

Request for Qualifications

Library and “Pivot Block” Development



Nampa Development Corporation

City of Nampa, Idaho * October, 2011

Prospective Developers,

The Nampa Development Corporation is pleased to offer to qualified individuals and organizations the opportunity to participate in the downtown redevelopment of the second largest city in Idaho. We are seeking qualifications from development teams that are interested in forming a partnership to redevelop a pivotal 2.03 acre block in downtown Nampa in conjunction with an additional 1.0 acre half block. The property is located along 12th Avenue South in the core of the historical district of downtown.

This development opportunity has resulted from widespread effort to define the development course within the City of Nampa and surrounding areas. In 2006, the City proactively created the Nampa Development Corporation (NDC) to oversee the development of multiple public and public/private projects within the downtown area.

As a result of the downtown development team's work, a new 60,000 sq. ft. Public Safety Building is being constructed, a comprehensive downtown traffic study has been completed, new streetscape standards have been adopted and many historic buildings have undergone façade restoration.

The City and NDC are seeking a developer that has extensive experience with design, finance, development, construction and operations of large-scale urban retail, office and entertainment developments. The private components of the development project will be complimented with the construction of a new City Library. The design and development of the project should capture the unique character and history of the region and serve as a catalyst for future downtown economic development.

A two-step RFQ/RFP process has been established for soliciting developer participation in the downtown development. The following document addresses the Request for Qualifications (RFQ) step only. Please review the RFQ document and supporting materials for key information associated with the site and surrounding community as well as the requirements for submittal.

We are excited to offer this opportunity and look forward to receiving your RFQ proposal.

Sincerely,



Dan Nogales
Chairman
Nampa Development Corporation

Contents

SECTION 1: PROJECT INFORMATION.....	4
Downtown Vision	
The Development Opportunity	
Site Description	
Design Build Library	
Financing the Library	
SECTION 2: PURPOSE OF THE PUBLIC/PRIVATE PARTNERSHIP.....	10
Goals of the NDC	
Purpose of Developer RFQ	
SECTION 3: BASIS FOR PURSUING THIS OPPORTUNITY.....	11
General Market Conditions	
SECTION 4: SUBMISSION REQUIREMENTS AND SELECTION CRITERIA.....	12
Submission Procedure	
Developer Evaluation Criteria	
Pre-proposal Conference	
RFQ/ RFP Schedule	
SECTION 6: TERMS AND CONDITIONS.....	18

1

PROJECT INFORMATION

Downtown Vision

“Downtown Nampa has become a sparkling example of mixing office, specialty retail and residential uses. The family-friendly, turn of the century park-like atmosphere has become an outdoor living room for the entire community. Regular events draw families into the historic downtown core for arts, entertainment, dining, and unique shopping experiences.

“A significant residential presence, professional office concentration, a regional transportation hub, and unique shopping and cultural opportunities make Downtown Nampa alive. Downtown Nampa is truly where the entire community comes together, providing a unique opportunity for heritage tourism. The Downtown Business Association leads and oversees the efforts to maintain and enhance area aesthetics and a busy social and promotional calendar.”

Downtown Nampa Future Statement, 2002



The City of Nampa and the Nampa Development Corporation have been working for nearly a decade to prepare for this opportunity. Through countless community meetings and public forums, a plan was developed to vacate the city offices that presently occupy the “Pivot Block” and acquire additional property for the construction of a large mixed-use development, parking structure and City Library. Elements of the redevelopment project should include:

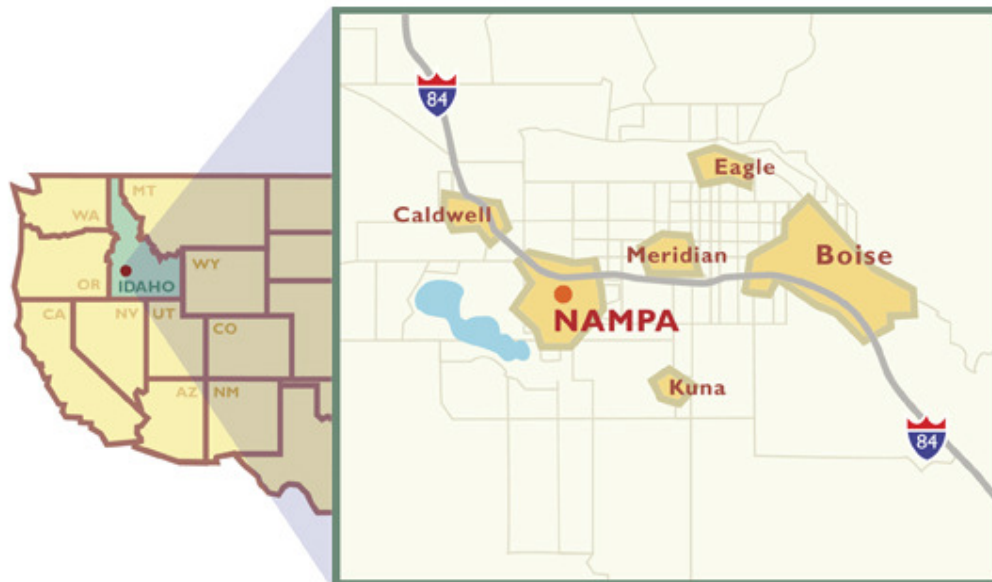
- A Central Public Library of 60,000 to 80,000 sq. ft. anticipated to span three floors
 - Public meeting rooms
 - Potential classroom/lecture hall space
 - Building will achieve LEED certification
- Construction of a parking structure with commercial tenant space wrapping the structure

- Large scale mixed-use development to compliment the Library and current business mix in the historic downtown district.

Applicants are encouraged to review www.whynampa.com/ndc/ndc.html

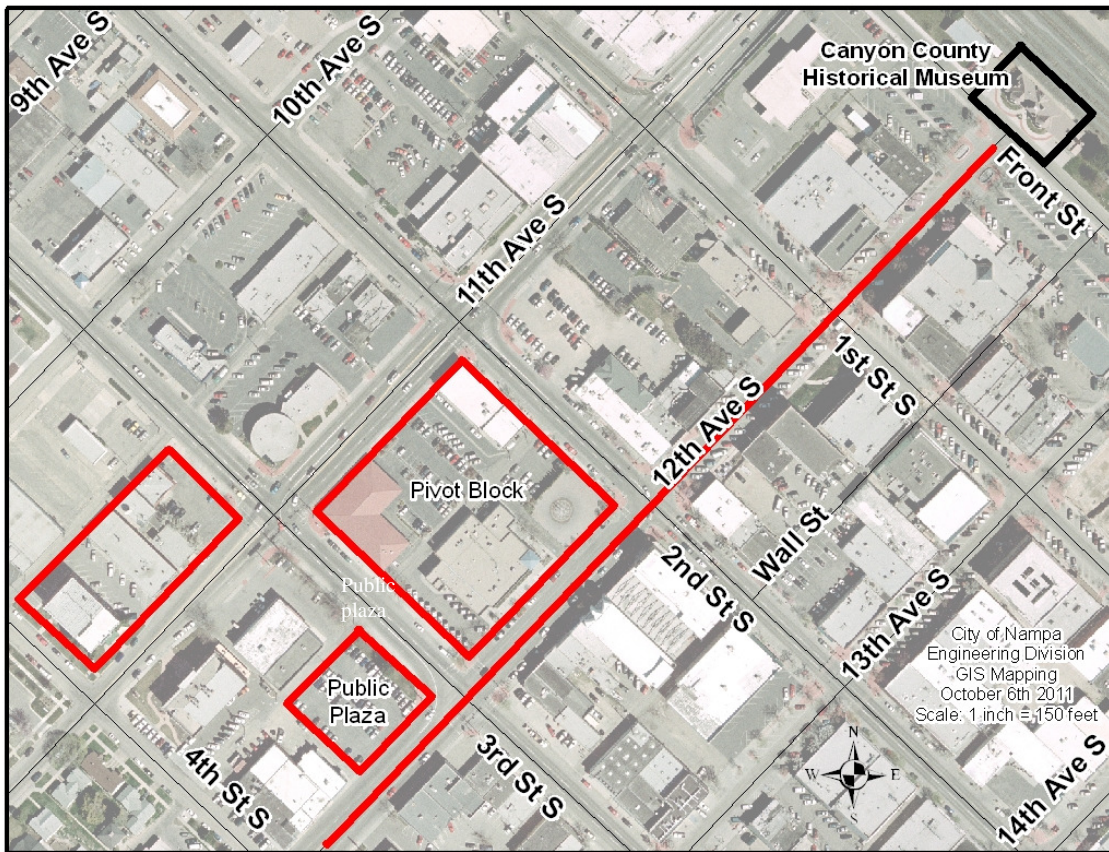
Development Opportunity

The City of Nampa is the second largest city in Idaho and has been one of the fastest growing cities in the Northwest. As such, the City recognizes the need and the potential to revitalize its downtown and provide more family living-wage jobs for its residents. The City helped spark the renewal with zoning changes, grants for restoring historic facades, streetscape beautification, construction of a new public safety building and plans for public investment in a new library. In 2006 the City created the Nampa Development Corporation to oversee the development of these multiple public projects within the downtown area including the exceptional opportunity within this Request for Qualifications.



Site Description

The Nampa Development Corporation is seeking qualified developers with the expertise and financial capacity to partner with NDC in the redevelopment of a City owned block and an adjacent half block in the heart of downtown Nampa. The full block site consists of 2.03 acres with approximately 300 feet of frontage on 12th Avenue South, downtown's 'Main Street,' as well as frontage along 11th Ave South, 2nd Street South, and 3rd Street South. This development opportunity is known as the "Pivot Block" due to its pivotal location in the downtown historical district in relation to existing access and future public and private developments. The Canyon County Historical Museum is housed in the historic Oregon Short Line train depot located only a few blocks away at 12th Avenue and Front Street. The surrounding structures are one to three story commercial structures which retain varying levels of architectural significance.



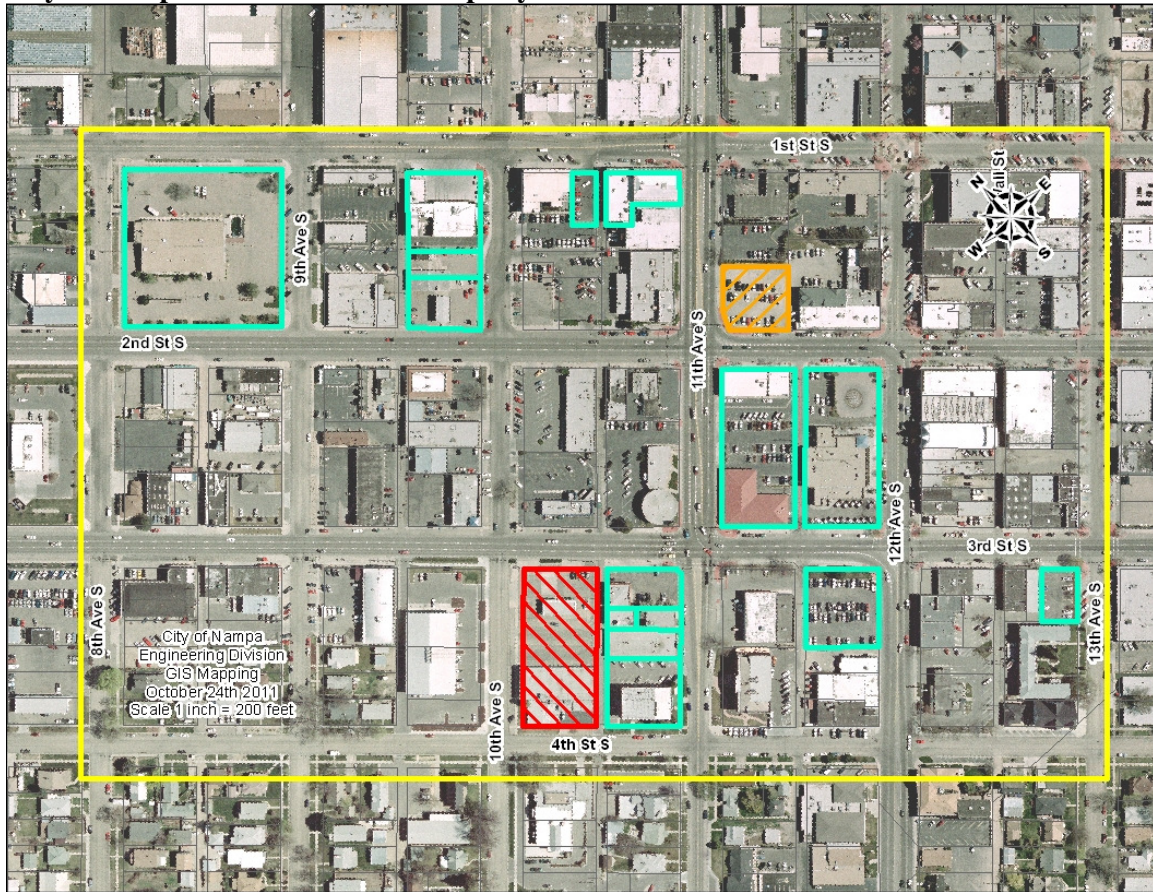
The "Pivot Block" in proximity to 12th Avenue South and the Canyon County Historical Museum

The City and NDC have been working diligently to revitalize downtown. The NDC is currently overseeing the development of a 60,000 sq. ft. public safety building located three blocks west of the "Pivot Block." The building is scheduled for completion January 2012. The projects overseen by NDC are funded through a Tax Increment Financing (TIF) district established in 2006 and managed by NDC.

The City and the Nampa Development Corporation own several parcels of land in the downtown area. In the negotiation of the redevelopment project, the City and NDC are willing to consider

the redevelopment of existing library space downtown as well as the property within the area of the “Pivot Block.” The NDC is enthusiastically prepared to entertain any creative uses of the City or NDC owned property.

City of Nampa and NDC Owned Property:



The parcels outlined in blue on the map are currently owned by either NDC or the City of Nampa. NDC has been in negotiations with the owners of the half of block indicated with a red striping. If this property is determined by the Developer to be necessary for the project NDC will work with the selected developer to resume negotiations to acquire the property.

The one parcel with orange shading at the corner of 11th Avenue South and 2nd Street South is currently marketed as available property.

Design Build Library

As a component of the redevelopment of the “Pivot Block” area the NDC is seeking a development partner that will also construct a new 60,000 to 80,000 sq. ft. public library and parking structure through a design build process. The new library will serve as an anchor tenant and is estimated to draw 2,000 – 3,000 visitors per day. The library is a community living room, which will be welcoming, functional and comfortable. Ample space will accommodate community needs, including space for various ages, meeting rooms, quiet areas, abundant internet access and flexibility for future technological advances.



Financing the Library

The NDC receives revenue from tax increment generated throughout the established district. In fiscal year 2011, revenues equated \$3.2 Million from property taxes. For fiscal year 2012, NDC has debt and rebate obligations of \$2.6 Million with receivables equaling \$3.1 Million. New private investment that is developed in the district increases NDC’s opportunity to pay a debt service for the library.

NDC is seeking a partnership with a private developer to implement one of three financing models available:

- **Developer Reimbursement Model**
Proceeds from the new private investment on the “Pivot Block” and surrounding areas would be matched with excess revenue from the NDC to repay the developer construction costs of the library.
- **Lease/Purchase Model**
NDC would enter into an agreement with the developer to lease space for the library with an option to purchase at the end of the lease for a set price.
- **Tax Exempt Revenue Bond Model**
NDC would go through the process to issue tax exempt revenue bonds for the construction of the library. NDC would likely not have adequate revenue to issue

bonds until 2015. This option would also require the agency to go through a judicial confirmation process which could take up to eighteen months to complete.

2

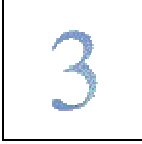
PURPOSE OF THE PUBLIC/PRIVATE PARTNERSHIP

Goals of the Nampa Development Corporation

- A revitalized downtown Nampa.
- Provide more family living-wage jobs for Nampa’s residents.
- Develop the “Pivot Block” into a high density mixed-use facility that will participate in the revitalization of downtown Nampa.
- Construct a new 60,000 to 80,000 sq. ft. City Library that will serve as an anchor to new downtown development.
- Create a facility that will be able to capture the unique character and history for the region through its architecture.
- Work with a development team that is creative and highly energetic.
- Work with a development team with extensive experience with the design, finance, development, construction and operations of large-scale urban retail, housing, office and entertainment developments.
- Attract national and local retail tenants to downtown.
- Partner with a developer that has the financial capacity to quickly implement this project.

Purpose of the Developer RFQ

The purpose of the Request for Qualifications is to identify well-qualified developers and development teams that are interested in working with the NDC to redevelop the “Pivot Block” and construct a new library. The developers selected through the RFQ will then be asked to participate in the second step and submit responses to a Request for Proposals. A final development partner will be selected at the end of the RFP process.



BASIS FOR PURSUING THIS OPPORTUNITY

General Market Conditions

Downtown Nampa is home to specialty retail, restaurants and business services. Much of the existing inventory in the downtown historic district resides in structures that pre-date 1970. Over the last ten years Nampa has seen an increase in demand for Class A office space; much of which has been constructed off of I-84 near the Idaho Center. Office vacancy rates in downtown Nampa are at one of the lowest rates in Canyon County at 6%.¹ The current retail vacancy rate of openly marketed space in downtown is just 1.4%.

Factors that create a positive environment for new development in downtown Nampa include:

- The population in the Boise/Nampa MSA exceeds 650,000.
- Nampa is the second largest city in Idaho with a population of 81,000 and one of the fastest growing cities in the state between 2000 and 2010 with a 60% growth rate.
- Median age is 30.1²
- Nampa is centrally located within the metro area and is an ideal location to reach all western US markets.
- Over \$70 Million in major road improvement projects have been completed in Nampa in the last five years.
- Several innovative and dynamic entrepreneurs have initiated a boutique retail and restaurant environment including Puffy Mondaes, White Pine, La Belle Vie, Simple Sushi, Brick 29, Flying M and Bluebird Quilting.
- City leaders and local investors are participating in revitalization efforts in the downtown Historic District.
- The City of Nampa has a program in place to match money that businesses spend on renovating historic facades.
- The “Pivot Block” qualifies for New Market Tax Credits.

Just nine blocks from the project site is the Nampa Civic Center. The Civic Center is the second largest full-service convention center and performing arts complex in Idaho. The 42,500 sq. ft. facility includes a 640-seat auditorium, 30,000 sq. ft. of meeting space, 12,200 sq. ft. exhibit area, full service catering and an outdoor garden area. With over 150,000 patrons participating in 1,000 events resulting in nearly 500 hotel nights in 2010, the Civic Center represents a strong demand for hospitality accommodations within the downtown area.

Over the last four years the NDC and the City of Nampa have committed to improving the flow of traffic around the “Pivot Block” and creating a pedestrian level environment. In 2010 the NDC and City of Nampa adopted a Downtown Traffic Alternatives plan that identified the best alternative truck route to redirect heavy interstate bound truck traffic around downtown. In 2012

¹ Colliers Mid-Year 2011 Market Review, A broad representation of downtown but does not include analysis of all structures.

² 2010 Census

the City will obtain a firm to fully develop the engineering Concept Plan to begin the implementation process for the alternative route.



SUBMISSION REQUIREMENTS AND SELECTION CRITERIA

Submission Procedure

Developers shall submit one (1) original Response plus (8) bound copies in 8 ½” x 11” format in a sealed box or envelope as a response to this Request for Qualifications. The outer box/envelope shall be clearly labeled with the solicitation name along with the Developer’s name, address and telephone number. Qualifications must be organized in accordance with the submission requirements described below:

- Experience
- Past Performance
- Design Process
- Management & Quality Control Plan
- Capacity to Perform the Work
- Local Involvement
- Financial Resources

NDC reserves the right to request additional information during the review period.

Responses must be received no later than **3:00 PM** MST on Thursday, **January 12, 2012**. Qualifications must be submitted by mail or hand-delivered to:

Beth Ineck
Assistant Economic Development Director
City of Nampa
411 3rd Street South
Nampa, ID 83651
Phone: 208.468.5488

The shipping box(es) or envelope(s) must be clearly labeled “Developer Request for Qualifications: Nampa Downtown Pivot Block.” Qualifications submitted by facsimile or electronic mail will NOT be accepted. Qualifications received after the deadline will NOT be accepted.

Those that complete the “Acknowledgement Form” will be notified in writing of any change in the requirements/specifications contained in the Request for Qualifications.

While every effort will be made to ensure accurate information in the Request for Qualifications, neither NDC, the City of Nampa, any other public participant or partner, civic group or individual, nor any of their elected officials, officers, agents, employees or consultants, shall be responsible for the accuracy of any information provided to any Developer as part of the Request for Qualifications process. All Developers are encouraged to independently verify the accuracy of any information provided. The use of any of this information in the preparation of a response to this request is at the sole risk of the Developer.

Developer Evaluation Criteria

Submittals will be ranked based on the following selection criteria. The Selection Committee will determine and select the highest ranked Submittals. Applicants are hereby informed that the information sought shall be used to score each Applicant's Submittal.

Experience	75 points
Past Performance	75 points
Local Involvement	75 points
Design Process	50 points
Management & Quality Control Plan	50 points
Capacity to Perform the Work	50 points
Total Maximum Points	375 points
Financial Resources	Pass / Fail

1. Experience (75 points): Specialized experience and technical competence of the Developer and its development team, considering the types of development problems that may be encountered and the potential complexity of this Project. Identify recent experience and expertise with development projects of a similar type, including:

- Experience in development, construction and management of office, civic, library, housing, and retail facilities;
- Parking facilities, including parking garages;
- Low rise and/or mid rise office structure(s);
- Experience with restricted urban sites where operations of existing business must be maintained;
- Experience in projects using tax exempt financing and debt instruments;
- Experience in LEED certified projects and low impact development.

In no more than two pages of narrative, describe the development team including the organization and responsible parties. Identify the proposed Project Manager and key staff assigned to the Project, including name, title, experience and Project responsibilities. Identify each individual and the firm they represent who will provide expertise for the item(s) identified below.

- Project management
- General contracting / Construction management
- Parking facilities and their construction
- Architectural design and efficiencies
- Mixed Use facilities
- Library facilities expertise
- Landscape design
- Engineering (geo-technical, civil, structural, mechanical, electrical)
- Financial Accounting

For each individual identified above, provide a resume not to exceed one page describing their relevant expertise and past project experience. Include a separate one (1) page organization chart showing the relationships. Include applicable licensing information, if appropriate, for a given expertise. If the respondent is a corporation, provide corporate information including date of incorporation, state in which incorporated and the incorporation number. If the Applicant is to be a newly formed LLC, corporation, partnership or joint venture, please describe in appropriate detail the constituent members that will comprise the newly formed entity.

Describe two or three projects that are comparable in scope to this Project – performed and/or executed by key personnel and proposed development team members. Use no more than one (1) page for each project to describe and show pictures, illustrations, etc.

2. Past Performance (75 points): Record of past performance of the Respondent and development team with government agencies, public bodies and/or private industry. Include such factors as cost control, quality of work, safety, ability to meet schedules, value engineering, cooperation, responsiveness, meeting time and budget requirements, and other managerial considerations. Note past record working together as a team effectively on other development projects or on projects of similar scope and complexity. Comment on how performance on previous projects and contracts qualifies Respondent to develop this Project. Include reference to relevant project examples and resumes.

Include narrative and references to demonstrate performance on budgets, schedules, cooperation and responsiveness. Submit a matrix, not to exceed one (1) page, indicating other projects on which the proposed design, construction and management team members have worked together.

Submit the general contractor member of the development team's accident record for the last five (5) years, and if appropriate, any accident prevention program.

For a period inclusive of the most recent ten (10) years, attach a list identifying instances of commercial disputes that have resulted in mediation, arbitration or litigation. If the dispute has been arbitrated, identify the cause of action, the arbitrator that handled the case (including address and telephone number) and the resolution. For disputes that have proceeded to litigation, identify (1) each instance that a lawsuit has been filed, (2) the court of jurisdiction, (3) the cause of action, (4) the filing number, and (5) the resolution, including settlements, compromises and judgments. This information shall include instances where the Respondent/Developer was plaintiff or defendant.

For each development team, this information shall be required for the Respondent/Developer, the general contractor and the architect, including predecessors in interest and affiliated legal entities formed for purposes of real estate development.

3. Local Involvement (75 Points): A goal of the redevelopment project is to stimulate the local economy through use of local companies. In no more than two (2) pages, submit a plan for how the Respondent will engage local architects, engineers, sub-contractors, suppliers, leasing agents and tenants.

4. Design Process (50 points): Discuss problem identification and a proposed method to accomplish the work; ability to identify and solve issues related to ease of use, complementary relationships, density, neighborhood and traffic issues; appreciation of design potential to minimize cost and construction impacts; demonstrated capability to explore and develop innovative or advanced techniques and design.

In no more than two (2) pages, describe the Applicant's design process including problem identification and proposed method to accomplish all work required: including, where appropriate, demonstrated capability to explore and develop innovative or advanced techniques and mixed-use design. Describe the demonstrated ability to identify and address issues related to this Project's constraints. Describe how the development team intends to collaborate with the Nampa Development Corporation and the City of Nampa in post-award phases of the Project. In

no more than an additional two (2) pages, include examples that demonstrate the Respondent's appreciation of design potential to minimize cost and construction impacts.

5. Management & Quality Control Plan (50 points): Describe the Respondent's proposed management plan and staffing plan for predevelopment negotiation, design and construction. In no more than two (2) pages, provide Respondent's management & quality control plan and methodology for defining the scope, negotiating and implementing the Project. The management plan shall describe the proposed approach to the Project, and the responsibilities of the Developer and team.

In no more than two (2) pages, discuss the Respondent's ability to provide responsive coordination to the Nampa Development Corporation, City of Nampa Library other consultant/contractors and other involved agencies. Include a brief discussion of the key elements of the management plan, work scheduling, quality control, cost control, reporting and quality assurance. Describe Developer's approach to managing a development agreement that includes design, construction and management, including negotiating, administering and processing multiple subcontracts with different scopes of work, disciplines and different schedules.

6. Capacity to Perform the Work (50 points): The Respondent's capacity to perform the work within reasonable time and budget limitations, considering the team's current and planned workload. In no more than one (1) page, describe how the Respondent proposes to provide timely submittal and quality services on multiple contracts with varying degrees of complexity, considering the current and planned work load of team members. Describe the Respondent's ability to provide the technical disciplines and services required to cover the work required by the Project.

7. Financial Resources (Pass/Fail): Submit evidence of the Respondent's/development team's financial strength and stability to complete this Project. Provide letter from Respondent's surety, broker or agent confirming financing capacity sufficient for this contemplated Project. Provide letter from Respondent's insurance broker or agent confirming commitment to insure Respondent for general liability insurance levels sufficient for this contemplated Project. While not required under this RFQ, those Respondents that become development finalists and are invited to submit proposals at the RFP stage will be requested to submit more specific financial information identifying liquid financial resources readily available to meet contractual responsibilities. This will include how the NDC will be assured that those financial resources will remain in place during development and construction of the Project. Moreover, because the Selected Developer will be required to assume all construction and completion risk, demonstrated financial strength will be critical.

Pre-Proposal Conference

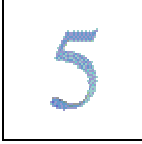
A pre-proposal conference will be held on December 6, 2011 at 10:00 am MST. Attendance is highly encouraged. The location of the pre-proposal conference is:

Nampa Civic Center
Home Federal Banquet Room
311 3rd Street South
Nampa, ID 83651

Questions relating to this Request for Qualifications and requests for clarification must be submitted in writing, via email, at least one week in advance of the conference to allow sufficient time for answers to be considered and prepared. Please direct all questions to: Beth Ineck 208.468.5488, Email: ineckb@cityofnampa.us. Questions and answers will be emailed out to all that complete the RFQ “Acknowledgement Form.”

RFQ/RFP Schedule

Issue Developer RFQ	November 3, 2011
Pre-Proposal Conference	December 6, 2011
Deadline for Submitting RFQ Proposal	January 12, 2012
NDC Approval of Shortlist	February 8, 2012
Issue Developer RFP	February 2012
Deadline for Submitting Responses to RFP	April/May 2012
Recommendation of Final Development Proposal to NDC	June/July 2012



TERMS AND CONDITIONS

This Request for Qualifications does not represent a commitment or offer by the Nampa Development Corporation or the City of Nampa to enter into an agreement with Developer or to pay any costs incurred in the preparation of a Response to this Request. The Responses and any information made a part of the Responses will not be returned to Developers. This Request for Qualifications and the selected firm's Response to this RFQ may, by reference, become part of any formal agreement between the Developer and the NDC resulting from this solicitation.

The Developer shall not offer any gratuities, favors or anything of monetary value to any official or employee of the NDC or City of Nampa for the purpose of influencing consideration to this RFQ.

The Developer shall not collude in any manner or engage in any practices with any other developer(s) which may restrict or eliminate competition or otherwise restrain trade. Violation of this instruction will cause the Developer's submittal to be rejected by the NDC. The prohibition is not intended to preclude joint ventures or subcontracts.

All Responses submitted must be the original work product of the Developer. The copying, paraphrasing or otherwise using of substantial portions of the work product of another Developer is not permitted. Failure to adhere to this instruction will cause the Response to be rejected.

The NDC reserves the right to accept any submittal believed to be in the best interest of the NDC, and to waive any irregularities submitted.

The NDC has sole discretion and reserves the right to reject any and all Responses received with respect to this Request for Qualifications and to re-advertise or cancel the Request for Qualifications at any time prior to entering into a formal agreement.

The NDC has no responsibility for any expenses incurred by a Developer in the course of responding and/or presenting this or subsequent proposals.

A Response will constitute a public record. If any part of the Response contains "trade secrets" as defined in Idaho Code 9-340D, that information must be identified, by highlighting or other means sufficient to permit review and possible redaction before disclosure of the Response to anyone making a proper request to inspect public records.

ACKNOWLEDGEMENT OF RFQ

PLEASE COMPLETE THIS FORM AND DELIVER, MAIL OR EMAIL IT PROMPTLY TO THE NAMPA DEVELOPMENT CORPORATION. THIS WILL ASSIST THE NDC IN PROVIDING YOU WITH FURTHER INFORMATION OR AMENDMENTS TO THE REQUEST FOR QUALIFICATIONS.

NAME _____

COMPANY _____

TITLE _____

ADDRESS _____

TELEPHONE _____

EMAIL _____

I AM A(N):

_____ Developer

_____ Operator

_____ Contractor/Engineer

_____ Consultant

_____ Interested Citizen

_____ Other - Please Specify _____

I/WE RECEIVED THE REQUEST FOR QUALIFICATIONS (RFQ) PACKAGE ON:

(Date) _____

MAIL OR HAND DELIVER TO:

Nampa Development Corporation

Attn: Beth Ineck

411 3rd Street South

Nampa, ID 83651

Email to:

ineckb@cityofnampa.us