

Mixed Use
Downtown
Development
Opportunity

REQUEST FOR PROPOSALS



Opportunity Zone Project

Civic Block

Meridian
Idaho

**Meridian Development Corporation
in Partnership with the City of Meridian**

Proposals Due
Tuesday, August 24, 2021



REQUEST FOR PROPOSALS

THE CIVIC BLOCK
DOWNTOWN MERIDIAN

MERIDIAN DEVELOPMENT CORPORATION

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Proposals Due
Tuesday, August 24, 2021 at 4:00 p.m. MDT

REQUEST FOR PROPOSALS

PURPOSE

The Meridian Development Corporation (“MDC”) is soliciting proposals from developer Respondents interested in delivering a mixed-use development on real estate owned by MDC and the City of Meridian (“City”), known as The Civic Block.

The properties are currently occupied by the City’s Community Center and Centennial Park and an MDC-owned parking lot located in downtown Meridian, Idaho (“Subject Property”). This effort is a partnership of the two entities and MDC and the City may collectively be referred to as the “Parties.”

It is well documented that Meridian is one of the fastest growing cities in the country. People want to live, work, recreate, and raise families in Meridian. Downtown Meridian is experiencing a resurgence, and this Request for Proposal (“RFP”) provides an opportunity to benefit from and become part of that redevelopment. The Subject Property consists of a portion of one of the key blocks in the Downtown. The Parties seek proposals to create a signature downtown mixed-use project that will promote further economic growth and vitality in the area for the benefit of the Subject Property as well as other properties and businesses located in Downtown Meridian.

Please refer to the link to a video regarding the City of Meridian and its economic growth opportunities:

https://drive.google.com/file/d/0B8ipaYCSyWiNjdMc1J4bFQxWUU/view?usp=sharing_eil&ts=59c2cb28

The Parties have formed a Review Committee that will evaluate proposals, interview selected Respondents and recommend a Preferred Developer to the MDC Board of Directors and the Meridian City Council. It is the Parties’ intention to then negotiate in good faith to reach agreement regarding development requirements and final terms and execute a Development Agreement/Owner Participation Agreement (“DA/OPA”) with the Preferred Developer. Both Parties must approve the successful proposal and the DA/OPA between MDC and the Preferred Developer.

The Parties are looking for a creative proposal that will result in an iconic, signature mixed-use development that enhances the character and economic vitality of Downtown Meridian. Respondent proposals should be detailed and address all of the required sections in the Guiding Principles and Basis for Selection listed herein which the Parties anticipate will result in a project that will stimulate economic growth, private investment, development, and redevelopment in the downtown area.

The creativity and professional judgment of the Respondent is not limited to the Subject Property. The Parties will consider proposals that include other uses and sites in either of the two downtown urban renewal districts, as long as those uses and/or sites further the intent, goals, and objectives of the Parties as described in this RFP. If additional parcels are included outside the Union District then any financial participation by MDC

regarding those parcels would come from the increment funds generated by the parcels and/or within the district in which they are located.

Respondents may choose, but are not required, to include a new Community Center for the City on the Subject Property to enhance opportunities to live, work, and recreate in downtown Meridian (see page 20 for specific Community Center requirements).

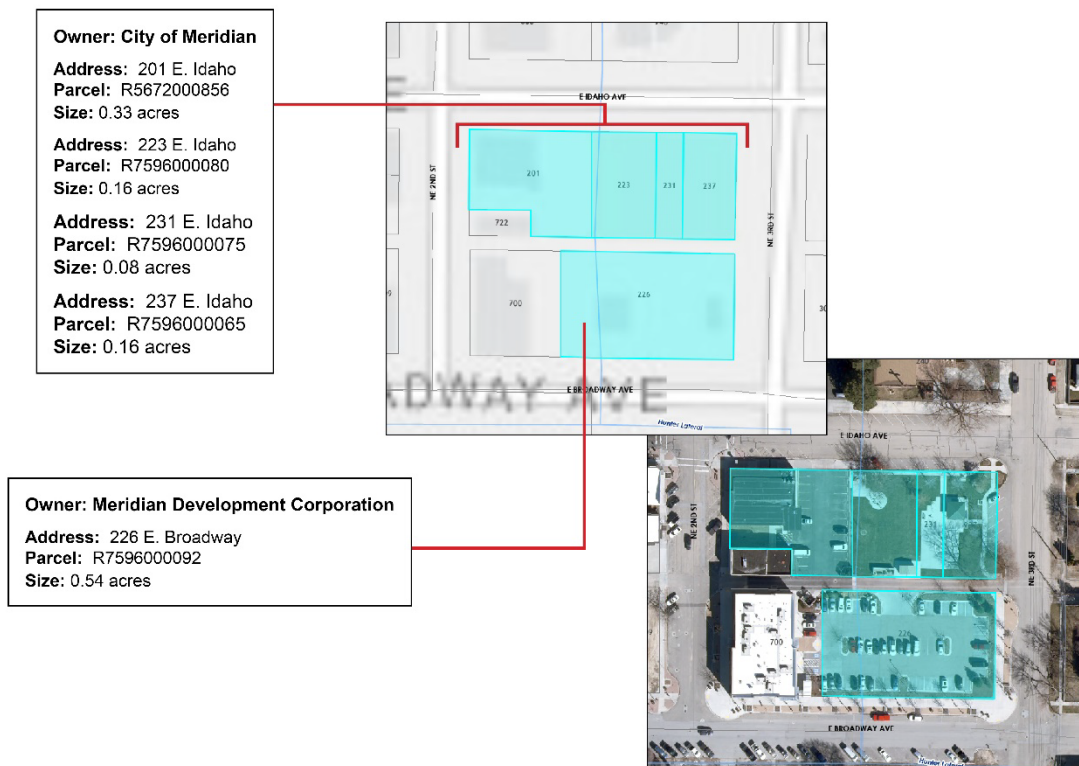
Respondents may submit either or both of two proposal options:

- Subject Property that includes desired uses identified without a Community Center
- Subject Property that includes desired uses identified including a Community Center

The City is open to the creation of a public-private partnership for delivery of a new Community Center.

BACKGROUND

The Subject Property consists of five parcels totaling approximately 1.25 acres. The Subject Property, the surrounding area and utilities are generally depicted below. The property is located at 201, 223, 231, and 237 E. Idaho Avenue and 226 E. Broadway, Meridian, Idaho.



The two existing buildings on the west side of the block will remain and ideally be incorporated into proposed concepts and designs. The Community Planning

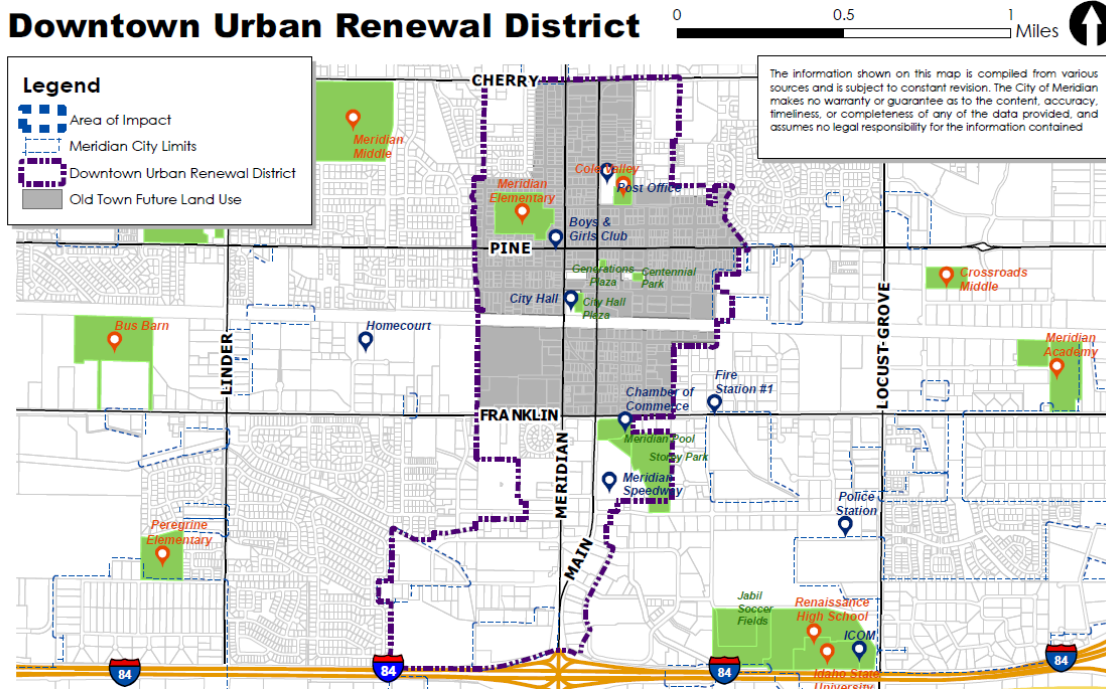
Association of Southwest Idaho (“COMPASS”) and Valley Regional Transit (“VRT”) jointly occupy the 16,000-square-foot building at the southwest corner of the block. Meridian Library District’s unBound operations are housed in the recently-renovated, 3,800-square foot building situated midblock.



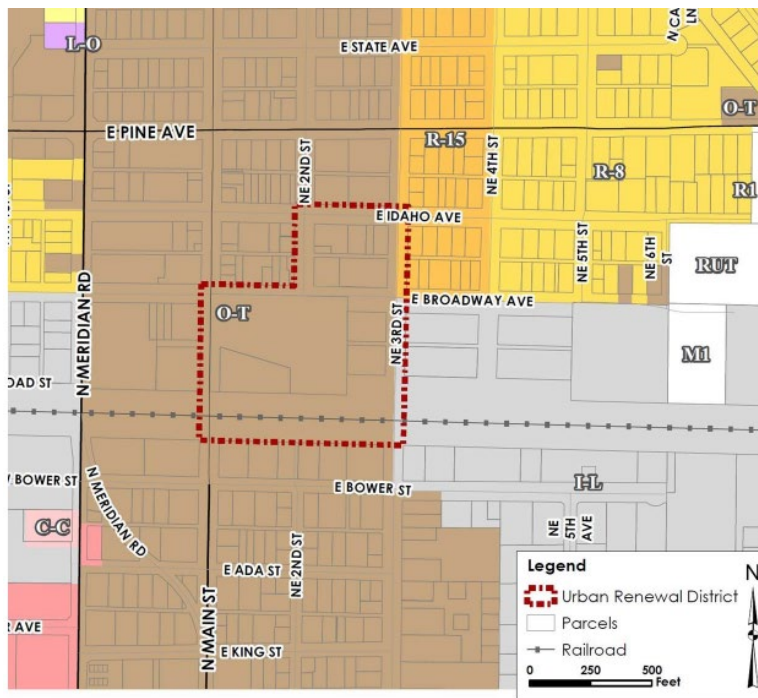
Utility providers for the site include:

- Meridian Water
- Meridian Sewer
- Idaho Power
- Intermountain Gas
- Nampa-Meridian Irrigation District and Lateral Users Association
- CenturyLink

Maps of the two Downtown urban renewal district boundaries are depicted below:

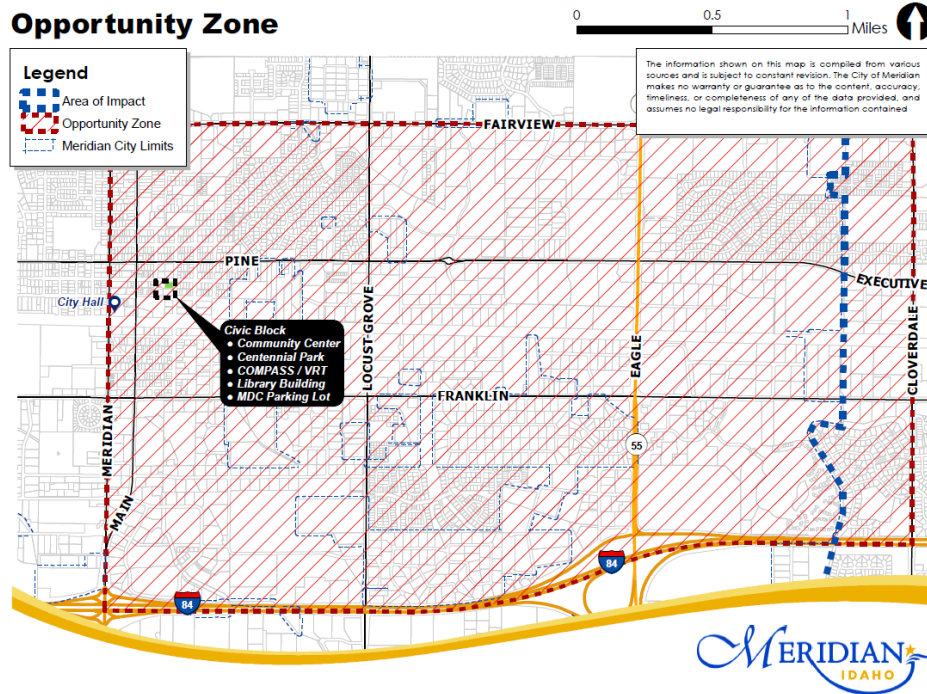


The Union District



The Subject Property is in a newly formed urban renewal district (URD). The Union District provides the opportunity to utilize tax increment financing (TIF) revenues to fund qualifying public improvements (utilities, curb/gutter/streetscape, parking, etc.) on the site and/or in the District.

The Subject Property is also within the Meridian Opportunity Zone. This federal designation can provide significant tax benefits for investors. Respondents are encouraged to consult the Internal Revenue Service website as well as tax professionals for additional information (<https://www.irs.gov/newsroom/opportunity-zones-frequently-asked-questions>).

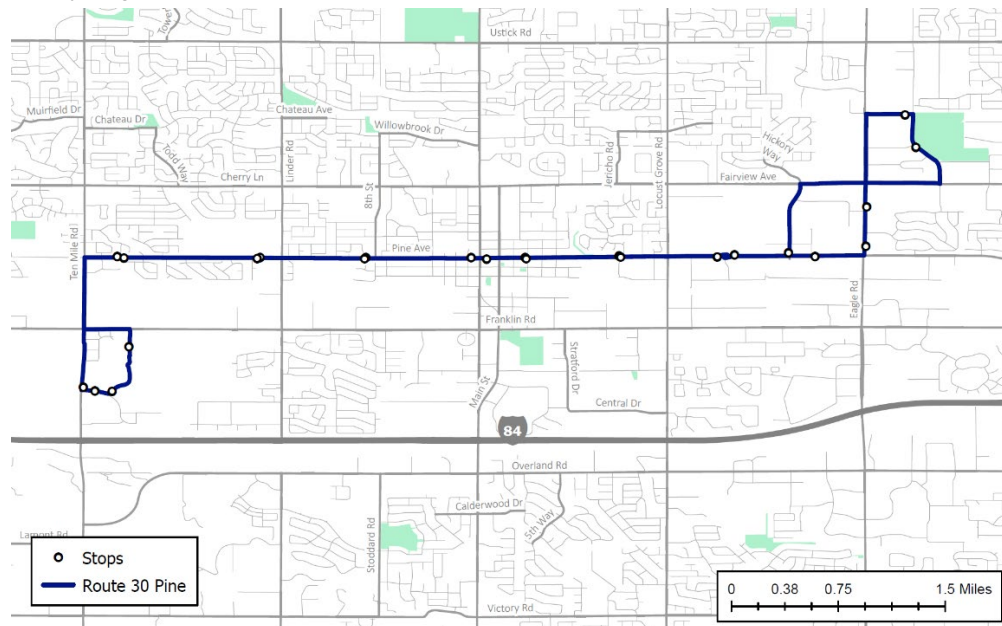


DOWNTOWN MERIDIAN

Intentionally, Meridian's downtown is anchored by City Hall, which houses several hundred onsite employees. Downtown events include the Dairy Days parade, Trunk or Treat, and a holiday parade and tree lighting ceremony, all of which bring several thousand visitors to the area. Meridian Main Street Market operates a Saturday morning farmers' market, mid-April through mid-October, in the City parking lot south of City Hall.

Specific to the Civic Block site, the COMPASS/VRT building houses approximately 50 employees, while the unBound facility has seven onsite employees. When fully operational, unBound anticipates more than 15,000 annual visitors will access its technology and entrepreneurial support services.

Valley Regional Transit, with support from the City, will be initiating a fixed-route, electric bus, connector line to run from Ten Mile Crossing, through Downtown Meridian, to The Village. Service is anticipated to begin in 2022.



Old Town Lofts, a project made possible through the cooperation and disposition of properties of the Parties, is under construction on the block north of City Hall. The project will include 103 residential rental units and 15,000-square feet of ground floor commercial space.

Regional engineering firm, Keller Associates, is constructing a new corporate headquarters at the northeast corner of Bower Street and Main Street. The 19,000-square-foot project will encompass office space for Keller's 75 employees, with room to grow, as well as two small spaces available for other users.

Galena Opportunity Fund recently acquired the Union Pacific properties, north of the railroad right-of-way to Broadway, between Main Street and East 3rd Street. The proposed project received a Conditional Use Permit for a height exception from 75 to 100 feet in 2020. While no official submittal has been received at the time of this publication, Phase I of the mixed-use project is projected to encompass approximately 330 residential units, 15,000 square feet of commercial space, and a multilevel parking structure on the eastern half of the properties. Phase II is projected to include two multi-story office buildings and a second parking structure on the west side of the site.

PLANS, STUDIES & RESOURCES

The Parties have adopted plans and conducted studies on their own and as part of collaborative planning initiatives related to diversifying and strengthening the local economy and improving the downtown. These plans and studies include:

MDC Meridian Revitalization Plan (2002)

<https://mdcfile.s3.amazonaws.com/RevitalizationPlan2002.pdf>

MDC Destination Downtown Master Plan (2010)

http://www.meridiandevelopmentcorp.com/sites/default/files/imce/Vision%2BDocument_052510.pdf

MDC Residential Market Feasibility Study (2014)

http://mdcfile.s3.amazonaws.com/MDC%20Housing%20Report_FINAL%2012%2002%2014.pdf

City of Meridian Comprehensive Plan (2019)

<https://meridiancity.org/planning/files/compplan/Adopted-Comp-Plan.pdf>

It is recommended that Respondents review information provided in the following websites:

<http://www.meridiandevelopmentcorp.com/>

<https://meridiancity.org/planning/cutsheets/LU-OT>

[https://meridiancity.org/planning/files/City%20Core%20Streetscape%20Handout%20\(Encroachment\).pdf](https://meridiancity.org/planning/files/City%20Core%20Streetscape%20Handout%20(Encroachment).pdf)

Union District Downtown Urban Renewal District (2020)

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=190630&dbid=0&repo=MeridianCity>

GUIDING PRINCIPLES

The following development preferences and principles are to serve as guiding principles. Proposals that adhere to these principles will receive a higher level of attention during the review process. It is not the intention of the Parties to dictate the use mix. Respondents are encouraged to use their own creativity and expertise to propose a project that delivers the best overall mix of uses that addresses community wants and needs, strengthens opportunities for employment, contributes positive impacts, and serves Downtown Meridian residents, its workforce, and businesses.

- A. Adherence to City land development code, Comprehensive Plan and urban design standards. Any proposed variation from the City Code must be described in the proposal.
- B. The urban renewal and Old Town zoning districts provide for special uses and development standards, and for potential funding sources.
- C. Preferred projects should feature a mixed-use development with active street level uses that will bring visitors to the area, service downtown residents and workers, and contribute to the vitality of Downtown Meridian.
- D. Projects must be a minimum of 35 feet in height. The City, at the time of this publication, is currently undergoing the public hearing process to consider an increase in the maximum height in the Old Town core from 75 feet to 100 feet in order to maximize development. A greater maximum height may be considered through a Conditional Use Permit process. This process is expected to be finalized in Summer 2021.
- E. Off street parking for all proposed uses should be included, either on the Subject Property or on adjacent or nearby sites. Respondents will be expected to have approvals for off street parking at secondary locations in place before the Subject Property will be transferred for development.

- F. The Parties have initiated revisioning concepts for East 2nd Street, between Broadway Avenue and Idaho Avenue, for enhanced streetscapes contributing to a pedestrian-friendly downtown corridor that may be closed to vehicular traffic from time to time to accommodate community events. Respondents are encouraged to capitalize on this public space to enhance and create pedestrian connections to the proposed project. The basic concept has been presented to Ada County Highway District (“ACHD”), which owns and maintains the road and sidewalk improvements.

Respondent timelines and cost breakdowns should include all visioning, community outreach and engagement, design, ACHD approvals, and construction for East 2nd Street improvements. Preferred projects will include outdoor spaces that encourage public gathering.

- G. The completed project should result in a significant increase in the valuation of the Subject Property.
- H. To the extent possible, the Parties will support the vacation of the eastern half of the public alley. The proposed project must include one-way vehicular access from East 2nd Street, with an exit south to Broadway Avenue, and adequate access for deliveries and trash enclosures to serve the unBound and COMPASS/VRT buildings.
- I. Proposals for the use of buildings and land can be in the form of a fee simple purchase or other transfer or lease of the ownership interest in the land and buildings.
- J. MDC seeks a Respondent willing to accept the Subject Property “as-is” and will consider proposals for a public-private partnership regarding portions of public improvements necessary for the development.
- K. The Parks and Recreation Department has outlined the general programming needs for a Community Center along with approximate space sizes for its uses. Respondents who choose to include a Community Center can propose a stand-alone facility or an incorporated (possibly condominiumized) facility in a larger mixed-use development.
- L. The City will require a minimum notification of six (6) months prior to demolition of the existing Community Center building.

Development Incentives

The Parties will work collaboratively with the Preferred Developer to finalize a comprehensive development plan for the site.

The City will relocate the Hunter Lateral, which bisects the site, in order for the Parties to deliver the greatest square footage available for development. It is anticipated that the Hunter Lateral will be relocated into 3rd Street and available for tie-in during the 2022-2023 irrigation off season (approximately mid-October 2022 through mid-March 2023).

The Preferred Developer may be reimbursed by MDC, through new tax increment revenue generated by the project, for qualifying public infrastructure improvements associated with the proposed project. This may include East 2nd Street planning and improvement costs. Note: The City will be submitting a grant application that could cover a portion of the design costs for East 2nd Street.

The Subject Property will be transferred to the Preferred Developer at an agreed-upon price necessary to produce a reasonable return.

BASIS FOR SELECTION

This RFP will be evaluated utilizing the criteria listed below while keeping in mind the general preferences and Guiding Principles described in this RFP. The Parties and the Review Committee have assigned the total possible number of points to each of the criteria to help identify the weight or importance of certain criteria in relation to others and to assist in the application of the general goals and objectives of the Parties. The scoring and application of these criteria and the final selection of the successful proposal, if any, rests in the complete discretion of the Parties. These criteria and the points assigned do not establish a guarantee or expectation that the proposal with the highest score will be selected but are simply a tool to help the Parties evaluate the proposals. The selection of a proposal, if any, rests in the sole discretion of the Parties and what they feel is in the best interest of the Parties and the future of Downtown Meridian. Project history and experience from Respondents' current and previous projects and customers may be used to evaluate some of the criteria.

1. Is the proposal likely to deliver a signature, iconic mixed-use development that enhances the architectural character and vitality of Downtown Meridian?
POINTS: 15

2. Is the proposal likely to achieve substantial economic benefit to the community – especially those portions of the City located within Downtown Meridian? Economic benefits include but are not limited to, broadening and enhancing the economic base of the downtown, stimulating new growth and other private development and investment, tax revenue generated, increased property values, long term economic opportunities, employment and job creation, and attraction of visitors and residents to support downtown businesses.
POINTS: 15

3. Does the Respondent and its team have the qualifications and experience necessary to successfully complete the proposed project? A proposal should specify the team involved and who will actually develop the project. The listed team should include those involved with the various aspects of the project such as design, construction, project management, investors, funding and/or financing, etc. Experience and qualifications may be demonstrated through references and examples of representative projects of similar scope and size that have been successfully implemented by the Respondent.
POINTS: 20

4. Does the Respondent have the financial ability and viable plan to complete the project in a timely manner? Such ability is determined in part by a review of recent financial statements and/or a statement of financial sufficiency from a known and established bank or similar financial institution that demonstrates the financial capacity to carry out the complete project.

POINTS: 20

5. Does the proposal substantially conform with the vision, goals and objectives of Destination Downtown, the Meridian Revitalization and Union District Plans, and the Comprehensive Plan for the City of Meridian? The Respondent must comply with City ordinances and other local ordinances and requirements. The Respondent should describe any proposed land use changes, conditional use permits, variances, alternative compliance, and other approvals that may be needed and sought by the Respondent to implement the proposed project.

POINTS: 10

6. Does the proposal show commitment and detail regarding an appropriate plan for the property or properties and does the Respondent propose to implement its plan in the immediate future? The proposal should not be for speculative purposes. What is the timeline for commencement and completion of the project? It is anticipated that the larger the project, the more time would be needed. In any case, expeditious and timely completion of the project will be beneficial to the Parties, Downtown Meridian, and the community.

POINTS: 10

7. The proposal should provide required parking for the proposed project and should not result in a net loss of parking in the downtown area. Does the proposal have a viable, detailed parking plan for the proposed uses?

POINTS: 5

8. Does the proposal demonstrate creativity, innovation, and sustainability in regard to the scope and design of the project?

POINTS: 5

9. Bonus Points: Up to ten (10) bonus points may be awarded based on a) additional parking stalls beyond code-required parking for the proposed project, and b) potential for new family wage jobs (maximum of five (5) points in each category).

POINTS: Up to 10

The Parties reserve the right to reject any or all proposals and to make an award on the basis of suitability, superior quality, and the best interests of the Parties.

Presentations

The Review Committee and the Parties will invite selected Respondents to make a presentation in accordance with the following: If there are three (3) or fewer Respondents that properly submitted proposals, then all of those Respondents will present to the Committee and then to the Parties. If there are more than three (3)

Respondents that properly submitted proposals, then the Committee will determine the most qualified Respondents and invite them to make a presentation to the Committee and then to the Parties.

Following completion of its work, the Committee will make a recommendation to the Parties regarding the ranking of the presenting Respondents and their respective proposals. The Parties are not bound by the recommendation of the Committee, but will consider the recommendation and the presentations in making their decision. The Parties may also seek clarification of proposal elements through further discussions with the selected Respondent(s). Upon request, any Respondent selected at this stage shall provide any reasonable additional information requested by the Parties.

Award

In the event the Parties identify a proposal they deem to be in the best interest of the Parties, MDC will enter into negotiations with the Preferred Developer, for the purpose of developing a DA/OPA for the Subject Property and any other proposed downtown sites. There is no guarantee that selection and negotiations will result in execution of a DA/OPA. The decision whether to execute a DA/OPA rests in the sole discretion of the Parties. Those negotiations may result in modifications to aspects of the proposal. If those negotiations are not successful then the Parties may, but are not required to, authorize MDC to negotiate a DA/OPA with the Respondent with the next most beneficial proposal and so on. The DA/OPA will be contingent upon the City transferring its portion of the Subject Property to MDC. The DA/OPA may also provide for a contingency commitment period to be negotiated to allow the Preferred Developer adequate time to perform any additional necessary due diligence and finalize financial commitments. The final pro forma may be subject to an independent third party audit paid for by the Parties. Any contract negotiated between a Preferred Developer and MDC staff shall be subject to final approval of the Parties to enable transfer of the Subject Property.

Agreement Documents

A copy of the RFP and Respondent proposal submittals, and any other related documents will remain on file with MDC. It is understood that these documents will form the basis and become part of the DA/OPA upon any award of the contract. All materials or services supplied by the Respondent shall be in conformance with all the specifications contained herein and shall adhere to all applicable Local, State, and Federal Laws and regulations. All provisions of the City code are applicable to any proposal submitted or contract awarded pursuant thereto.

Project Representative

Ashley Squyres, Administrator
Meridian Development Corporation
meridiandevelopmentcorp@gmail.com
Phone: (208) 477-1632

Any and all explanations desired by a Respondent regarding the meaning or interpretation of this RFP or any part thereof must be requested in writing and directed to the MDC Representative and in accordance with Section 2 *Explanations to Respondents* of the Instructions to Respondents below. Failure to adequately respond to all proposal requirements may result in rejection of the proposal.

It is the Respondent's responsibility to ensure Respondent has received all addendums prior to submitting.

Dated: _____

MERIDIAN DEVELOPMENT CORPORATION

Ashley Squyres, Administrator

INSTRUCTIONS TO RESPONDENTS

1. PRE-PROPOSAL MEETING

A pre-proposal meeting is scheduled for Monday, June 07, 2021 at 2:00 p.m. The meeting will be held at Meridian Library District's unBound facility, 722 East 2nd Street. A site visit will follow a brief introduction/presentation. Participants will then return to the meeting room for any follow-up questions. If a Respondent is from out of town/state and cannot make the meeting, please contact Project Representative Ashley Squyres.

2. EXPLANATIONS TO RESPONDENTS

There are nineteen (19) total pages in this RFP, not including the Respondent Statement (Attachment A). Any addendums to this RFP will increase the total number of pages. It is the Respondent's responsibility to ensure they have all pages, including any amendments, that are included in the RFP. If any pages are missing, immediately request a copy of the missing page(s) by emailing your request to the Project Representative.

Any question or explanation desired by a Respondent regarding the meaning or interpretation of the RFP, or any part thereof, must be requested in writing no later than 5:00 p.m. MDT on Friday, August 06, 2021. Any substantive interpretation made will be in the form of an addendum(s) to the RFP and will be issued by MDC and furnished to all prospective respondents of record.

In order to be considered a Respondent, a Respondent must complete and submit an RFP Acknowledgment Form to the MDC Representative. The RFP Acknowledgement Form may be obtained from the Project Representative. Oral explanations or instructions given before proposal opening will not be binding.

3. CONDITIONS AFFECTING THE WORK

Before submitting a proposal, each Respondent must (1) examine the RFP documents thoroughly and satisfy themselves as to their sufficiency, and shall not at any time after submission of the proposal, dispute such specifications and the directions explaining or interpreting them, (2) visit the site to familiarize themselves with the layout of the downtown and the Subject Property, (3) familiarize themselves with Federal, State and Local laws, ordinances, rules and regulations that are applicable to the project and may, in any manner, affect cost, progress or performance of the work; and (4) study and carefully correlate Respondent's observations with the RFP. Failure to do so will not relieve Respondent from responsibility for estimating properly the difficulty or cost of successfully performing the work.

The Parties will assume no responsibility for any understanding or representations concerning conditions made by any of its officers or agents

prior to the execution of the contract, unless included in the RFP or any addendum.

4. SUBMITTAL REQUIREMENTS / PROPOSAL RESPONSE GUIDELINES

Responses must be received by Ashley Squyres, MDC Administrator, no later than Tuesday, August 24, 2021 at 4:00 p.m. MDT. Responses must be submitted electronically via email to meridiandevelopmentcorp@gmail.com. Late proposals will not be accepted. Proposals must be valid for a period of ninety (90) calendar days from the due date and time.

The subject line of the email must read: **Proposal: CIVIC BLOCK PROJECT 2021**

5. PROPOSAL CONTENT

Each proposal submitted in response to this RFP must contain, at a minimum, the following information, in the order presented below:

- A. Letter of interest/introduction, signed by the lead development entity responsible for delivery of the project.
- B. Lead development entity legal entity type, number of years in business, and list of other names under which Respondent has operated.
- C. Development Team and Roles – Architect, general contractor, engineers, project manager. Include a brief company profile that illustrates team members' experience and ability to bring the proposed project to fruition.
- D. Related Project Experience – Include at least three completed, comparable projects delivered by the lead development entity within the past ten (10) years. For each project, please provide photos, project type, costs, financing sources, timeline, project team members, and two (2) project-related references. At least one of the projects must include a public sector agency reference.
- E. Concept Plan
 - Narrative description of the project, proposed uses, approximately square footage for each use
 - Proposed site plan
 - Parking plan, clearly stating the location and number of stalls
 - Circulation/ingress-egress/connectivity, including East 2nd Street
 - Images that illustrate examples of the project's proposed architectural concepts and designs
 - Narrative detailing how the proposed project meets the Guiding Principles of the RFP
- F. Development Timeline
- G. Financial Capacity – Responses must describe how the project will be funded including equity partners, construction and permanent financing, and anticipated final ownership and operating entity(ies). Letters indicating preliminary financing

commitments and/or participation must be included and expire no earlier than 90 days following the RFP due date.

- H. Project Valuation – Detail anticipated total taxable value of the project investment based on square footage, uses, total land cost, and total construction value. Note that income-restricted or non-profit uses may impact the project valuation.
- I. Pro Forma – Pro forma must include:
 - Offering price for Subject Property
 - Sources and Uses Table – With detailed costs
 - Detailed financing plan
 - Project income – Proposed rents and/or sales prices
 - Infrastructure for which reimbursement is requested – Items and estimated costs
- J. Projected three- and five-year operating statement (if proposing to acquire the Subject Property at less than fair re-use value)
- K. Respondent Statement (Attachment A) – Required with each proposal submitted.

6. WITHDRAWAL OF PROPOSALS

Unless otherwise specified, proposals may be withdrawn by written request received from Respondents prior to the date and time set for submission of proposals.

7. PUBLIC RECORDS

The Parties are both public agencies. All documents in their possession are public records and, except as noted below, proposals submitted will be available for inspection and copying by any person subject to Idaho Public Records Law. If any Respondent claims any material to be exempt from disclosure under the Idaho Public Records Law it must submit those documents as noted. The Parties will review the requested documents and determine whether they feel the documents are exempt from disclosure and act in accordance with Idaho public records law. In submitting a proposal, the Respondent expressly agrees to defend, indemnify, and hold harmless the Parties from any claim or suit arising from the Parties' refusal to disclose any such material requested to be kept confidential.

The Parties will take reasonable efforts to protect any information marked "Confidential" by the Respondent, to the extent permitted by the Idaho Public Records Law. Confidential information must be submitted in a separate file with the proposal documents and marked "Confidential Information." It is understood, however, that the Parties will have no liability for disclosure of such information. Any proprietary or otherwise sensitive information contained in or with any proposal is subject to potential disclosure.

Prior to awarding a DA/OPA, the Parties may, at their discretion, withhold records relating to the negotiation and award of a contract for the lease or purchase of the

Subject Property that are exempt from disclosure, where the release of such records would adversely affect the bargaining position or negotiating strategy of the Parties.

8. ANTICIPATED SCHEDULE

Request for Proposal Issued	Monday, May 03, 2021
Pre-Proposal Conference	Monday, June 07, 2021
Final Day for Respondent Inquiries	Friday, August 06, 2021
Proposals Due	Tuesday, August 24, 2021
Presentations /Interviews	To be Scheduled
Selection (may change)	Week of October 04, 2021

City of Meridian Community Center Guidelines

The Vision

The new City of Meridian Community Center will be much more than just a place to attend a class or camp. The goal is to contribute to the quality of life and fill unmet needs of our community through quality activities and services that enhance the physical, mental and social well-being of our citizens; provide diverse recreational opportunities; and create lasting memories.

The City aims to accomplish these goals by offering classes, programs, and activities for children, teens, adults, seniors, and families.

Street Presence/Form/Materials

The Community Center may have a presence at street level, with a plaza for indoor/outdoor activities and events. The Center may be multiple stories. Materials should be quality, long-lasting, durable, and low maintenance. The City envisions a significant amount glass at the both the storefront and upper levels for views.

Community Center Uses

Use types for the Community Center will include multiple classes and camps for all ages, activity/play space, performances, fitness, and business and community organization meetings. Some uses will be scheduled and reserved (i.e., classes, performances, meetings, etc.), others will be drop-in (lobby). The facility will need to accommodate multiple user groups simultaneously.

Size and Design

The approximate desired size of the Community Center is 20,000 square feet. Actual size will depend on the form and function of the spaces. City Parks and Recreation staff will collaborate with the Preferred Developer on final space planning and design development.

Funding

The Parks & Recreation Department anticipates contributing up to \$3,847,000 for Community Center construction, fixtures, furniture, and equipment through impact fees, in addition to providing the land from the existing Community Center and Centennial Park to the overall project. The City is open to the establishment of a public-private partnership to fund the remainder of Community Center development costs.

Sample Building Program

Following is a sample program for the Community Center, subject to refinement as the City works with the Preferred Developer:

- Entry Plaza
 - Seating, shade
 - Other amenities or public art
- Lobby
 - Informal gathering space
 - Drop-in activity area
 - Connect to entry plaza
- Reception/Workstations
 - Reception front counter
 - Four to five offices/workstations
- 1 Large Community Room +/- 5,000 sf
 - For large gatherings and City events
 - Divisible into thirds to accommodate community education classes
- 2-3 Medium/Large Multi-Purpose Rooms +/- 900-1000 sf
 - For classes, meetings, etc.
 - One may be a designated art room
- 2-3 Small Multi-Purpose Rooms +/- 500-600 sf
 - For smaller classes, meetings, etc.
- 1-2 Conference Rooms +/- 300-500 sf
 - For a variety of City and business/community organization meetings
- Fitness/Yoga Room +/- 700-800 sf
 - For a variety of exercise classes
- Kitchen
 - Catering kitchen for warming/serving
- Outdoor Patio
 - Connected to Community Room
- Storage
 - Ample. Exact needs TBD during design development
- Parking and Delivery Areas
 - Approximately 170 stalls, on Subject Property and/or on adjacent/nearby property
 - Drop off/short term parking area
 - Delivery area

RESPONDENT STATEMENT

Required with each proposal submitted

DECLARATION UNDER PENALTY OF PERJURY

In response to the Request for Proposals (“RFP”), the undersigned Respondent hereby proposes to furnish labor, material, travel, professional services, permits, supervision, equipment and equipment rental and all related expenses, and to perform all work necessary and required to complete the following project in strict accordance with the terms of this RFP and the final Development Agreement/Owner Participation Agreement (“DA/OPA”) as specified by the Respondent for:

CIVIC BLOCK PROJECT 2021

Respondent certifies that he/she has examined and is fully familiar with all of the provisions of the RFP and any addendum thereto; that he/she is submitting a proposal in strict accordance, acceptance and concurrence with the RFP and its terms, conditions and Instructions to Respondents; and that he/she has carefully reviewed the accuracy of all attachments to this proposal.

Respondent certifies that he/she has examined the proposal documents thoroughly, studied and carefully correlated respondent’s observations with the proposal documents and all other matters which can in any way affect the work or the cost thereof.

Respondent agrees that this proposal constitutes a firm offer to Meridian Development Corporation (“MDC”) which cannot be withdrawn by the Respondent for ninety (90) calendar days following the date of actual opening of proposals. If awarded the DA/OPA, Respondent agrees to execute and deliver to MDC within ten (10) calendar days, or other later period specified by MDC, after receipt of MDC’s Conditional Notice of Award, the DA/OPA, insurance certificates and bonds (if insurance and/or bonding is required).

The undersigned declares that he/she holds the position indicated below as a corporate officer or owner or partner in the business entity submitting this proposal with authority to act on behalf of the entity; that the undersigned is informed of all relevant facts surrounding the preparation and submission of this proposal, that the undersigned knows and represents and warrants to MDC that this proposal is prepared and submitted without collusion with any other person, business entity, or corporation with any interest in this proposal. The undersigned understands and agrees that the costs associated with the preparation and presentation of this proposal are not subject to reimbursement by the Parties.

Respondent accepts and agrees with all the terms and provisions of the RFP and any addendum(s) and specifically acknowledges receipt of the following addendum, if any, to the Request for Proposals which addendum have been considered by Respondent in submitting this proposal (if none, state "NONE"):

Addendum No. 1 _____

Addendum No. 2 _____

Addendum No. 3 _____

Addendum No. 4 _____

Submitted by:

RESPONDENT'S BUSINESS NAME (type or print)

By: _____

(Signature in ink)

Date: _____

Name: _____

(Print)

Title: _____

Bus. Address: _____

Phone: _____

Email: _____

Note: If Respondent is a corporation, give state of incorporation. If a partnership or joint venture, give full names of all joint venture partners and/or other partners.

Respondent declares under penalty of perjury that the foregoing is true and correct.