or to waive any irregularities or informalities in a proposal.

G. Contact Person

Please submit questions in writing to:

Bruce Payne, Economic Development Manager
Office of Economic Development
101 W. Abram, MS 01-0300
Arlington, Texas 76010
(817) 459-6114(Office)
(817) 459-6116(Fax)
bruce.payne@arlingtontx.gov

H. Information Provided by the City of Arlington

Information included in or provided with this RFP is provided solely for the convenience of the proposers. WHILE THIS INFORMATION IS BELIEVED TO BE ACCURATE, NO REPRESENTATION OR WARRANTY OF ANY KIND IS MADE BY THE CITY OF ARLINGTON AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION INCLUDED IN OR PROVIDED WITH THIS RFP. Proposers are solely responsible for conducting such independent due diligence investigations as may be necessary for the preparation of proposals. The City of Arlington and its employees, consultants, agents, and advisors are not responsible for the completeness or accuracy of any information distributed or made available, orally or in writing, during this procurement process.

I. Costs and Expenses of Proposers

The City of Arlington accepts no liability under any circumstances for any costs or expenses incurred by proposers in making a proposal, visiting and evaluating the properties, attending any meetings or interviews, participating in negotiations of the agreement, or in acquiring information, clarifying or responding to any condition, request, or standard contained in this RFP. Each proposer who participates in this procurement process does so at his own expense and risk and agrees that the City of Arlington shall not reimburse any costs incurred during this process, whether or not any award results from the solicitation.

II. TERMS OF OFFERING

The City of Arlington is seeking proposers who are willing and able to lease the Property and develop it in accordance with the goals as stated herein and in compliance with Standards and Controls established for the Property and

other applicable and governing rules and regulations.

The goals of the City of Arlington in seeking development for the property include, but are not limited to, the following:

- Ensure that a sound understanding of the Arlington market and high quality standards is applied.
- Ensure the development conforms to the concepts established in this RFP.
- Offer additional benefits to the senior community throughout Arlington.

III. STANDARDS AND CONTROLS

A. Site Conditions and Terms

- 1 Pending bond approval, the Property will be offered for lease to a developer who will develop it with a high quality product that serves as a model of exemplary urban design and complements a development for senior activities.
- 2 The lease shall be for a period not to exceed 35 years.
- 3 The Property is offered in “as is” condition. The properties may or may not contain environmental hazards that will need to be remediated by the proposer prior to development. The City of Arlington does not make any representation, guarantee, or warranty concerning the site conditions.
- 4 Any residual demolition work on the Property will be the responsibility of the developer.
- 5 Existing mature trees on the property must be preserved to the greatest extent that is practical. The development will be required to meet the standards established by the City of Arlington’s design and development standards in the Unified Development Code (UDC) and other applicable ordinances and codes.

B. Use of Property

- 1 The City of Arlington is committed to creating a thriving and vibrant community at this one-of-a-kind location in the City. This site provides an opportunity to integrate complementing senior living, beautiful streetscapes, and pedestrian activity.
- 2 The development should respond to the context of the surrounding environment and demonstrate how it relates to the present and future needs of the City of Arlington. The design should also demonstrate an awareness of issues, such as: sustainability, environmental responsibility, pedestrian-friendly design, and smart growth practices.
- 3 Rezoning of the property will be required through the City's development process. Please refer to the Department of Community Development and Planning's website at <http://www.arlingtontx.gov/cdp> for additional information regarding zoning and development requirements.

C. Financing Assumptions

Please use the attached Cover Sheet, Exhibit B. The following assumptions shall apply.

- 1 The selected proposer is expected to obtain private construction financing for the development costs, including rezoning, re-platting and infrastructure prior to the approval of the Lease Agreement.
- 2 Once a proposal has been approved by the City of Arlington City Council, or designated representative(s), and should the City proceed with constructing the Active Adult Center, the City will enter into a lease agreement with the selected proposer.
- 3 The selected proposer is expected to indicate the amount, if any, and manner of contribution requested from the City.

D. Design Guidelines

- 1 Proposals that include site and building designs that are consistent with the architectural

renderings of the proposed Active Adult Center via use of stone and natural elements that blend into the surrounding environment will be viewed favorably (see Exhibit B for more detailed information regarding the proposed facility's specifications).

- 2 A vibrant mix of uses is encouraged at this location. Senior living composed of retail, health-related services and restaurants is an example of what could be considered. Collaboration with the City regarding the development of the Active Adult Center will be critical to achieve the desired objectives.
- 3 The use of energy-efficient and environmentally-sensitive materials in the project will be viewed favorably.
- 4 Proposals should provide illustrative preliminary site and preliminary building plans, including building elevations that indicate exterior wall materials, color, texture, design, and height that meet the standards of the City's Unified Development Code.
- 5 Proposals should describe or illustrate the proposed locations of all streets, access points, parking areas and/or structures, buildings, and public space in the project area.
- 6 Proposals that provide a campus context and support a high level of connectivity to the Active Adult Center, provides development flexibility over time, and encourages pedestrian activity will be viewed favorably.

E. Additional Proposer Responsibilities

- 1 The proposer shall be responsible for obtaining all permits, standard regulatory approvals, platting approvals, approvals for zoning changes and appeals, or regulatory changes of any kind, as well as any required engineering and environmental studies, unless otherwise requested to be waived or paid by the City in the response to this proposal.
- 2 Any costs of appraisals, surveys, legal descriptions, and any other typical development "soft costs" shall be borne by the proposer.

3 Proposers may be asked to respond to follow-up questions from the City.

4 Proposer may be requested to attend one or more public meetings at their own expense to present their development plan/concept and answer questions from the public.

Proposals may be modified in writing at any time prior to the due date and time.

B. Compliance with RFP

All proposals must be in compliance with this RFP. Each proposer must furnish the information required by the RFP. Proposals submitted without requested information or the forms requested in the RFP will be considered non-responsive and rejected. Any alteration of the wording in the RFP by the proposer may result in rejection of the proposal.

In developing the Property, the proposer agrees to use diligent efforts to purchase all goods and services from Arlington businesses whenever such goods and services are comparable in availability, quality and price.

No lobbying of City employees, City officials, or City Council members will be permitted or tolerated. The City will not provide information about its determination or any proposals received until after the award of the contract.

IV. PROPOSAL SUBMISSION REQUIREMENTS

A. General Requirements

Submission of a proposal shall constitute acknowledgment and acceptance of all the terms and conditions contained in this RFP. Once submitted, proposals in response to this RFP cannot be altered without the City of Arlington's express written consent and become the property of the City of Arlington as part of its procurement records.



SOUTHWEST VIEW OF ACTIVE ADULT CENTER

C. Proposal Delivery and Acceptance

Proposals must be received at the Office of Economic Development, City of Arlington, MS 01-0300, 3rd floor, 101 W. Abram, Arlington, Texas 76010. Proposals must be received no later than 11:00 AM Central Time, Monday, October 3, 2016. The City will not be responsible for failure of services on the part of the U.S. Postal Office, courier companies, or any other form of delivery service chosen by the submitter. Late submissions will be returned to the submitter unopened. The time stamp in the Office of Economic Development is the time of record for the receipt of the proposal.

Proposer must submit one (1) original and four (4) numbered copies of each proposal totaling five (5) submissions of each proposal in a sealed envelope or box. All proposals must have a table of contents and each section tabbed. Proposers shall mark the RFP number, due date, and company name clearly on the outside of the box or envelope. Proposals received on time will be opened publicly at 11:00 AM Central Time, Monday, October 3, 2016. However, only names of proposers will be read aloud to avoid public disclosure of contents.

D. Explanations and Clarifications

Requests for explanations or clarifications may be emailed, faxed or mailed to the contact person identified in section I-G. Any explanation, clarification, or interpretation desired by a proposer regarding any part of the RFP must be requested in writing from the Manager of the Office of Economic Development no later than 5:00 PM Central Time, Thursday, September 1, 2016.

All requests must be received by the dates specified on the cover page and clearly identify the proposers company name, point of contact and RFP number. Nothing stated or discussed orally during any conversation shall alter, modify or change the requirements of this RFP. Only interpretations, explanations or clarifications of this RFP and answers to questions that are incorporated into a written amendment or addendum to this RFP issued by the City of Arlington shall be considered by proposers. All amendments or addenda will be distributed to each person/company that registers with the Office of Economic Development and requests a copy of all amendments to this RFP, but it shall be the responsibility of the proposer to make inquiries as to the addenda issued. All such amendments or addenda shall become a part of this RFP, and all proposers shall be bound by such amendments or

addenda. Each amendment or addendum issued will be on file in the Office of Economic Development.

E. Ambiguity, Conflict or Errors in RFP

Proposers are expected to carefully examine all documents that make up the RFP. The City of Arlington assumes no responsibility for any errors or misrepresentations that result from the use of an incomplete RFP. If a proposer discovers any ambiguity, conflict, discrepancy, omission, or other error in this RFP, it shall immediately notify the City of such error in writing and request modification or clarification of the document. The City will make modifications by issuing a written revision and will give written notice to all parties who have registered as receiving a copy of the RFP from the City. The proposer is responsible for clarifying any ambiguity, conflict, discrepancy, omission, or other error in the RFP prior to submitting the proposal. Implied requirements: products and services that are not specifically requested in this RFP, but which are necessary to provide the functional capabilities proposed by the proposer, should be included in the proposal.

F. Proprietary Information

All material submitted to the City becomes public property and is subject to the Texas Public Information Act upon receipt. Any material that is to be considered confidential in nature must be clearly marked as such and shall be treated as confidential to the extent allowable under the Texas Public Information Act. Trade secrets, proprietary and/or confidential information **MUST** be placed in a separate envelope marked "CONFIDENTIAL INFORMATION" and EACH PAGE must be marked "CONFIDENTIAL INFORMATION." Failure to identify proprietary information will result in all unmarked sections being deemed non-proprietary and available upon public request.

In the event that the City receives a request for information that a proposer has previously marked as proprietary or confidential, the City of Arlington will request a decision from the Texas Attorney General on the matter and will notify the proposer in accordance with the Texas Public Information Act. The final decision as to what information must be disclosed lies with the Texas Attorney General.

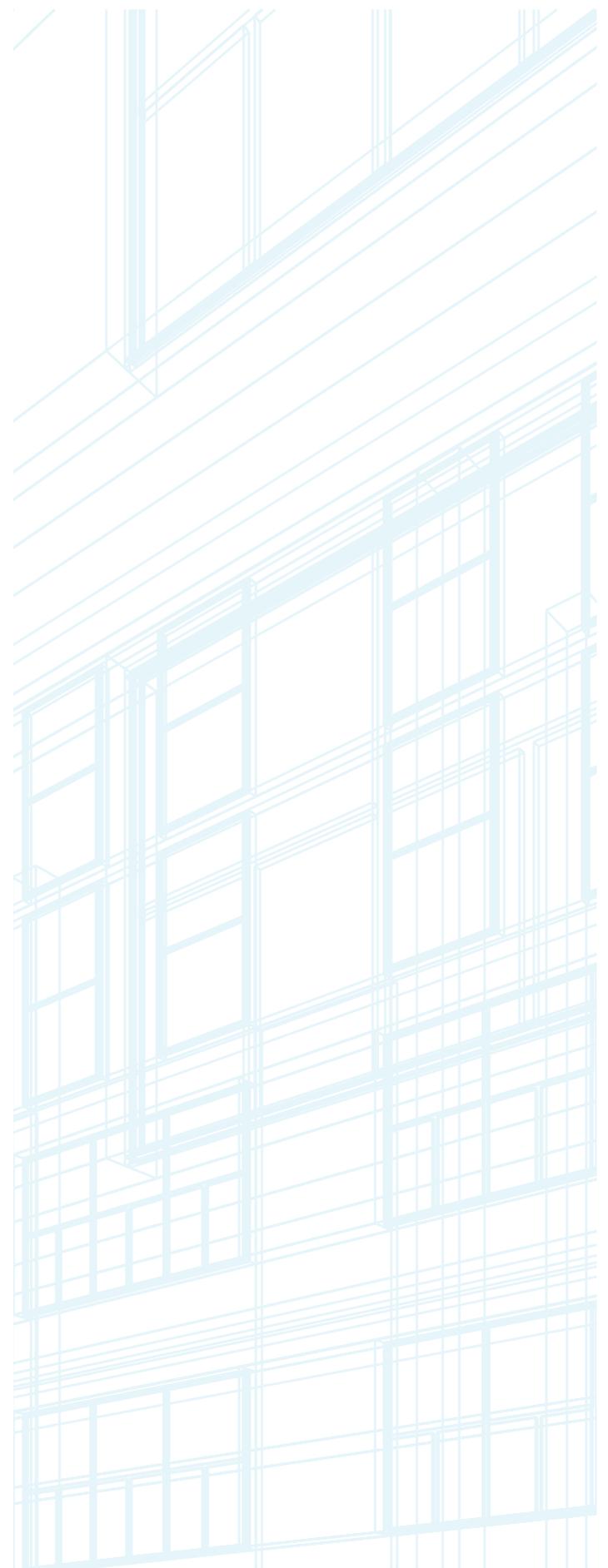
G. Cancellation or Modification of RFP and Rejection of Any and All Proposals

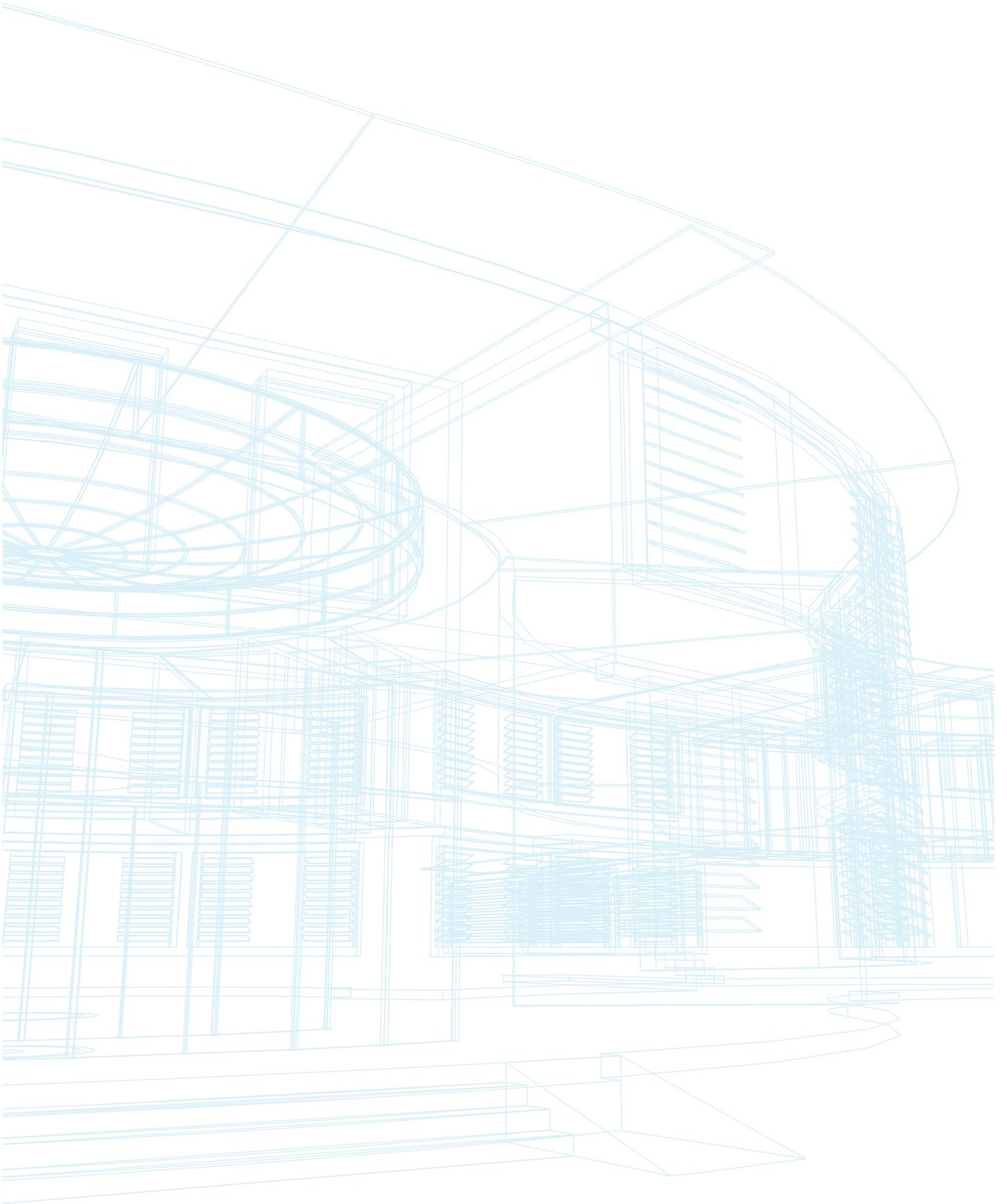
The City reserves the right to withdraw this RFP at any time and for any reason and to issue such clarifications, modifications, and/or amendments, as it may deem appropriate. If there is any disagreement or discrepancy between this RFP and any supplement or amendment, the most recent supplement or amendment shall govern. The City reserves the right to waive irregularities in proposals, if such action is in the best interest of the City. Any such waiver shall not modify any remaining RFP requirements or excuse the proposer from full compliance with the RFP specifications and other contract requirements, if the proposer is awarded the contract. The City shall accept all proposals for review that are prepared and submitted in conformance with this RFP but reserves the right to accept or reject in whole or in part any or all proposals submitted. The City reserves the right to request clarifications or corrections to proposals. The unreasonable failure of a proposer to promptly supply information in connection with such a request may be grounds for determination of non-responsiveness and rejection of the proposal. Receipt of a proposal by the City or submission of a proposal to the City confers no rights upon the proposer, nor does it obligate the City in any manner. The City reserves, at its sole discretion, the right to determine which proposers are qualified to provide services requested in this RFP.

The City, in its sole discretion, may exclude a proposer from further participation in the negotiation process if it determines that the proposer is severely falling behind in the negotiations, without any apparent or documented reason for such delay. The notification of such exclusion from further negotiation shall be in writing, signed by the City's signature authority, and delivered to the proposer by certified mail.

H. Conducting Investigations/Requesting Supplementary Information

The City reserves the right to conduct investigations with respect to the qualifications, experience and representations of the proposer and proposer team members and to require proposers to supplement, clarify or provide additional information in order for the City to evaluate proposals submitted. Each proposer and proposer team member, through its request for receipt of this RFP and participation in this procurement, consents to such investigations.





I. Proposers Indemnification of the City of Arlington

PROPOSER DOES HEREBY AGREE TO WAIVE ALL CLAIMS, RELEASE, INDEMNIFY, DEFEND AND HOLD HARMLESS THE CITY OF ARLINGTON AND ALL OF ITS OFFICIALS, OFFICERS, AGENTS AND EMPLOYEES, IN BOTH THEIR PUBLIC AND PRIVATE CAPACITIES, FROM AND AGAINST ANY AND ALL LIABILITY, CLAIMS, LOSSES, DAMAGES, SUITS, DEMANDS OR CAUSES OF ACTION INCLUDING ALL EXPENSES OF LITIGATION AND/OR SETTLEMENT, COURT COSTS AND ATTORNEY FEES WHICH MAY ARISE BY REASON OF INJURY TO OR DEATH OF ANY PERSON OR FOR LOSS OF, DAMAGE TO, OR LOSS OF USE OF ANY PROPERTY OCCASIONED BY ERROR, OMISSION, OR NEGLIGENT ACT OF PROPOSER, HIS OFFICERS, AGENTS, EMPLOYEES, SUBCONTRACTORS, INVITEES OR AN OTHER PERSON, OR FOR ANY CLAIM, LOSS DAMAGE, SUITS, DEMAND OR CAUSE OF ACTION RELATING TO THE PROPOSAL, AWARD, NEGOTIATION, OR SELECTION OF PROPOSER ARISING OUT OF OR IN CONNECTION WITH THIS RFP, AND PROPOSER WILL AT HIS OR HER OWN COST AND EXPENSE DEFEND AND PROTECT THE CITY OF ARLINGTON FROM ANY AND ALL SUCH CLAIMS AND DEMANDS.

PROPOSER DOES HEREBY AGREE TO WAIVE ALL CLAIMS, RELEASE, INDEMNIFY, DEFEND AND HOLD HARMLESS THE CITY OF ARLINGTON AND ALL OF ITS OFFICIALS, OFFICERS, AGENTS AND EMPLOYEES, IN BOTH THEIR PUBLIC AND PRIVATE CAPACITIES, FROM AND AGAINST ANY AND ALL CLAIMS, LOSSES, DAMAGES, SUITS, DEMANDS OR CAUSES OF ACTION, AND LIABILITY OF EVERY KIND INCLUDING ALL EXPENSES OF LITIGATION AND/OR SETTLEMENT, COURT COSTS AND ATTORNEY FEES FOR INJURY OR DEATH OF ANY PERSON OR FOR LOSS OF, DAMAGES TO, OR LOSS OF USE OF ANY PROPERTY OCCASIONED BY ERROR, OMISSION, OR NEGLIGENT ACT OF THE CITY OF ARLINGTON, ITS OFFICERS, AGENTS, EMPLOYEES, SUBCONTRACTORS, INVITEES OR ANY OTHER PERSON, OR FOR ANY CLAIM, LOSS, DAMAGE, SUIT, DEMAND OR CAUSE OF ACTION RELATING TO THE PROPOSAL, AWARD, NEGOTIATION, OR SELECTION OF PROPOSER

ARISING OUT OF OR IN CONNECTION WITH THIS RFP, AND PROPOSER WILL AT HIS OR HER OWN COST AND EXPENSE DEFEND AND PROTECT THE CITY OF ARLINGTON FROM ANY AND ALL SUCH CLAIMS AND DEMANDS. SUCH INDEMNITY SHALL APPLY WHETHER THE CLAIMS, LOSSES, DAMAGES, SUITS, DEMANDS OR CAUSES OF ACTION ARISE IN WHOLE OR IN PART FROM THE NEGLIGENCE OF THE CITY OF ARLINGTON, ITS OFFICERS, OFFICIALS, AGENTS OR EMPLOYEES. IT IS THE EXPRESS INTENTION THAT THE INDEMNITY PROVIDED FOR IN THIS PARAGRAPH IS INDEMNITY BY THE PROPOSER TO INDEMNIFY AND PROTECT THE CITY OF ARLINGTON FROM THE CONSEQUENCES OF THE CITY OF ARLINGTON'S OWN NEGLIGENCE, WHETHER THAT NEGLIGENCE IS A SOLE OR CONCURRING CAUSE OF THE INJURY, DEATH OR DAMAGE.

IN ANY AND ALL CLAIMS AGAINST ANY PARTY INDEMNIFIED HEREUNDER BY ANY EMPLOYEE OF PROPOSER, ANY SUBCONTRACTOR, ANYONE DIRECTLY OR INDIRECTLY EMPLOYED BY ANY OF THEM OR ANYONE FOR WHOLE ACTS ANY OF THEM MAY BE LIABLE, THE INDEMNIFICATION OBLIGATION HEREIN PROVIDED SHALL NOT BE LIMITED IN ANY WAY BY ANY LIMITATION ON THE AMOUNT OR TYPE OF DAMAGES, COMPENSATION OR BENEFITS PAYABLE BY OR FOR PROPOSER OR ANY SUBCONTRACTOR UNDER WORKMAN'S COMPENSATION OR OTHER EMPLOYEE BENEFITS ACT.

BY SUBMISSION OF A RESPONSE TO RFP, PROPOSER AGREES THAT IT SHALL BE BOUND BY THE INDEMNIFICATION AND REMEDY PROVISIONS OF THIS RFP. IF ANY LIABILITY CLAIMS, LOSSES, DAMAGES, SUITS, DEMANDS OR CAUSES OF ACTION ARISE OUT OF RFP, THE CITY OF ARLINGTON MAY SEEK PAYMENT OF ANY EXPENSES INCURRED IN DEFENSE, SETTLEMENT, OR PAYMENT OF ANY JUDGMENTS, COSTS, FEES, CHARGES, EXPENSES, OR ANY EXPENDITURE NECESSARY DUE TO THE LIABILITY, CLAIMS, LOSSES, DAMAGES, SUITS, DEMANDS OR CAUSES OF ACTION THAT ARISES OUT OF RFP FROM THE PROPOSAL SECURITY PROVIDED BY PROPOSER PURSUANT TO THIS RFP.

V. Proposal Contents

Proposers are required to submit the following information in the format described below and in sufficient detail to enable the City to give ample consideration to the proposal. Additional information regarding formatting, presentation and delivery of the proposal is found in this section under Submission Instructions.

Tab A: DEVELOPER CAPACITY & EXPERIENCE

- 1 Each proposal must include a cover letter signed by an officer authorized to make a binding contractual commitment for the firms or organizations in the development team.
- 2 Each proposal must include complete information. Please provide one reliable, lead contact for the development team. Include primary and alternate phone numbers. Provide an organizational chart of the proposing organization, as well as relevant affiliates and ownership interest of each.
- 3 Provide a narrative statement describing the previous experience of the proposer and development team. Provide specific information on projects that are similar in scale and character to the proposed development, including the nature and total development cost of each project, the project manager's name, and contact information from at least one participating lending institution. Emphasize any exceptional or unique qualifications of the proposer. Please provide names, phone numbers, and addresses for bank (1 or more), credit or trade (3) and professional references.
- 4 Provide resumes of the project team, including, if applicable, architect, engineers of all appropriate disciplines, contractor and/or construction manager, marketing agent and property management firm. Resumes should include a description of experience and completed projects that the reviewers may visit. If not provided as part of the references above, please provide a minimum of three references for each key project team member.
- 5 Please provide a list of all properties owned or managed by the development entity and any principal with at least ten percent (10%) interest in the development entity.

Tab B: DEVELOPMENT CONCEPT

- 1 Provide a narrative of the project describing the scope of work, scale and character of the project, and any and all conditions thereon. The narrative also must contain a description of the construction quality and internal aesthetics, in addition to any benefits and services to the community.
- 2 Provide a visual representation of the proposed development. In addition provide schematic plans that include typical floor plan(s) and elevations of front, side and rear views. Such visual representation need not be elaborate or costly, but should offer the City of Arlington a clear picture of the proposed end result. Plans should be attractive and aesthetically compatible with the surrounding environment and include amenities.
- 3 The design proposal must meet or exceed the requirements of the RFP as well as meet current City new construction building requirements. All construction will require City permits and inspections.
- 4 The City enforces the 2009 Edition of the International Energy Conservation Code (IECC). Green building techniques are encouraged as well as measures producing energy efficiency gains.

Tab C: BENEFITS TO THE CITY AND COMMUNITY

- 1 Please describe the financial impact to the City that will result from the proposed development. Include rental rate, increased ongoing tax revenue and such secondary impacts, as appropriate.
- 2 Indicate any elements of the proposed project, to include open space, pedestrian facilities, landscaping, and other elements that will provide specific amenities and/or benefits to the immediate and surrounding community and the City as a whole.

Tab D: FEASIBILITY

- 1 Provide a narrative statement explaining the economic feasibility of the proposed development. Include any market assumptions that support revenue projections. It is suggested that proposers provide supporting documentation for the market assumptions. Examples might include opinions of brokers, market studies and analysis of comparable leased space.
- 2 Provide a development budget indicating the estimated costs of redeveloping the site. Include in this budget the estimated “hard” and “soft” costs for the actual project. Provide documentation for your sources. Provide a summary of the assumptions on which these estimates are based, such as, previous comparable projects or estimates provided by contractors.
- 3 Provide a Sources and Uses of Funds Statement identifying the estimated amount of debt and equity financing by source and “hard” and “soft” costs. Disclosures of terms and sources for all sources of funds must be included. A commitment letter from a lending institution is also requested. Provide a summary of the source funds that includes a timetable of when applications are available and when awards are made. In addition, describe the applicability of the project to the goals of the funding.
- 4 Provide a detailed project timeline for the project from award of a lease agreement with the City through the various stages of construction to completion.
- 5 Indicate any revisions to existing governing regulations for the sites, such as zoning, that would be required to carry out the proposed development. Please include the time required to seek such amendments in the design portion of the above project timeline.

A. Submission Instructions

Proposals must include, at a minimum, the requirements listed in this RFP and may include any background or other supporting information that the proposer feels necessary. They should be prepared in a professional manner and in the format described in this RFP.

The City will not be limited to the information provided by the proposer but may utilize other sources of information useful in evaluating the capabilities of the proposer. Additional information or modifications to proposals may be requested of any proposer.

In its sole discretion, the City may cancel this RFP, in whole or in part. The City may in its sole discretion reject any or all proposals.



VI. EVALUATION CRITERIA

The City will review proposals based on a scale of 100 points utilizing the following criteria to evaluate the proposals received.

Criteria used in evaluation of proposals include, but are not limited to, the following:

A. Developer Capacity and Experience (30 Points)

- 1 The development team has a satisfactory record of past performance as demonstrated by the proposers experience in planning, constructing, marketing, managing and completing on time projects similar in size and scope to the proposed project.
- 2 The proposer has a history of successfully completing similar projects.
- 3 The proposer has a record of accomplishment of successful negotiations with governmental entities and/or community members on completed development projects.
- 4 Proposer has satisfactory references including names, phone numbers, and addresses for bank, credit, trade, and professional references.
- 5 Proposer has a satisfactory financial standing to complete the project, based on available assets and proposed equity in the project.

B. Quality of Development Concept (30 Points)

- 1 Quality of scope of work, scale and character of the project.
- 2 Attractiveness and aesthetic compatibility with the surrounding environment. Quality of amenities such as a community gathering space, a park, or other green space.
- 3 Meeting or exceeding the requirements of the RFP, City of Arlington building requirements, and overall quality construction and internal aesthetics.
- 4 Providing energy efficiency gains, such as Energy Star standards from the U.S. Department of Energy and incorporating green building techniques.

C. Benefits to the City and Community (20 Points)

- 1 Provide direct financial benefits to the City that include, but are not limited to, incremental tax revenues, secondary financial impacts, and long-term economic growth.
- 2 Providing benefits to the community that include, but are not limited to, streetscape improvements, landscaping, and neighborhood services.

D. Project Feasibility (20 Points)

- 1 Project is economically sound and based on established financial principles and supported market assumptions. This will be determined by reviewing the market study, development budget, summary of assumptions, and documented sources and uses of funds statement.
- 2 The proposer has the ability to provide or obtain sufficient financial resources to successfully negotiate a lease agreement with the City and to start and complete the project in a timely manner.
- 3 Project does not face insurmountable regulatory hurdles or constraints.

VII. DEVELOPMENT PROCESS

A. Exclusive Negotiating Privilege

Upon selection, the City may issue an Exclusive Negotiating Privilege (ENP) for a period of sixty (60) days to the selected proposer setting out specific requirements and deadlines for fulfilling requirements for this RFP. The selected proposer will have seven (7) days in which to return the signed ENP.

If negotiations have not been completed within the sixty (60) days after the selection of a proposer, then the ENP will expire. The City may choose to extend that time period if, in the view of the City, negotiations are proceeding satisfactorily. Should the parties fail to agree upon a contract within the time frames of the ENP, the City, at its sole discretion, may cancel negotiations with the selected proposer. The City may choose to commence negotiations with another proposer, to accept new proposals, or to cancel the RFP.

B. Lease Agreement

At the successful conclusion of negotiations under the ENP, and should the City pursue construction, the City may enter into a lease agreement setting forth the terms and conditions of the lease between the City and the developer. Decisions regarding award of the lease and terms of the award will be made by the City.

The developer will be bound by the construction plans and timelines identified specifically in the lease agreement. Major change orders that materially affect the development plans, facade elevations or other exterior designs must be approved by the City prior to implementation. In the event the developer does not comply with the provisions of the lease, the City has the right to enforce such provisions to compel compliance as provided for in the lease agreement.

C. Development Oversight

The selected proposer must agree to the review and guidance of the Office of Economic Development in the preparation of plans in conformance with this RFP, the Unified Development Code, and other applicable codes and ordinances of the City.

VIII. RIGHTS RESERVED BY THE CITY OF ARLINGTON

The City reserves the right in its sole discretion to recommend the award of a lease agreement related to this RFP based upon the written proposals received by the City without prior discussion or negotiation with respect to those proposals. All portions of this RFP will be considered to be part of the agreement and will be incorporated by reference. Any agreement awarded in connection with the RFP will be subject to approvals as required by the City Attorney's Office.

As part of the evaluation process, the City specifically reserves the right to review and approve the drawings, plans and specifications for development with respect to their conformance with the goals and requirements of this RFP.

The City also reserves the right to refuse to approve any such drawings, plans or specifications that are not suitable or desirable, in its opinion, for aesthetic or functional reasons; and in so passing upon such drawings, plans and specifications, it shall have the right to take into consideration, but shall not be limited to, the suitability

of the development plan, architectural treatment, building plans and elevations, materials and color, construction details, access, parking, loading, landscaping, identification signs, exterior lighting, refuse collection details, street, sidewalks and the harmony of the plan with the surroundings.

The City reserves the right to accept or reject any and all proposals, at its sole discretion, received as a result of this RFP, to waive minor irregularities, and to conduct discussions with all responsible proposers, in any manner necessary, to serve the best interest of the City.

The City reserves the right to request additional information from any or all proposers if necessary to clarify statements or data contained in the proposals.

The City reserves the right to reject any proposal as a result of misrepresentation of any information contained in the proposal.

While it is the present intention of the City to carry out the development of the Property as identified in this RFP as soon as practical, nothing contained in this RFP shall be construed as a warranty or commitment on the part of the City to be obligated to make conveyance of any interest in the property.

IX. ADMINISTRATIVE INFORMATION

A. Issue Date

The issue date of this RFP is Friday, July 22, 2016.

B. Issuing Office

This RFP is issued by the City of Arlington, Office of Economic Development, 3rd floor, 101 W. Abram, Arlington, Texas 76010.

C. Obtaining RFP

The RFP will be made available free of charge. The RFP may be picked up at the Office of Economic Development, 3rd floor, 101 W. Abram, Arlington, Texas, between 8:00 a.m. and 5:00 p.m., weekdays. Proposals are also downloadable from the City of Arlington's website at www.arlington-tx.gov/cdp.

D. Property Inspections

No access to the Property is granted in association with this RFP, and permission is required to gain access to the Property.

E. Revisions and Addenda

Should it become necessary to revise any part of this RFP, provide additional information necessary to adequately interpret provisions and requirements of this RFP, an Addendum to the RFP shall be provided to all proposers who picked up the RFP in person and provided their contact information. The City will also appropriately update the web version of the RFP should any such revisions or addenda be necessary. The City of Arlington may not have contact information for proposers who choose to acquire the RFP from the City of Arlington website; therefore, it is recommended that such entities review subsequent postings periodically to maintain current information about the offering.

F. Deadline

The deadline for receipt of proposals is 11:00 AM Central Time, October 3, 2016. Proposals will be dated and time stamped upon submission, and a receipt will be provided. The City shall not accept proposals after the deadline. Use of the U.S. Postal Service, private delivery companies or courier services is undertaken at the sole risk of the proposer. It is the proposer's sole responsibility to ensure that the proposal is in the possession of the issuing office by the deadline.

G. Submitting Responses to RFP

All proposals must be delivered to:

City of Arlington
Office of Economic Development Department
101 W. Abram, MS 01-0300
Arlington, TX 76010

ONE (1) ORIGINAL PLUS FOUR (4) COPIES TOTALING FIVE (5) SUBMISSIONS OF EACH PROPOSAL (BOUND IN A LOOSE-LEAF NOTEBOOK AND TO LAY FLAT WHEN READ) AND ALL MATERIALS TOGETHER IN ONE ENVELOPE OR PACKAGE IF POSSIBLE. ALL PROPOSALS MUST HAVE A TABLE OF CONTENTS AND EACH SECTION TABBED

H. Incurring Expenses

The City shall not be responsible for nor will the City pay any costs incurred by any proposer in preparing and submitting a proposal or requested supplemental information in response to the RFP.

I. Public Information Act Notice

The City commits to handling all information regarding financial assets and holding of proposers in strictest confidence. Proposers should give specific attention to identifying any additional portions of their proposals that they deem to be confidential, proprietary information, or trade secrets and provide any justification why such material should not be disclosed by the City of Arlington under the Texas Public Information Act Chapter 552 of the Texas Government Code.

J. Compliance with the Law

By submitting an offer in response to this RFP, the proposer selected for award agrees that it will comply with all Federal, State, and City laws, rules, regulations, and ordinances applicable to its activities and obligations under this RFP.

END OF RFP DOCUMENT



EXHIBITS

PIERCE BURCH

A MIXED USE ACTIVE ADULT CENTER

W Green Oaks Blvd between TX 303 and W Arkansas Lane

EXHIBIT A MAP OF PROPERTY



EXHIBIT B

ACTIVE ADULT CENTER FACILITY AND DESIGN

Facility Administration Spaces 15,145 GSF

- Office Spaces
- Senior Center Manager's Office
- Programmer's Workstations
- Work Room
- Break Room
- Conference Room
- Storage

Building Support

- Lobby
- Control Desk
- Locker Rooms
- Family Changing Area
- Public Restrooms
- Building Mechanical, Custodial and Storage Areas

Community Spaces 14,225 GSF

- Senior Lounge
- Wellness Center
- Child Watch / Babysitting
- Games Room
- Classrooms
- Craft Rooms
- 240 Person Community Room / Events Hall
- Catering Kitchen

Recreation and Fitness Spaces 27,548 GSF

- Gymnasium
- Wellness / Therapy / Fitness Testing Rooms
- Walk / Jog Track
- Weights / Cardio Area
- Aerobics / Dance Studio
- Spinning Studio

Indoor Aquatics 10,737 GSF

- 4-Lane x 25 Yard Lap Pool
- Warm Water Therapy Pool

Total Facility Size	67,655 GSF
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SENIOR / ACTIVE AGING CENTER - LOWER LEVEL

**Feasibility and Conceptual Design for Senior and Multi-Generational Recreation Centers
City of Arlington, Texas**



02.25.2016





SENIOR / ACTIVE AGING CENTER - UPPER LEVEL

Feasibility and Conceptual Design for Senior and Multi-Generational Recreation Centers
City of Arlington, Texas



02.25.2016





SENIOR / ACTIVE AGING CENTER - ENTRY VIEW

Feasibility and Conceptual Design for Senior and Multi-Generational Recreation Centers
City of Arlington, Texas

02.25.2016





SENIOR / ACTIVE AGING CENTER - VIEW LOOKING NORTHEAST

Feasibility and Conceptual Design for Senior and Multi-Generational Recreation Centers
City of Arlington, Texas

02.25.2016





SENIOR / ACTIVE AGING CENTER - VIEW LOOKING NORTHWEST

**Feasibility and Conceptual Design for Senior and Multi-Generational Recreation Centers
City of Arlington, Texas**

02.25.2016



EXHIBIT C

COVER SHEET

RFP NUMBER: RFP-CDP-16-002 PROPOSAL FOR:
 PROPOSAL DUE DATE: October 3, 2016
 PROPOSAL DUE TIME: 11:00 AM Central Time

CONTACT: Bruce Payne, Economic Development Manager
 Office of Economic Development
 101 W Abram, MS 01-0300
 Arlington, TX 76010
 E-mail: bruce.payne@arlingtontx.gov
 Telephone: 817-459-6114

Sealed proposals, one (1) original and four (4) copies, plus one electronic copy (.pdf format preferred) subject to the Terms and Conditions of this RFP and other contract provisions, will be received at the Office of Economic Development at the address listed above before the due date and time shown above. Proposals must be returned in a sealed envelope or other appropriate package, addressed to the Title, City of Arlington and have the RFP number, due date, and company name clearly marked on the outside envelope. Late proposals will be returned to the vendor unopened. Proposals may be withdrawn at any time prior to the due date and time shown above. Proposals may not be altered, amended or withdrawn after the due date and time without the recommendation and approval of the Economic Development Manager.

Company Name and Address:	Company's Authorized Agent:
	Signature:
	Name and Title (Typed or Printed)
Federal ID Number (TIN) or SSN and Name:	
Telephone No.:	Date:
Fax No.:	Email address:

ADDENDUM

On 7/28/2016:

- Page 1: RFP Number 'RFP-CDP-16-002' added
- Page 5: Spelling of 'Pierce Burch' corrected
- Page 6: Date issued changed from July 8, 2016 to July 22, 2016 to reflect the actual issue date
- Page 8: Item 1 in Section III.C (Financing Assumptions) was changed from 'Purchase Contract' to Lease Agreement'
- Page 10: 'Bidder' and 'bid' replaced in Section IV.C with terms 'submitter' and 'submission'
- Page 17: In Section VII.C, 'Uniform Development Code' was changed to 'Unified Development Code'
- Page 18: Section IX.F (Deadline) updated from August 18, 2016 to September 1, 2016
- Page 27: RFP Number 'RFP-CDP-16-002' added

On 8/2/2016:

- All dates referring to the deadline to submit questions changed from August 1 to September 1
- All dates referring to the deadline to respond to questions changed from August 5 to September 9
- All dates referring to the proposal due date changed from September 1 to October 3
- All dates referring to the anticipated preliminary award changed from October 2016 to December 2016
- Page 10: MS 01-0241 changed to MS 01-0300

On 8/9/2016:

- Project clarification provided at City Council meeting: <http://bit.ly/2b1M194>

CITY OF ARLINGTON

OFFICE OF ECONOMIC DEVELOPMENT

101 W ABRAM ST, MS 01-0300

ARLINGTON, TX 76010

