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Purchasing Division
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**REQUEST FOR QUALIFICATIONS
10253 NEIGHBORHOOD REVITALIZATION PARTNER
RFQ DUE: 3:00 PM MT (Mountain Time), January 23, 2026**

The Fort Collins Urban Renewal Authority (Authority or FCURA) is requesting proposals from qualified Service Providers/Professionals to provide specialized real estate and management services for a proposed redevelopment project with community partners similar to a Public Private Partnership (P3).

As part of the Authority's commitment to sustainability, proposals must be submitted online through the Rocky Mountain E-Purchasing System (RMEPS) at <http://www.bidnetdirect.com/colorado/Authority-of-fort-collins>. *Note: please ensure adequate time to submit proposals through RMEPS. Proposals not submitted by the designated Opening Date and Time will not be accepted by RMEPS.*

A pre-proposal meeting will be held at 3:00 PM MT on, January 6, 2026. The pre-proposal meeting will be hosted online via Microsoft Teams, please see link below and be prepared to mute your microphone:

Alternatively, the pre-proposal meeting can be accessed via phone at the below call-in and conference ID. This option will only allow you to hear the audio presentation.

Microsoft Teams [Need help?](#)

[Join the meeting now](#)

Meeting ID: 288 360 169 462 51

Passcode: Ze2W3ix6

Dial in by phone

[+1 970-628-0892, 686818746#](tel:+19706280892686818746) United States, Grand Junction

[Find a local number](#)

Phone conference ID: 686 818 746#

All questions should be submitted, in writing via email to Adam Hill, Senior Buyer adhill@fcgov.com and Andy Smith, Project Manager, at asmith@fcgov.com, no later than 3:00 PM MT on January 9, 2026. Please format your e-mail to include: **RFQ 10253 FCURA Neighborhood Revitalization Partner** in the subject line. Questions received after this deadline may not be answered. Responses to all questions submitted before the deadline will be addressed in an addendum and posted on the Rocky Mountain E-Purchasing System webpage.

Rocky Mountain E-Purchasing System hosted by BidNet

A copy of the RFQ may be obtained at <http://www.bidnetdirect.com/colorado/Authority-of-fort-collins>.

This RFQ has been posted utilizing the following Commodity Code(s):

90957 Land Development and Sub-Division Services
91277 Real Estate Developers

Prohibition of Unlawful Discrimination: The Authority, in accordance with the provisions of Title VI of the Civil Rights Act of 1964 (78 Stat. 252, 42 U.S.C. §§ 2000d to 2000d-4) and the Regulations, hereby notifies all bidders that it will affirmatively ensure that any contract entered into pursuant to this advertisement, disadvantaged business enterprises will be afforded full and fair opportunity to submit bids in response to this invitation and will not be discriminated against on the grounds of race, color, or national origin in consideration for an award.

The Authority strictly prohibits unlawful discrimination based on an individual's gender (regardless of gender identity or gender expression), race, color, religion, creed, national origin, ancestry, age 40 years or older, marital status, disability, sexual orientation, genetic information, or other characteristics protected by law. For the purpose of this submittal, "sexual orientation" means a person's actual or perceived orientation toward heterosexuality, homosexuality, and bisexuality. The Authority also strictly prohibits unlawful harassment in the workplace, including sexual harassment. Further, the Authority strictly prohibits unlawful retaliation against a person who engages in protected activity. Protected activity includes an employee complaining that he or she has been discriminated against in violation of the above policy or participating in an employment discrimination proceeding.

Public Viewing Copy: The Authority is a governmental entity subject to the Colorado Open Records Act, C.R.S. § 24-72-200.1 et seq. ("CORA"). Any proposals submitted hereunder are subject to public disclosure by the Authority pursuant to CORA and Authority ordinances. Professionals may submit one (1) additional complete proposal clearly marked "FOR PUBLIC VIEWING." In this version of the proposal, Professionals may redact text and/or data that it deems confidential or proprietary pursuant to CORA. All pricing will be considered public records subject to disclosure under CORA and as such pricing cannot be redacted from the "FOR PUBLIC VIEWING" version of the proposal. Failure to provide a public viewing copy will be considered a waiver of any claim of confidentiality under CORA without regard to how the applicant's proposal or certain pages of the proposal are marked confidential, proprietary, or similar. Such statement does not necessarily exempt such documentation from public disclosure if required by CORA, by order of a court of appropriate jurisdiction, or other applicable law. Generally, under CORA, trade secrets, confidential commercial information and financial data information may not be disclosed by the Authority. Proposals may not be marked "Confidential" or 'Proprietary' in their entirety. By responding to this RFQ, Professionals hereby waives any and all claims for damages against the Authority for the Authority's good faith compliance with CORA. **All provisions and pricing of any contract resulting from this request for proposal will be public information.**

Service Providers/Professionals Registration: The Authority requires new Service Providers/ Professionals receiving awards from the Authority to submit IRS form W-9 and requires all Service Providers/ Professionals to accept Direct Deposit (Electronic) payment. **Please do not submit these documents with your proposal**, however, if you take exception to participating in Direct Deposit (Electronic) payments please clearly note such in your proposal as an exception. The Authority may waive the requirement to participate in Direct Deposit (Electronic) payments at its sole discretion.

Sales Prohibited/Conflict of Interest: No officer, employee, or member of Authority Board, shall have a financial interest in the sale to the Authority of any real or personal property, equipment, material, supplies or services where such officer or employee exercises directly or indirectly any decision-making authority concerning such sale or any supervisory authority over the services to be rendered. This rule also applies to subcontracts with the Authority. Soliciting or accepting any gift, gratuity favor, entertainment, kickback or any items of monetary value from any person who has or is seeking to do business with the Authority is prohibited.

Collusive or Sham Proposals: Any proposal deemed to be collusive or a sham proposal will be rejected and reported to authorities as such. Your authorized signature of this proposal assures that such proposal is genuine and is not a collusive or sham proposal.

The Authority reserves the right to reject any and all proposals and to waive any irregularities or informalities.

The selected Service Provider/Professional shall be required to sign the Authority's Agreement prior to commencing services.

Sincerely,



Gerry Paul
Purchasing Director

I. OBJECTIVE / OVERVIEW

A. OBJECTIVE AND BACKGROUND

The Authority invites qualified consultants to partner in the revitalization of North Fort Collins through the coordinated redevelopment of property owned by the Authority located at 1636 North College Avenue, and potentially several other nearby or adjacent properties. This initiative seeks to transform a long-vacant supermarket building into a vibrant, mixed-use, community-oriented neighborhood that reflects the area's unique identity and history, supports equitable economic growth, and provides lasting public benefit.

Location & Context

Fort Collins, Colorado, is a dynamic community of approximately 175,000 residents located 65 miles north of Denver at the base of the Rocky Mountain foothills. While much of the city has experienced significant reinvestment, North Fort Collins has not kept pace with the city's overall growth. The area continues to face challenges related to insufficient infrastructure, underutilized land, auto-oriented development patterns, and limited access to walkable, neighborhood-serving retail and amenities.

The Site

The Authority's 2025 acquisition of the 50,000-square-foot former supermarket building at 1636 North College Avenue, on 4.68-acre parcel, creates a unique opportunity to reimagine a key property within the North College Urban Renewal Plan area, originally established in 2004. The property is part of a larger retail center with aging infrastructure and significant redevelopment potential. Its location—near downtown, served by major transit routes, and surrounded by growing residential neighborhoods, makes it an ideal candidate for a transit-oriented, pedestrian-friendly, mixed-use neighborhood.

The Opportunity

This effort is envisioned not as a single-site development but as a comprehensive community development initiative. The Authority and neighboring property owners share an interest in advancing a coordinated vision that integrates housing, local business space, public gathering areas, and community-serving uses. With strong recent residential growth in the area, there is a critical need for nearby employment opportunities, walkable amenities, and spaces that foster social connection and neighborhood identity.

The Concept Vision

The Authority's goal is to create a model for equitable redevelopment—an inclusive, sustainable district that balances market feasibility with community values. The project aims to:

- Catalyze high-quality, mixed-use redevelopment that enhances the corridor's vitality, cultural character, and potential to become a 15-Minute Neighborhood
- Advance equity, anti-displacement, and affordability stewardship as core principles guiding investment and land use.
- Foster transit-oriented and pedestrian-scale design that reduces car dependence and enhances connectivity.

- Support locally owned businesses, arts, and cultural programming that reflect neighborhood identity.
- Deliver public benefits such as open spaces, community facilities, and climate-resilient infrastructure.

The Role of the Consultant

The selected consultant (or consultant team) will serve as a “Neighborhood Revitalization Partner” (NRP), initially functioning as an extension of the Authority performing services often assigned to owner’s representatives, general managers, and community managers. The consultant will lead the creation of a governance framework, coordinate among public and private partners, and guide the planning and implementation of a community-driven master redevelopment plan.

The Authority seeks an experienced entity with a proven record in master-planned, mixed-use, transit-oriented redevelopment - capable of blending technical real estate expertise with inclusive community engagement and long-term asset stewardship. The engagement could begin as a professional services contract and may evolve into a long-term development or stewardship partnership as the project advances.

Strategic Importance

This project will establish a new benchmark for equitable, sustainable redevelopment in Fort Collins. By transforming an underutilized retail center into a thriving neighborhood, the Authority aims to prevent blight by demonstrating how coordinated public investment, private innovation, and community participation can create enduring social and economic value.

B. CONCEPT STRUCTURE

The NRP will work with the Authority, neighborhood residents, community partners, and nearby property owners to form and manage a new community development entity to ensure community-based objectives and interests are well-served for the long term. For the time being, this new community development entity is generically called the “Association”, which indicates a shared governance model to be built upon careful and clear roles and responsibilities. The structure of how the Association functions with the Authority and the NRP is subject to input from the NRP, and may begin with framework similar to the illustration below:

Function/Task	Authority	Association	Neighborhood Revitalization Partner
<i>Community Engagement</i>	Ensures transparency	Facilitates stakeholder input	Leads community engagement
<i>Land Ownership</i>	Owns land (99-yr ground lease)	Advises on Parcel Strategy	Manages ground leases and stewardship obligations
<i>Master Planning</i>	Approves/adopts	Coordinates planning process	Ensures community priorities are embedded
<i>Financing & Infrastructure</i>	Approves any public financing	Coordinates funding sources & phasing	Advises on feasibility; aligns subsidy with affordability goals
<i>Delivery & Construction</i>	Final sign-off at key milestones	Coordinates phasing; infrastructure delivery	Advises on design/tenanting; safeguards affordability/community spaces
<i>Long-term Management</i>	Retains revision rights (if lease fails)	Oversees overall site performance	Manages affordability and community asset compliance

II. SCOPE OF PROPOSAL

A. Scope of Work

Upon selection of the NRP by the Authority, a Scope of Work will be jointly developed, among other components of a contractual agreement. For discussion purposes, a preliminary Scope of Work is described below.

- ✓ **Phase 1 – Governance Development and Project Kickoff**
- ✓ **Phase 2 – Master Planning**
- ✓ **Phase 3 – Partner Acquisition and Deal Structuring**
- ✓ **Phase 4 – Construction Support, Ongoing Management, and Monitoring**

Phase 1 – Governance Development and Project Kickoff

Objectives:

- Establish an effective governance framework to oversee the multi-property redevelopment initiative.
- Develop collaborative structures that integrate Authority leadership, community representation, and development partners.

Key Tasks:

1. Assist in creating an Association to guide the project.
2. Define roles, responsibilities, and decision-making processes for the governance structure.
3. Convene initial stakeholder meetings, including property owners, neighborhood representatives, FCURA and appropriate City staff.
4. Develop a work plan and preliminary project schedule.
5. Initiate community engagement strategy to capture priorities, concerns, and local aspirations.

Deliverables:

- Governance framework document.
 - Stakeholder mapping and engagement plan.
 - Kickoff report summarizing early findings, objectives, and work plan.
-

Phase 2 – Master Planning

Objectives:

- Develop a comprehensive, community-informed master plan for the site and surrounding properties.
- Ensure alignment with Authority goals for mixed-use, transit-oriented, pedestrian-friendly development and community benefit outcomes.

Key Tasks:

1. Conduct site assessments, including infrastructure, environmental, and zoning analysis.
2. Facilitate community workshops to refine design principles, land use priorities, and programmatic needs.

3. Evaluate development scenarios, including housing types, commercial spaces, cultural and community facilities, and public realm improvements.
4. Integrate affordability stewardship and anti-displacement strategies into the plan.
5. Prepare financial modeling, feasibility analysis, and implementation sequencing.
6. Lead effort, working with Authority, neighbors, and consultants, to explore and secure entitlements for property owned by Authority and others included in the proposed master plan.

Deliverables:

- Draft and final master plan documents.
- Financial feasibility and implementation framework.
- Community input summary and recommendations.
- Zoning analysis and recommendations, including potentially leading entitlement process with applicable City Departments.

Phase 3 – Partner Acquisition and Deal Structuring

Objectives:

- Identify, evaluate, and secure development partners consistent with community goals.
- Structure public-private agreements that support long-term stewardship, affordability, and community benefit.

Key Tasks:

1. Prepare RFQs, RFPs, or other procurement materials for potential development partners.
2. Vet prospective developers, including for-profit and nonprofit entities, against project goals.
3. Advise on deal structuring, including joint ventures, development agreements, and ground leases.
4. Review financial and legal documentation, in consultation with Authority staff and legal counsel, to ensure compliance with Authority priorities.
5. Facilitate negotiations and recommend selected partners.

Deliverables:

- Partner solicitation documents.
- Evaluation and recommendation report.

- Draft agreements and transaction frameworks.
-

Phase 4 – Construction Support, Ongoing Management, and Monitoring

Objectives:

- Oversee construction, long-term asset management, and implementation of community benefit commitments.
- Ensure ongoing stewardship of affordability, equity, and community-serving uses.

Key Tasks:

1. Monitor project construction and adherence to design, budget, and timeline commitments.
2. Track compliance with affordability covenants, ground leases, and community benefit agreements.
3. Maintain financial and operational oversight, including reserves for long-term maintenance.
4. Convene regular meetings with stakeholders and provide transparent public reporting.
5. Recommend corrective actions as necessary to ensure project alignment with long-term objectives.

Deliverables:

- Construction oversight reports.
 - Annual compliance and performance reports.
 - Recommendations for ongoing management, reinvestment, and community engagement.
-

Additional Responsibilities

- Oversee the monetary decisions made to maximize community interests within the governance framework.
- Serve as a liaison between the community and development teams.
- Facilitate multi-stakeholder collaboration while maintaining long-term project vision and integrity.
- Provide guidance on policy, equity, and anti-displacement measures as the project evolves.

B. Key Areas of Responsibility

***The following examples are representative, not conclusive, and subject to further discussion and negotiation between the Authority and the selected NRP.**

1. Land & Affordability Stewardship

- Manage long-term ground leases on behalf of the FCURA.
- Ensure long-term affordability covenants (housing, commercial, community spaces) are embedded and enforceable.
- Monitor and enforce compliance with affordability, community-serving use, and anti-displacement commitments.
- Recommend adjustments to affordability formulas and ground lease provisions as needed over time.

2. Community Benefit Oversight

- Serve as the guarantor of community priorities in all development phases (e.g., affordable housing targets, local retail mix, cultural spaces, green space access).
- Monitor implementation of community benefits agreements (CBAs), and development agreements.
- Report regularly on compliance and impact.

3. Development Advisory & Deal Structuring

- Provide technical expertise during procurement, RFQ, and developer negotiations.
- Vet and recommend development partners (*market and nonprofit*) consistent with community benefit requirements.
- Assist in structuring joint ventures, financing stacks, and public-private agreements.
- Ensure that pro formas and deal structures align with affordability and equity goals.

4. Community Voice & Engagement

- Create a strategy to channel resident, small business, and neighborhood input.
- Translate technical development information into accessible formats for the community.
- Act as liaison between neighborhood stakeholders and development teams.

5. Long-Term Asset Management

- Manage ground lease obligations, rent resets, and resale formulas.
- Oversee the stewardship of permanently affordable housing units, small business spaces, and community facilities.
- Maintain financial reserves for long-term repair and reinvestment in community assets.
- Ensure sustainability and equity goals (e.g., green building, climate resilience) are maintained through the life of the project.

6. Fiduciary & Accountability Role

- Guide financial decisions for the development to maximize community interests within the governance structure.
- Provide independent review and public reporting on project compliance with adopted plans, agreements, and commitments.
- Retain authority to recommend corrective actions to the FCURA or Association when commitments are at risk.

C. Minimum Qualifications

Experience

- **Mixed-use & Mixed-income Development Finance** – Deep understanding of how to layer public subsidy, low-income housing tax credit (LIHTC), new market tax credit (NMTC), philanthropic capital, and private debt/equity.
- **Public-private agreements** – Experience negotiating CBAs, development agreements, and joint venture structures with municipalities and developers.
- **Community Governance Models** – Methods for embedding resident/merchant/community voices into a board structure that is credible and durable.
- **Equity and Anti-displacement Policy** – Proven strategies for stabilizing existing residents and businesses.
- **Collaborate with Private Sector Developers** – Successful experience attracting and partnering with private real estate developers, especially for non-residential elements in mixed-use projects. Bring a “built-in” network of socially responsible developers with similar community values and alignment.

Skills

- **Real Estate Development Management** – Managing acquisition, entitlements, design, financing, and construction oversight, particularly in master-planned, multi-phased mixed-use campus settings with multiple residential and non-residential development partners.
- **Facilitation & Coalition Building** – Convening diverse stakeholders (FCURA, County, neighbors, private developers, funders) and translating between their priorities.
- **Communication & Trust-building** – Explaining technical development issues in ways that community members understand and buy into.

Abilities

- **Balance Permanence with Flexibility** – Lock in affordability and community ownership while allowing for phased development and changing market conditions.
- **Institutional Staying Power** – Ability to steward assets for decades (*beyond one development cycle*), maintain staff capacity, and ensure financial sustainability.

- **Translate Values into Binding Documents** – Not just advocate for community priorities, but embed them into enforceable agreements, leases, or ground lease terms.

D. Anticipated Schedule

The following represents the Authority’s target schedule for the RFQ. The Authority reserves the right to amend the target schedule at any time.

- RFQ issuance: December 8, 2025
- Pre-Proposal Meeting: 3:00 PM MT on January 6, 2026
- Question deadline: 3:00 PM MT on January 9, 2026
- Final Addendum Issued: January 15, 2026
- Proposal due date: 3:00 PM MT on January 23, 2026
- Interviews (tentative): Week of February 2, 2026
- Award of Contract (tentative): February 2026

E. Interviews

In addition to submitting a written proposal, the top-rated Service Providers/Professionals may be interviewed by the RFQ assessment team and asked to participate in an oral presentation to provide an overview of the company, approach to the project and to address questions. The evaluation criteria for the oral interviews will be the same as the criteria for the written evaluations and is included in Section.

Instead of traditional in-person interviews for the optional interview session, the Authority may opt to use alternate methods including but not limited to remote interviews through a platform such as Microsoft Teams or Zoom.

F. Travel & Expenses

Subject to the terms of the Agreement, reasonable expenses may be reimbursable per the current rates found at www.gsa.gov. Service Provider/Professional will be required to provide original receipts to the Authority for all travel expenses.

G. Subcontractors/Subconsultants

Service Provider/Professional will be responsible for identifying any subcontractors and/or subconsultants in their proposal. Please note that the Authority will contract solely with the awarded Service Provider/Professional; therefore, subcontractors and/or subconsultants will be the responsibility of the Service Provider/Professional.

H. Financial Qualifications (CONFIDENTIAL)

Service Providers/Professionals selected as finalists may be required to submit a banking reference and the most recent financial statement (audited preferred) including balance sheet and income statement, as well as a statement of cash flows (the “Financial

Information”).

I. Current standards

All work and/or materials must meet current standards in force by recognized technical and professional societies, trade and materials supply associations, institutes and organizations, bureaus and testing laboratories, and national, federal, state, county, and local laws, codes and ordinances.

J. Fees, Licenses, Permits

The successful Service Provider/Professional shall be responsible for obtaining any necessary licenses, fees or permits without additional expense to the Authority. All vehicles and equipment shall be properly licensed and insured, carry the appropriate permits and be placarded as required by law.

K. Laws and Regulations

The Service Provider/Professional agrees to comply fully with all applicable local, State of Colorado and Federal laws and regulations and municipal ordinances to include American Disabilities Act (ADA).

L. Agreement

The awarded Service Provider/Professional will be required to sign an Agreement with the Authority, which will be negotiated with the Service Provider after selection.

Individual Work assignments will be requested and agreed to through the Agreement and any subsequent Amendments.

M. Invoicing and Payment

Subject to provisions and agreements described below in RFQ Section III.F (Compensation), invoices should be emailed monthly to invoices@fcgov.com with a copy to the Project Manager. The cost of the work completed shall be paid to the Service Provider/Professional each month following the submittal of a correct invoice by the Service Provider/Professional indicating the project name, Purchase Order number, task description, hours worked, personnel/work type category, hourly rate for each employee/work type category, date of the work performed specific to the task, percentage of that work that has been completed by task, 3rd party supporting documentation with the same detail and a brief progress report.

Payments will be made using the prices stated in the Agreement. In the event a service is requested which is not stated in the Agreement, the Service Provider/Professional and the Authority will negotiate an appropriate unit price for the service prior to the Service Provider/Professional initiating such work.

The Authority pays invoices on Net 30 terms.

III. PROPOSAL SUBMITTAL

Please limit the total length of your proposal to a maximum of forty (40) 8 ½ x 11" pages (excluding cover pages, table of contents, dividers and Acknowledgement form). Font shall be a minimum of 11 Arial and margins are limited to no less than .5" for sides and top/bottom. Extended page sizes, such as 11" x 17", count as a single page and may be used for detailed pricing. Links to other files or websites shall not be permitted. Proposals that do not conform to these requirements may be rejected.

Service Providers/Professionals are required to provide detailed written responses to the following items in the order outlined below. The responses shall be considered technical offers of what Service Providers/Professionals propose to provide and shall be incorporated in the contract award as deemed appropriate by the Authority. A proposal that does not include all the information required may be deemed non-responsive and subject to rejection.

Responses must include all the items in the order listed below. It is suggested that the Service Providers/Professionals include each of the Authority's questions with their response.

The Authority shall not reimburse any firm for costs incurred in the preparation and presentation of their proposal.

A. Cover Letter / Executive Summary

The Executive Summary should highlight the content of the proposal and features of the program offered, including a general description of the program and any unique aspects or benefits provided by your firm.

Indicate your availability to participate in the interviews on the proposed dates as stated in the Schedule section.

B. Service Provider/Professional Information

1. Describe the Service Provider's/Professional's business and background
2. Number of years in the business
3. Details about ownership
4. An overview of services offered and qualifications
5. Size of the firm
6. Location(s) of offices. If multiple, please identify which will be the primary for our account.
7. Primary contact information for the company including contact name(s) and title(s), mailing address(s), phone number(s), and email address(s).

C. Scope of Proposal

1. Provide a detailed narrative of the services proposed if awarded the contract per the scope above. The narrative should include any options that may be beneficial for the Authority to consider.
2. Describe how the project would be managed and who would have primary

responsibility for its timely and professional completion.

3. Briefly discuss your preliminary insight and thoughts regarding the Concept Structure outlined in the RFQ.
4. Briefly describe the approach to execute the scope of work to include the methods and assumptions used, and any exceptions and/or risks.
5. Describe the methods and timeline of communication your firm will use with the Authority's Project Manager and other parties.

D. Firm Capability and Assigned Personnel

Provide relevant information regarding previous experience related to this or similar projects, to include the following:

1. Provide an Organization Chart/Proposed Project Team: An organization chart containing the names of all key personnel and subconsultants with titles and their specific task assignment for this project shall be provided in this section.
2. Provide resumes for each professional and technical person to be assigned to the project, including partners, subconsultants, and subcontractors. Please limit resumes to one page. The résumés shall include at least three individual references from previous assignments.
3. A list of qualifications for your firm and qualifications and experience of the specific staff members proposed to perform the services described above.
4. Representative Projects. Provide a minimum of three similar projects with public agencies, P3s, or similar in the last 5 years that have involved the staff and subcontractors/subconsultants proposed to work on this project. Include the owner's name, title of project, contact name, email and phone number, subconsultants on the team and a brief description of the work, location, scale, number of property/land uses, summary of partnership structure, unique challenges faced, and notable innovations. The Service Provider/Professional authorizes the Authority to verify any and all information contained herein and hereby releases all those concerned providing information as a reference from any liability in connection with any information provided.
5. Provide any information that distinguishes Service Provider/Professional from its competition and any additional information applicable to this RFQ that might be valuable in assessing Service Provider/Professional's proposal.

E. Sustainability/TBL Methodology

In concise terms (no more than two pages), please describe your organization's commitment to sustainability and supporting values.

Each element of the TBL sustainability criteria will receive equal consideration in determining the final Sustainability/TBL score.

1. Address how your firm strives to incorporate all three aspects (social, environmental, and economic) of Triple Bottom Line (TBL) sustainable practices into the workplace. Provide examples along with any metrics used to measure success within your firm.
2. Also provide examples of how your firm has incorporated all three aspects of TBL sustainable practices in previous similar projects on which your firm has been the prime Service Provider/Professional.

Some examples are provided below:

- a. Environmental – Experience delivering projects / programs focused on environmental health priorities in the areas of climate resiliency, water quality and watershed protection, regulatory performance, management systems, air quality, renewable energy, sustainable building and design, construction materials management, and solid waste reduction.
- b. Economic – Experience working and delivering projects with an emphasis on strategic financial planning, job creation, business development, asset management, various project delivery methods, value engineering, regional partnerships, transparency, stakeholder engagement, strategic investments, aging infrastructure, repurposing of existing facilities, and competing financial priorities.
- c. Social - Experience working and delivering projects, programs, and/or initiatives that support Equity, Diversity, and Inclusion throughout your firm’s workplace, including leadership, and supply chain. Examples of this may be demonstration of working within cultural and language gaps, development of diversity programs, diverse project teams, equitable opportunity vendor supply chain, and how your firm has applied an equity lens to processes such as recruitment, hiring, purchasing, career pathways, salaries, and staff engagement.

F. Compensation

In your response to this proposal, please describe how you might propose a compensation structure and provide examples. Compensation will be negotiated and finalized agreements executed between the Authority and selected Service Provider/Professional.

G. Acknowledgement

The Acknowledgement form is attached as Section V. Complete the attached form indicating the Service Provider/Professional hereby acknowledges receipt of the Authority of Fort Collins Request for Qualifications and acknowledges that the Service Provider/Professional has read and agrees to be fully bound by all of the terms, conditions and other provisions set forth in the RFQ.

IV. REVIEW AND ASSESSMENT CRITERIA

A. Proposal and Interview Criteria

Service Providers/Professionals will be evaluated on the following criteria. This set of criteria will be the basis for review and assessment of the written proposals and optional interview session. At the discretion of the Authority, interviews of the top-rated Service Providers/Professionals may be conducted.

The rating scale shall be from 1 to 10, a rating of 1 doesn't meet minimum requirements, a rating of 5 means the category fulfills the minimum requirements, and 10 exceeds minimum requirements in that category.

WEIGHTING FACTOR	CATEGORY	STANDARD QUESTIONS
3.0	Qualifications & Approach	Does the proposal address all elements of the RFQ? Does the proposal show an understanding of the project objectives, methodology to be used and results/outcomes required by the project? Are there any exceptions to the Scope of Work or Key Areas of Responsibility ? Does the proposal demonstrate experience in mixed-use real estate development with strong community involvement? Does the proposal demonstrate experience designing and executing creative partnership and compensation arrangements?
2.0	Firm Capability & Assigned Personnel	Does the firm have the resources, financial strength, capacity and support capabilities required to successfully complete the project on-time and in-budget? Has the firm successfully completed previous projects of this type and scope? Do the persons who will be working on the project have the necessary experience and qualifications? Are sufficient people of the requisite skills and qualifications assigned to the project?
3.0	Representative Project Examples	Do the representative projects included with the proposal directly align with the project and Authority vision? Did the representative projects successfully achieve outcomes similar to those proposed in the Scope of Work. Do the representative projects demonstrate experience and an ability to be flexible and responsive in a dynamic partnership model?

WEIGHTING FACTOR	CATEGORY	STANDARD QUESTIONS
1.0	Sustainability/TBL Methodology	<p>Does the firm demonstrate a commitment to Sustainability and incorporate Triple Bottom Line methodology in both their Scope of Work for the project, and their day-to-day business operating processes and procedures?</p> <p>Does the firm demonstrate a commitment to all three aspects (social, environmental, and economic) of the Triple Bottom Line (TBL) methodology of sustainability for this project and in their company value system as evidenced by their day-to-day business operating processes, practices and procedures?</p>
1.0	Compensation Framework	<p>Does the proposal include a detailed and realistic method for compensation that aligns with the phases of the project described above?</p> <p>Has the proposed compensation structure or structure elements been used by the firm successfully in past projects?</p>

V. ACKNOWLEDGEMENT

This form may not be redlined and must be submitted with your proposal. Failure to adhere to these requirements may result in your proposal being rejected.

Service Provider/Professional hereby acknowledges receipt of the Authority's Request for Qualifications and acknowledges that it has read and agrees to be fully bound by all of the terms, conditions and other provisions set forth in the RFQ 10253 FCURA Neighborhood Revitalization Partner except as otherwise noted. Additionally, Service Provider/Professional hereby makes the following representations to the Authority:

- a. All of the statements and representations made in this proposal are true to the best of the Service Provider/Professional's knowledge and belief.
- b. Service Provider/Professional commits that it is able to meet the terms provided in this proposal.
- c. This proposal is a firm and binding offer, for a period of 90 days from the date hereof.
- d. Service Provider/Professional further agrees that the method of award is acceptable.
- e. Service Provider/Professional also agrees to negotiate in good faith an Agreement with the Authority and acknowledges time will be of the essence to complete the contract.
- f. Service Provider/Professional acknowledges receipt of ___ addenda.
- g. Service Provider/Professional acknowledges no conflict of interest.
- h. Service Provider/Professional acknowledges that the Authority is a governmental entity subject to the Colorado Open Records Act, C.R.S. §§ 24-72-200.1 et seq. ("CORA"). Any proposals submitted hereunder are subject to public disclosure by the Authority pursuant to CORA and Authority ordinances. Professionals may submit one (1) additional complete proposal clearly marked "FOR PUBLIC VIEWING." In this version of the proposal, Professionals may redact text and/or data that it deems confidential or proprietary pursuant to CORA. All pricing will be considered public records subject to disclosure under CORA and as such pricing cannot be redacted from the "FOR PUBLIC VIEWING" version of the proposal. Failure to provide a public viewing copy will be considered a waiver of any claim of confidentiality under CORA without regard to how the applicant's proposal or certain pages of the proposal are marked confidential, proprietary, or similar. Such statement does not necessarily exempt such documentation from public disclosure if required by CORA, by order of a court of appropriate jurisdiction, or other applicable law. Generally, under CORA, trade secrets, confidential commercial information and financial data information may not be disclosed by the Authority. Proposals may not be marked "Confidential" or 'Proprietary' in their entirety. By responding to this RFQ, Service Providers/Professionals hereby waives any and all claims for damages against the Authority for the Authority's good faith compliance with CORA. **All provisions and pricing of any contract resulting from this request for proposal will be public information.**

Legal Firm Name: _____

Physical Address: _____

Remit to Address: _____

Phone: _____

Name of Authorized Agent of Firm: _____

Signature of Authorized Agent: _____

Primary Contact for Project: _____

Title: _____ Email Address: _____

Phone: _____ Cell Phone: _____

NOTE: ACKNOWLEDGMENT IS TO BE SIGNED & RETURNED WITH YOUR PROPOSAL