



REDEVELOPMENT AGENCY OF SALT LAKE CITY

**REQUEST FOR PROPOSALS
FOR DEVELOPMENT OF THE PROPERTY AT**

**901 SOUTH GALE STREET
SALT LAKE CITY, UTAH**

June 1, 2017



Proposals due:

Thursday, August 31, 2017 by 4:00 p.m.

Development Information Meeting:
Thursday, June 29, 2017 at 3:00 p.m.

at

Publik Coffee Roasters, 975 West Temple

NOTICE

All interested parties must register with Utah Public Procurement Place (UPPP) in order to receive issued Addenda to this Request for Proposals. It is the responsibility of all parties submitting responses to the RFP to make inquiry as to the Addenda issued and to ascertain prior to submitting a response that all Addenda have been received. All such Addenda shall become part of the RFP documents and all respondents shall be bound by such Addenda, whether or not received by the respondents.

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SECTION I - PROJECT INFORMATION

REQUEST FOR PROPOSALS (“RFP”)

The Redevelopment Agency of Salt Lake City (“RDA”) is requesting proposals to develop property located in Salt Lake City’s Granary District neighborhood, at 901 South Gale Street (“Property”). Developers or development teams are requested to submit a proposal to purchase the Property, and design and construct a commercial or mixed-use development (“Project”) in accordance with the Project’s Requirements and Preferences (Exhibit C) and Design Guidelines (Exhibit D). The Property will be offered for sale to the successful developer or development team, subject to the development restrictions set forth herein. The developer will be expected to secure approval from, and coordinate with the RDA on the design and construction of the development.

BACKGROUND AND OBJECTIVES

The RDA was created to revitalize specific neighborhoods in Salt Lake City to stimulate private investment. The Granary District Project Area is one of the areas in which the RDA has concentrated its revitalization efforts. Historically, the Granary District has been utilized as an industrial and railroad corridor. However, within the past decade, housing and service-oriented commercial developments have been added to the area’s mix of land uses. Plans aim to create a mixed-use neighborhood that supports commercial businesses and services by improving public infrastructure, increasing population, preserving historic structures, and enhancing public spaces.

To promote economic development within the Granary District neighborhood, the RDA seeks a Project that provides commercial space for small-to-medium sized businesses, expands employment opportunities, and supports the Granary District as a Main Street America-designed neighborhood. Complimentary yet subordinate uses, including community services, residential units, and/or residential space as part of live-work units, may be incorporated into the Project. For additional information on Project objectives, refer to Requirements and Preferences (Exhibit C) and Design Guidelines (Exhibit D).

GENERAL DESCRIPTION OF PROPERTY

Address: 901 South Gale Street
Salt Lake City, Utah 84101

Total Acreage: 0.26 Acres (11,325 square feet)

Zoning: Downtown Support District 2 (D-2)

Copies of the Salt Lake City Zoning Ordinance are available on the Planning Division page of the City’s website (www.slcgov.com)

The RDA has provided an ALTA survey as Supplemental Document 1. Any geotechnical testing, and due diligence will be the responsibility of the developer whose proposal is selected by the RDA.

PREFERRED SCOPE OF DEVELOPMENT

1. Development proposals must include all the land included in Exhibit A as offered.
2. Development proposals should incorporate the objectives specified in the Requirements and Preferences as shown in Exhibit C.
3. Development proposals should incorporate the Design Guidelines as shown in Exhibit D.
4. Development proposals must adhere to the zoning provisions outlined by Salt Lake City ordinance for Downtown Support District 2 (D-2) Chapter 21A.30.030 of the Salt Lake City Municipal Code. A complete description of the zoning requirements can be found on the Salt Lake City Planning Division website (www.slcgov.com/planning).

WRITTEN AGREEMENTS REQUIRED

The selected developer must be willing to enter into certain agreements pertaining to the specific development project with the RDA that outline the type, size, and timeframe for development. These agreements include, but are not limited to:

1. Option to Purchase Agreement to be negotiated during the period of exclusive negotiations. As a condition of the RDA's obligation to sell the Property, the developer must demonstrate its financial ability to acquire and develop the Property;
2. Development Agreement to construct and oversee the marketing of the development. The terms of the Development Agreement will require the developer to provide personal guarantee(s) and payment and performance bonds;
3. Special Warranty Deed;
4. Option to Repurchase Agreement.

All provisions of the agreements must comply with established state law and City ordinance. Project-specific terms of these Agreements will be negotiated during the exclusive negotiation period.

DEVELOPER'S OBLIGATIONS

It is incumbent upon the developer to read and comply with the attached Submission Requirements (Section II) and Selection Process and Criteria (Section III). Certain items of the overall project development shall be required of the developer by the RDA. These items include, but are not limited to, the following:

1. The developer will be responsible for the construction and development of all aspects of the Project, including site preparation and public improvements.
2. The developer will present schematic, design development, and final construction documents for review and approval by the RDA Design Review Committee as required in the Option to Purchase and Development Agreement. Approval by the RDA Design Review Committee (outlined in Section IV: Design Review) does not in any way relieve the developer of its obligation to comply with zoning regulations, building codes, and all other applicable regulations adopted by Salt Lake City Corporation.
3. The developer will be required to obtain a completion bond or provide an equivalent form of security approved by the RDA.
4. The developer's contractor will be required to obtain payment and performance bonds or an



equivalent form of security approved by the RDA.

5. The selected Developer shall agree not to contest the formation of any assessment district that shall include the Property and be used for the purpose of infrastructure installation, maintenance, and/or programming.
6. The developer will be required to maintain, or cause others to maintain, property, contractor, architect and other applicable insurance in an amount and form approved by the RDA.

PURCHASE PRICE

The purchase price of the Property is \$280,000 which is based on an appraisal report, Supplemental Document 2, completed by Integra Realty Resources as dated February 24, 2017. Property may be discounted below the appraised value to support an exceptional Project that support the implementation of RDA priorities and objectives. Property discounts shall be determined by a financial analysis of the project, including a gap analysis that demonstrates the discount is necessary for the project to succeed. Market conditions, economic trends, and public benefits relating to affordable housing and economic development shall be considered when determining property discounts. Discounts are subject to approval of the RDA Board of Directors if Property is to be sold at a discount greater than 10% from the as-is appraised fair market value.

BROKERAGE FEE

The RDA will not pay a brokerage or sales commission on the sale of the Property.

RDA LOANS

The RDA may provide gap financing in the form of a loan to an eligible project. RFP respondents requesting a loan through the RDA Loan Program must include with their proposal written confirmation from an RDA staff member that the project complies with program criteria. Anticipated loans should be reflected in the project pro forma and budget. Information regarding the RDA Loan Program can be found at <http://www.slcrrda.com/programs.htm>.

SITE VISITS AND DEVELOPER INFORMATION MEETING

A Development Information Meeting is scheduled for Thursday, June 29, 2017 at 3:00 p.m. at Publik Coffee Roasters, 975 West Temple. The Development Information Meeting is intended to provide an opportunity for prospective developers to ask questions regarding the Property and the RFP. A summary of the meeting will be provided as an addendum to the RFP. It is recommended that developers familiarize themselves with the Granary District and visit the Property before this meeting in order to facilitate a more informative discussion. The Property is currently vacant and accessible to developers for site visits at their convenience.

ADDENDA TO RFP

Addenda and Exhibits to the RFP, if issued, will be posted to the Utah Public Procurement Place (UPPP) website (<https://solutions.sciquest.com/apps/Router/SupplierLogin?CustOrg=StateOfUtah>), and will be on file in the office of the RDA. Links to the UPPP website as well as general information about this RFP can be found on the RDA's website (<http://www.slcrrda.com/projectareas/gd.htm>). It is the responsibility of all parties submitting responses to the RFP to review the Addenda and Exhibits issued and to ascertain prior to submitting a response that all Addenda and Exhibits have been received. All such Addenda and Exhibits shall become part of the RFP documents and all

respondents shall be bound by such Addenda and Exhibits, whether or not received by the respondents.

In the event that a prospective developer has any questions, the developer shall submit them to RDA staff in writing. Staff will respond to inquiries in writing by issuing and posting addenda on the RDA's website. Said addenda will not disclose the name of the developer or individual asking the question—only the question and response will be included. Interested developers should submit questions no later than close of business on August 17, 2017.

EQUAL OPPORTUNITY REQUIREMENTS

The developer, its tenants, employees, contractors, and primary subcontractors will not discriminate against or with respect to any person or group of persons on any unlawful basis in the construction, sale, lease, rental, sublease, transfer, use, occupancy, tenure, or enjoyment of the Property or any improvements erected or to be erected thereon, or any part thereof.

DEVELOPMENT REVIEW TEAM – PRELIMINARY REVIEW

The RDA requires that developers have their proposed site plan and uses reviewed by Salt Lake City's Development Review Team (DRT) prior to submission. The DRT meets regularly to review building and site plans to ensure that they meet city requirements. In order to arrange a DRT meeting, contact Salt Lake City's Building Services Division at 801-535-6629. The Proposal must indicate the date on which the developer visited DRT, notes as provided by city staff, as well as show how the project pro forma addresses issues raised by DRT.

PROPOSAL MANAGER

For additional information concerning this Request for Proposals, as well as any issued Addenda, interested parties may contact Tammy Hunsaker, Project Manager, at the following e-mail address: tammy.hunsaker@slcgov.com or by phone at (801) 535-7244. Please review all posted documents before contacting RDA staff.

SECTION II - SUBMISSION REQUIREMENTS

PROCEDURES FOR SUBMITTING A PROPOSAL

The developer shall submit nine (9) printed copies and one (1) electronic PDF copy of all documents required as a part of this RFP. Submissions lacking one or more of the requested documents may be considered incomplete or irregular.

It is the developer's sole responsibility to read and interpret this RFP and the written instructions contained herein. The first page of the proposal shall:

1. State that the developer "has read and understands this Request for Proposals and accepts the written instructions contained herein."
2. Be signed by an officer or employee of the developer authorized to bind the developer contractually.
3. Provide the name, contact phone number, email address, and mailing address of the person to whom all correspondence should be sent regarding questions about the proposal, requests for interviews, or notifications regarding proposal selection. (This person will be responsible for



disseminating information to you and your development team.)

Responses shall be submitted in a secured envelope or box with the developer's name, address, date of response, and the title "901 South Gale Street" documented on the outside.

Please submit responses to the Request for Proposals to:

Tammy Hunsaker, Project Manager
Redevelopment Agency of Salt Lake City
P.O. Box 145518
Room 418 City & County Building
451 South State Street
Salt Lake City, Utah 84114-5518

Responses are due in the RDA's office on or before Thursday, August 31, 2017 by 4:00 p.m.

It is the developer's responsibility to assure delivery of its proposal to the RDA prior to or at the designated date and time.

The Redevelopment Agency of Salt Lake City reserves the right to reject any incomplete or irregular submission and reserves the right to waive any non-material irregularity in submissions. Responses to the Request for Proposals that are not received in the RDA offices prior to the time and date specified will be considered late. Late responses may not be considered for award. The RDA reserves the right to reject any and all responses.

In order to facilitate review by the RDA, submit materials in keeping with the format outlined in the following section. Address all items and identify the sections within your proposals. Label all graphics and tables.

INITIAL SUBMISSION REQUIREMENTS

As part of the response to this Request for Proposals, the developer shall provide the items included below. **THESE ITEMS ARE NOT OPTIONAL AND A PROPOSAL WILL BE CONSIDERED INCOMPLETE WITHOUT THEM.** The RDA reserves the right to reject incomplete proposals.

1. *Project Description:* A written description of the proposed development, including the following information:
 - a. A statement of how the proposed development addresses the development objectives as provided in Requirements and Preferences (Exhibit C).
 - b. A description of the types of uses included in the development and their size (e.g. 5,000 sq ft of office).
 - c. Indication of the Developer's commitment to incorporating environmentally-friendly and energy-efficient design elements or programs.
 - d. A vision for how the development will complement and enhance the character of the Granary District neighborhood.
 - e. A conceptual description of the Public Art installation that will be included in the development and preliminary budget.

2. *Design Concepts:* A written narrative and drawings to convey the developer's intentions for the development in a manner that can be fully and objectively evaluated, including the following:
 - a. A brief written description of the manner in which the proposal meets the design objectives and requirements for the project as described in Design Guidelines (Exhibit D).
 - b. Conceptual site plan that conveys the intent of the design. The site plan should show auto and pedestrian circulation, building foot print, massing, materials, any parking, the required Public Art installation, conceptual landscape improvements, and other major design elements.
 - c. Two conceptual elevation drawings (one from 900 South and one from Gale Street) showing the development plan in appropriate context. The elevation drawings should identify façade materials and any other design elements the applicant deems necessary to communicate the intent of their proposal.
 - d. Other drawings or renderings that the developer feels will best convey the intent of and vision for the proposed development.
 - e. The Salt Lake City Design Review Team (DRT)-produced minutes from when the proposed project was discussed (refer to Section I: Development Review Team – Preliminary Review). Developer’s proposed solutions to any issue identified by the DRT.
2. *Statement of Qualifications:* A written description of the development team’s qualifications, including the following information.
 - a. Identification of the type and ownership of the legal entity with whom the RDA would contract. If a single purpose entity will be formed to be the developer, then all of this information should be with regard to its owners (i.e., the proposed guarantors).
 - b. Organizational and management approach, and role of each development partner and major consultant, in the implementation of the development.
 - c. Identification and role of key individuals in the development team who would be involved in negotiations, project design, and implementation, including their background and experience.
 - d. The developer's previous relevant development experience including: (1) brief descriptions of projects (date; location; concept; land uses; number of residential units; square footage of commercial, office, or retail space; construction costs; sales prices or rents; leasing and/or sales strategy), (2) photographs of projects, (3) description and role of development entity, (4) current status of project, and (5) contacts enabling the RDA to verify information.
 - e. A description of the financial capacity of the developer. The selected developer will be required to submit additional financial information about the development entity and its owners during the exclusive negotiation period.
 - f. Vertical mixed-use experience: Any developer proposing a vertical mixed-use development must provide examples of previous vertical mixed-used projects that the developer has successfully completed.
 - g. The last three year’s financial statements, or IRS tax returns for each owner, partner or entity or entities providing project guaranties if proposed owner is a new entity.



3. *Financial Model:* A complete financial model for the project, including the following components:
 - a. Development pro forma: The development pro forma is intended to incorporate the best estimates of the developer at this proposed stage of predevelopment. As part of the pro forma, it is important to provide sources and uses along with a narrative that clearly and specifically indicates each of the sources of funds and how the developer intends to raise those funds. The sources and uses form should also clearly and specifically outline how these funds will be used/spent as it relates to the project. The development pro forma should include:
 - i. Development costs
 - The developer’s anticipated acquisition price of the Property
 - Required insurance and bonds (per RDA lending criteria)
 - Development fees (e.g. impact, permit, etc.)
*Note that the RDA cannot waive any fees otherwise required by the City.
 - Site improvement costs
 - Construction costs
 - Operating and rent-up reserves
 - All other project costs, including soft costs (e.g. legal, architect/engineer, etc.)
 - ii. Project funding (Specify whether the funds are secured or unsecured as of the date of submission of the proposal)
 - If applicable, developer must state intent to request funding through the RDA Loan Program
 - Developer’s anticipated equity contribution
 - Construction sources (Provide assumptions on rate and term for all loans)
 - Permanent sources (Provide assumptions on rate, term and amortization for all loans)
 - b. Operating pro forma: The operating pro forma should include:
 - i. Detailed revenue and expenses (including vacancy assumptions)
 - ii. Cash flow analysis (at least five years)
 - c. Equity return metrics: Equity return metrics should include:
 - i. Expected rate of return (IRR)
 - ii. Return on equity (cash-on-cash return)
4. *Marketing Approach:* The developer shall include a description of its marketing approach for the proposed development and how marketing efforts will also market the Granary District neighborhood and attract more people to live, eat, work, and play there.
5. *Deposit:* Along with the proposal, the developers shall submit a check (certified or cashier’s) made payable to the Redevelopment Agency of Salt Lake City in the amount of \$1,000.00 to serve as a deposit. Deposits will be returned to the developers who are not selected. Please include a return mailing address for the check if it is different than the contact address on the first page of the proposal.
6. *Additional Deposit; Option Fee:* Upon selection, the developer shall submit a non-refundable check (certified or cashier's) made payable to the Redevelopment Agency of Salt Lake City



in the amount of \$2,000 as an additional deposit for the purchase of the Property. The developer will be required to submit the deposit within 10 calendar days of being notified that it has been selected or forfeit its position and the RDA may begin negotiations with an alternative developer selected by the RDA. The \$1,000 deposit submitted with the developer's proposal will be added to this amount, bringing the total deposit to \$3,000. The total deposit will be credited toward the developer's required option fee under the Option to Purchase Agreement and can only be refunded prior to closing if the developer is unable to get Planning Commission approval (if needed). Should the chosen developer be unable to perform for any reason, the RDA shall retain the developer option fee.

7. *Exceptions:* In the event that an applicant desires to take exception to any term or condition set forth herein or in RDA provided supplemental information, ***said exceptions must be clearly identified in developer's response to this RFP.*** Requested exceptions to or deviations from any of the terms and conditions must not be added to the proposal pages, but must be included separately in an appendix clearly labeled "RFP Exceptions."

The RDA shall have the right to verify the accuracy of all information submitted and to make such investigation as it deems necessary to determine the ability of a prospective developer to perform the obligations in the response. The RDA reserves the right to reject any response where the available evidence or information does not satisfy the RDA that the prospective developer is qualified to carry out properly the obligations of the response, is a person or firm of good reputation or character for strict, complete, and faithful performance of business obligations, or if the prospective developer refuses to cooperate with and assist the RDA in the making of such investigation.

SECTION III - SELECTION PROCESS AND CRITERIA

SELECTION PROCESS

The submittals will be reviewed by a Selection Committee comprised of representatives of the Redevelopment Advisory Committee, Planning Division, RDA, Economic Development Department, and neighborhood/community council.

The Committee will rank the proposals and may ask the top-ranked developers to present their proposed project. The Selection Committee will select a first-ranked developer, a first- and second-ranked developer, or no developers. The RDA will enter into an Exclusive Negotiation Agreement with the first-ranked developer. The Option to Purchase Agreement will identify a mutually-agreed upon schedule of milestones that must be achieved to close on the sale of the Property. If the first-ranked developer withdraws or fails to achieve these milestones, the second-ranked developer may be given an opportunity to enter into an exclusive right to negotiate for purchase of the Property. The RDA reserves the right to reject any and all proposals received at any time prior to the execution of the Option to Purchase Agreement.

If no offers are received on or before the RFP deadline or if the Selection Committee does not recommend the selection of a developer, the RDA may continue to offer the Property for development pursuant to the RDA's Real Property Disposition Policy.

SELECTION CRITERIA

The selected developer will be chosen based on the degree to which their proposed project aligns with the selection criteria. The following will be the criteria by which the Selection Committee will select the first- and second-ranked development proposals:

1. *Complete Proposal:* Did the developer submit a complete proposal?
2. *Developer's Vision:* Does the developer provide a clear vision for their proposed development and how the development will complement the Granary District?
3. *Scope of Development:* How well does the development proposal address the Requirements and Preferences (Exhibit C) and Design Guidelines (Exhibit D).
4. *Developer Qualifications:* To what degree do the developer and development team possess the qualifications and experience necessary to plan, design, and build the proposed development?
5. *Financing:* Does the developer have the necessary financial expertise and backing to complete the proposed project?
6. *Exceptions to the RFP Terms:* Are they inconsistent with the Agency's desired development?

The RDA, in consultation with the Selection Committee, shall be the sole judge as to which proposal best meets the selection criteria. The RDA reserves, at its sole discretion, the right to reject any or all proposals received, to waive any submission requirements contained within this RFP, or to waive any irregularities in any submitted proposal.

SECTION IV - DESIGN REVIEW

1. The design review process will require the selected developer to obtain approval from the Design Review Committee for the Basic Design, Schematic Design, Design Development, and Final Construction Documents for the proposed development.
2. Design review approval milestones:
 - a. **Basic Design:** The Basic Design drawings shall consist of the drawings that were submitted in response to the RFP and any modifications to the development proposal required by the Selection Committee as part of their approval of first- and second-ranked developers. The selected developer will be expected to present the Basic Design to the Ballpark Community Council.
 - b. **Schematic Design:** The schematic design shall be conducted when the design is 30% complete. The submittal shall include a narrative description of the development, a presentation site plan, exterior concept elevation drawings, and two project sections.
 - c. **Design Development:** The Design Development submittal shall include the 60% complete construction documents. The submittal will include samples of exterior materials, as well as drawings that specify the location and appearance of all exterior design features.
 - d. **Final Construction Documents:** The Final Construction Documents submittal shall include all drawings, specifications, and related documents necessary for construction of the development.

SECTION V - MISCELLANEOUS

1. Any additional information that the developer wishes to submit may be attached to its proposal in the form of appendices. Statements should be complete, but as brief as possible. No more than 1-3 additional pages beyond the information requested may be attached. Please do not send brochures, corporate marketing materials, or models.
2. All development concept information submitted by the developer will be binding upon the developer. Unless authorized by the RDA in writing, subsequently prepared plans and specifications must be consistent with, and be a logical development or reasonable inference of the information submitted.
3. All proposals, including attachments, supplementary materials, and addenda shall become the property of the RDA at the time of submission and will not be returned to the developer. Information contained in the proposals, excepting financial statements of the development entity or partners and information labeled “Not for Public Disclosure” in accordance with the law, will be available to the public upon inquiry immediately following the execution of a written agreement with the selected developer by the RDA.
4. The developer, by submitting a response to the RFP, waives all rights to protest or seek any legal remedies whatsoever regarding any aspect of the RFP including, but not limited to, the RDA’s selection of a developer with whom to enter into negotiations, the RDA’s rejection of any or all responses, and the terms of any subsequent Option to Purchase Agreement and Development Agreement that might be entered into as a result of the Request for Proposals.
5. The RDA reserves the right to negotiate changes in the terms of development with the selected developer as may be required.
6. Pending RDA approval, and pursuant to the RDA Logo Usage Guide and RDA Acknowledgement Guide, the selected developer will be required to include the RDA logo and names, and acknowledge the RDA’s contributions or assistance to the project.
7. The selected Developer shall agree to provide a written Project Report to the RDA and County Assessor within 2 weeks of receiving a Certificate of Occupancy. The report shall include the following information:
 - a. Total square footage of Property improvements.
 - b. Total development cost.
 - c. Description of the development.
 - d. Lease rates for the development.
8. The selected Developer shall agree to provide an annual leasing report to the RDA and County Assessor that discloses the lease rates being charged to all tenants.
9. The selected Developer will be required to prepare and record CC&Rs against the Property specifying the rules for the use and maintenance of any shared improvements.

RDA AND CITY NON-LIABILITY AND RELATED MATTERS

1. *No Representation or Warranties.* All facts and opinions stated herein, any additional data including, but not limited to statistical and economic data and projections, are based on available information, and no representation or warranty is made with respect thereto by the City or the RDA.



2. *Building Permits, Zoning Variances, and Financial Viability.* The RDA through the sale of the Property in no way guarantees or warrants the issuance of building permits, zoning variances, or the financial viability of the Project.
3. *RDA Discretion, Non-Liability, Waivers, and Hold Harmless.* Developers acknowledge by submitting information and proposals to the RDA that the RDA and the City do not undertake and shall have no liability with respect to the development program, the RFP, and responses thereto or with respect to any matters related to any submission by a developer. By submitting a proposal in response to the RFP, the developer releases the RDA and the City from all liability with respect to the development program, the RFP, and all matters related thereto, covenants not to sue the RDA or City regarding such matters, and agrees to hold the RDA and the City harmless from any claims made by the developer or anyone claiming by, through, or under the developer in connection therewith.
4. *Representation Regarding Ethics.* Developers represents and warrants that it has not:
 - (1) provided an illegal gift or payoff to a Salt Lake City Corporation (“City”) officer or employee or former City officer or employee, or his or her relative or business entity;
 - (2) retained any person to solicit or secure this contract upon an agreement or understanding for a commission, percentage, brokerage or contingent fee, other than bona fide employees or bona fide commercial selling agencies for the purpose of securing business;
 - (3) knowingly breached any of the ethical standards set forth in the City’s conflict of interest ordinance, Chapter 2.44, Salt Lake City Code; or
 - (4) knowingly influenced, and hereby promises that it will not knowingly influence, a City officer or employee or former City officer or employee to breach any of the ethical standards set forth in the City’s conflict of interest ordinance, Chapter 2.44, Salt Lake City Code.

RIGHT TO REJECT/WAIVE IRREGULARITIES

The RDA reserves the right to reject any and all proposals and to waive any non-material irregularity, informality, or technicality in proposals received, in the interest of the RDA.

SECTION VI – SUPPLEMENTAL INFORMATION

The following supplemental information is available on the UPPP website and can be found at <https://solutions.sciquest.com/apps/Router/SupplierLogin?CustOrg=StateOfUtah>.

Supplemental Document 1	ALTA Survey of the Property
Supplemental Document 2	Appraisal Report
Supplemental Document 3	Title Report
Supplemental Document 4	Phase 1 Environmental Site Assessment Report



SECTION VII – EXHIBITS

- A. Property Description
- B. Area Map
- C. Requirements and Preferences
- D. Design Guidelines
- E. List of Closing Requirements
- F. Environmental Conditions



EXHIBIT A

Property Description

	Property Address:	Parcel Number:	Acreage:
Parcel	901 South Gale Street Salt Lake City, Utah 84101	15-12-255-001-0000	0.26

Total Acreage: 0.26 Acres (11,325 square feet)

Zoning: Downtown Support District 2 (D-2)

Flood Zone: The subject property is in the zone "X" (areas outside the 500 year flood plain) and (0.2% annual chance flood hazard). Map No. 49035C0282 H, effective date August 2, 2012.

Seismic Zone: High Liquefaction Potential Area

Legal Descriptions: BEG 20 RDS W FR NE COR LOT 12 BLK 24 5 AC PLAT A BIG FIELD SUR S 72.5 FT E 157 FT N 72.5 FT W 157 FT TO BEG 5224-1308 7293-2108 7293-2109 8036-2390 9302-3061 9362-8994, Salt Lake City Survey, according to the official plat thereof on file and of record in the Salt Lake County Recorder's Office.

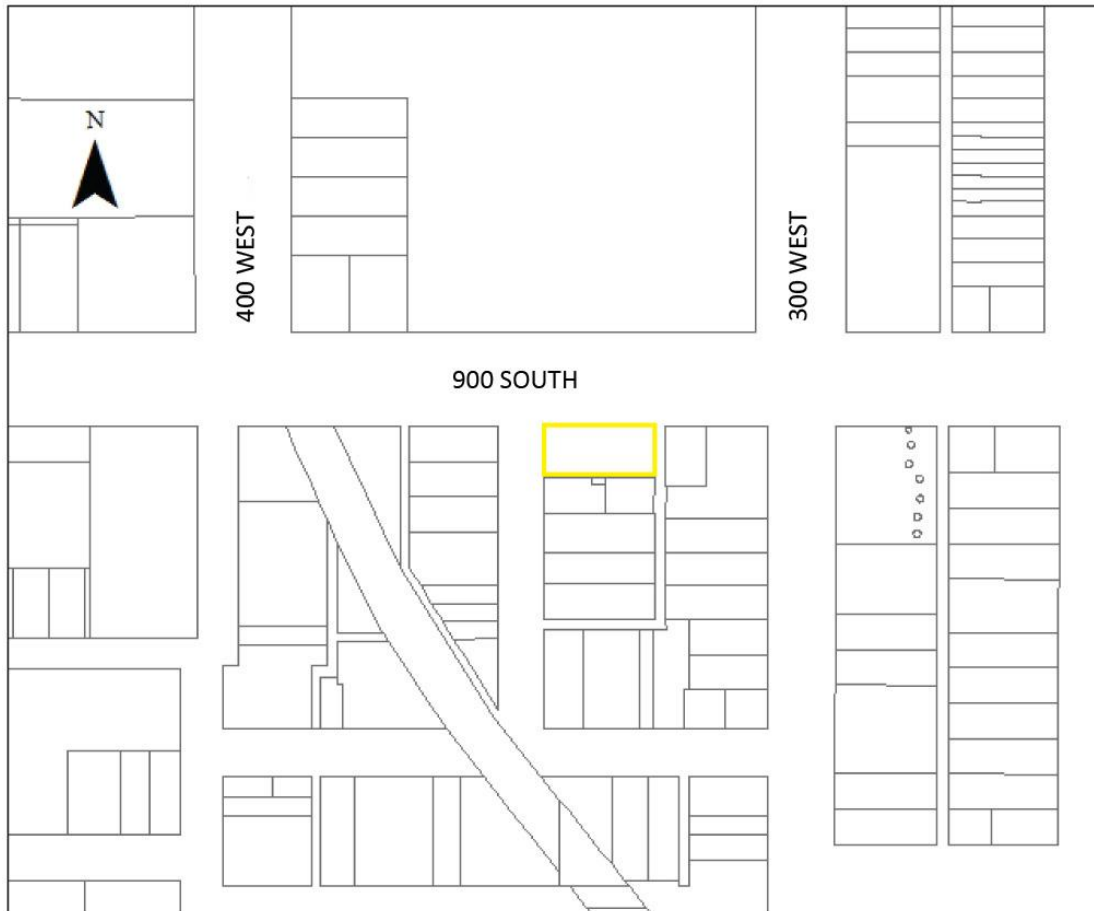


EXHIBIT B

Area Maps

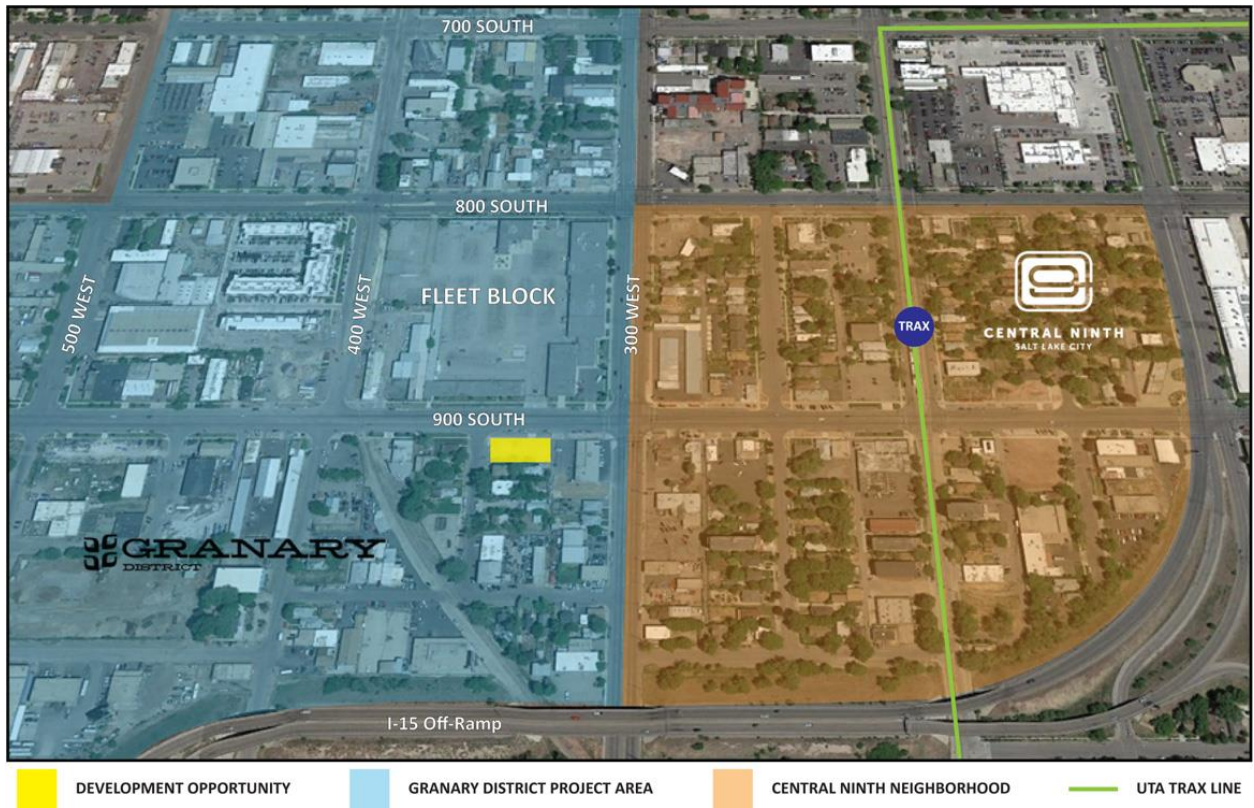


EXHIBIT C
Requirements and Preference

- A. *Requirements.* Projects are required to incorporate the following:
- a. Include commercial space for small-to-medium sized businesses that increase the number of people visiting and working in the neighborhood. Complimentary yet subordinate uses, including community services, residential units, and/or residential space as part of live-work units, may be incorporated into the Project;
 - b. Be oriented toward 900 South and Gale Street with all parking accessed from the alleyway and no curb cuts made onto 900 South;
 - c. Include an element of public art (“Public Art”) that is clearly visible to the public from the street. The Public Art shall contribute to an enhanced pedestrian experience in the Granary District neighborhood; and
 - d. Meet a high expectation of architectural integrity, urban design, and material longevity.
 - e. The Project must be designed to at least a LEED- Silver standard or an equivalent level of demonstrated environmental design approved by the RDA.
- B. *Preferences.* Preference will be given to Projects that:
- a. Enhance the quality of the built environment in the Granary District through innovative urban design and architecture;
 - b. Promote the Granary District’s character as a unique urban neighborhood;
 - c. Contribute to a vibrant pedestrian environment;
 - d. Contemplate current and planned pedestrian and bicycle amenities provided by the 9 Line and Transvalley Corridor;
 - e. Compliment other RDA projects located one-and-a-half blocks to the east in the Central Ninth neighborhood;
 - f. Include high quality and long-lasting façade materials (e.g., brick, glass, wood, metal, masonry);
 - g. Incorporate uses or programming that contributes to a more vibrant Granary District neighborhood;
 - h. Utilize artists that live and/or work in Salt Lake City to design and fabricate the Public Art installation; and
 - i. Identify specific tenants for commercial, office, or retail uses proposed. (If this information is deemed confidential, provide information as an exhibit to your proposal and mark as “Not for Public Disclosure”. Refer to Section V- Miscellaneous for more information.).



EXHIBIT D

Design Guidelines

In addition to the Requirements and Preferences (Exhibit C), Project designs should incorporate the following design guidelines:

A. Site Design.

- a. **Building Placement:** To support and encourage pedestrian comfort, convenience and activity by creating a sense of enclosure within the street corridor, and by establishing a direct relationship between buildings and sidewalks.
- b. **Parking Lot Screening and Landscaping:** To diminish the amount of impervious surface and visual impact of parked cars and to buffer parking lots from other uses of lesser intensity to provide for infiltration of rain water and snow melt, to offer shade to otherwise bare paved areas, and to visually soften expanses of parking.
- c. **Lighting:** To ensure that lighting contributes to the character and safety of the streetscape and public spaces, but does not disturb adjacent developments and residences.
- d. **Low Impact Development/Sustainable Features:** To encourage the integration of the natural systems, such as weather and water, into site design, and to integrate renewable energy and sustainable building practices.
- e. **Corner Sites:** To provide an enhanced pedestrian experience by creating visual gateways, public plazas, courtyards and other gathering spaces.
- f. **Treatment of Outdoor Storage, Sales, and Equipment:** To reduce the visual impacts of storage, trash, and service areas.
- g. **Articulation:** To reduce the apparent bulk and maintain a human scale proportion in multi-story or large buildings.
- h. **Transition of Scale:** To encourage additional features to be incorporated into higher density development when located adjacent to properties with lower density single-family use to enhance the compatibility between uses.

B. Building Design

- a. **Ground Floor Details:** To reinforce the character of the streetscape and provide pedestrian amenities.
- b. **Ground Level Transparency:** To promote the use of building facades to provide safe and comfortable waiting areas for transit and provide visual connections between activities inside and out.
- c. **Prominent Entrances:** To design and orient building entrances that readily inform people of their access and use.
- d. **Treatment of Blank Walls:** To ensure that buildings do not display blank, unattractive walls to the abutting street or public areas.



EXHIBIT E

List of Closing Requirements

The following is a partial list of requirements and conditions that the selected developer will need to provide or address in order to close on the purchase of the Property. These are standard requirements that are included in the RDA's Option to Purchase Agreement and Development Agreement.

Developer must agree to enter into these agreements with the RDA to design, construct, and oversee the operation of the development.

1. *Design Submission and Approval.* The developer will be required to secure approval by the RDA of basic, schematic, design development, and final construction drawings.
2. *Cost Estimate.* The developer will provide a cost estimate from a licensed contractor. The cost estimate should provide information concerning the development costs in terms of total cost and cost per square foot.
3. *Pro Forma.* The developer will provide a development budget that shows sources and uses. If developer is requesting RDA assistance, the budget shall clearly state the type and amount of RDA assistance being requested, and the amount of developer's equity contribution, not including land.
4. *Title.* The developer accepts title subject to the RDA's Option to Repurchase Agreement, and also the requirement that the developer and all subsequent owners will operate the construction and management of the Property as an equal opportunity employer.
5. *Schedule.* The developer shall provide a Schedule of Development for RDA approval prior to Closing. The development schedule should highlight major milestones such as closing, start of construction, and project completion.
7. *Performance Security.* The developer will be required to obtain Payment and Performance Bonds, and provide personal/corporate guarantees and adequate financial resources to assure the RDA that construction of the development will be funded in the event of a developer default.
9. *Closing.* Closing shall be contingent on the developer receiving the requisite approvals of the Final Construction Documents, construction estimate, marketing plan, project pro forma, and building permit, as well as all other conditions of closing that are negotiated during the exclusive negotiation process. The RDA will close simultaneously with the developer's construction financing.
10. *Financing.* If the selected developer opts to include for-sale housing in the development, developer will be required to secure written assurance from a bank confirming that bank's commitment to provide financing for the purchase of those units by the end user. For a rental project, the developer will need to provide the RDA with verification of construction and long-term financing for the approved project prior to closing on the purchase of the Property.
11. *Financial Information.* The selected developer will be required to submit additional financial information about the development entity and its owners during the exclusive negotiation period. The financial information will include audited financial statements for the entity, and personal financial statements of individual partners or owners within the entity.
12. *Miscellaneous.* Other terms as required by the RDA's attorney.

EXHIBIT F

Environmental Conditions

ENVIRONMENTAL CONDITION DOCUMENTS

Please refer to the Phase I Environmental Site Assessment report posted as Supplemental Document 4. Also refer to available documentation regarding the environmental condition of the subject property through the Utah Department of Environmental Quality document search web portal (<http://eqedocs.utah.gov/>).

LIABILITY DISCLOSURE

This information is provided only a courtesy to potential developers. Any environmental studies/assessments disclosed and made available prior to the issuance of this RFP are intended for exclusive use of the Redevelopment Agency of Salt Lake City and/or the prior owner of the subject property. THE REDEVELOPMENT AGENCY OF SALT LAKE CITY DOES NOT IN ANY WAY OR FORM GUARANTEE THE CONDITION OF THE SUBJECT PROPERTY, NOR DOES IT ACCEPT ANY LIABILITY RELATED TO ANY AND ALL OF THE INFORMATION AVAILABLE THROUGH THE STATE OF UTAH DEPARTMENT OF ENVIRONMENTAL QUALITY DIVISION OF ENVIRONMENTAL RESPONSE REMEDIATION.

INDEED, THE PROPERTY WILL BE SOLD IN AS-IS AND DEVELOPERS MUST PERFORM THEIR OWN DUE DILIGENCE IN RELATION TO THE ENVIRONMENTAL CONDITIONS OF THE SUBJECT PROPERTY AND SHOULD NOT RELY ON ANY OF THE INFORMATION MADE AVAILABLE HEREIN.