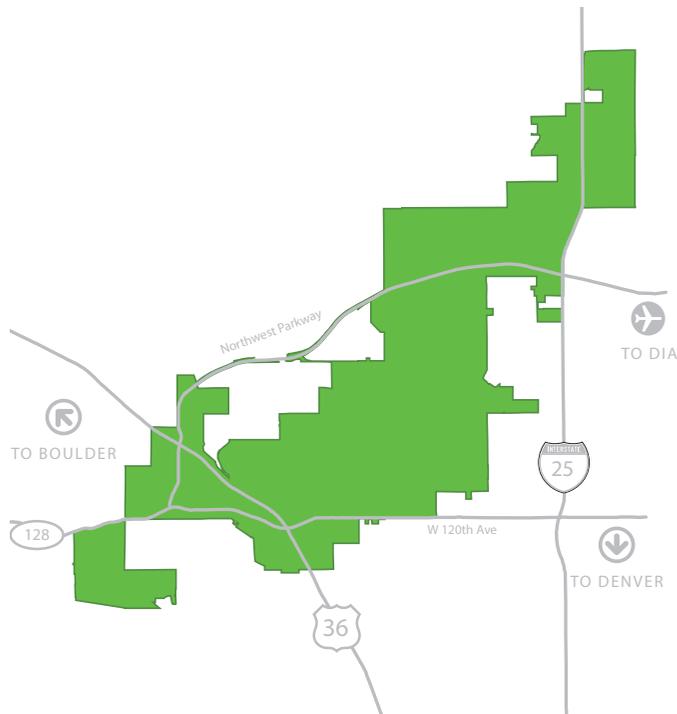


REQUEST FOR QUALIFICATIONS
AND PROPOSALS



Civic Center Project
Due: January 14, 2014 - 3:00p.m.

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The City and County of Broomfield is a flourishing live, work, and play community serving as a creative high tech hub in the Denver Metro area. Home to corporate headquarters, tech companies and thriving small business and located within a 15 minute drive to 4 major education hubs, Broomfield is poised for growth.

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Introduction

Property Boundaries and Data

Property Owner: City and County of Broomfield
 Total area: 9.825 acres (the areas in yellow).

Demographic Data:

Population	1 mile	3 miles	5 miles
2012 Total Population	13,318	81,600	215,518
Pop Growth 2012-2017	12.10%	9.80%	8%
Per Capita Income	\$30,720	\$35,356	\$31,292
Average Age	36.9 years	36.9 years	36.10 years

Households	1 mile	3 miles	5 miles
2012 Total Households	4,923	30,943	83,030
Household Growth	14%	11.10%	8.3%
Median Household Income	\$72,299	\$78,406	\$65,074
Average Household Size	2.69	2.63	2.59

The Broomfield Urban Renewal Authority (BURA) is seeking statements of qualifications and proposals from potential developers for the Civic Center area in Broomfield, Colorado. The proposed development is expected to include retail, commercial and residential uses.

The overall theme of the project is to create a mixed use activity center that will attract local residents to its locally owned or otherwise desirable eateries and retail outlets, professional offices and residential opportunities. The park-like setting for the project provides a unique offering of attractions for visitors to the area that complement the land uses and contribute to the vibrancy, economic vitality, and local character of the area.

The overall Civic Center Master Plan suggests a neighborhood reflecting the values and expectations of the Broomfield community. Development densities are modest, as are the locations for buildings. The buildings and parking are complimented by a series of park like activities distributed throughout the site. In preparing the Master Plan, frequent discussion was held among participants in the planning process about a family finding activities to keep them in the area for one-half a day.

It is expected that a development group, or groups, will construct the buildings, parking, and potentially some of the features. In considering financial participation in any of the proposals, BURA and/or the City and County of Broomfield will review the criteria included in this proposal and will determine the level and type of financial participation on a case-by-case basis, consistent with applicable law.



Anticipated Development Process



The goal of the BURA is to select a preferred developer(s) based on realization of the proposed development concept depicted in the adopted Master Plan, the feasibility of the proposal and the qualifications of the proposed developer(s).

Upon selection of a developer(s), including review by the BURA Authority Members, BURA and the selected developer(s) will negotiate an agreement to implement the proposal for final consideration by the BURA Board. Through this negotiation the proposal will be further tested, refined and altered as necessary to realize the intent of the proposal.

It is the intent of the process to have a specific parcel sale and development agreement(s) completed by June 3, 2014, for final consideration of the BURA Board no later than June 24, 2014.

Schedule of Activities

1. RFP Issued November 12, 2013
2. RFP Submittal Deadline 3:00 p.m. January 14, 2014
3. Final Selection of Preferred Proposal(s)..... February 4, 2014
4. Completion of "Binding Letter of Intent"..... February 25, 2014
5. Deadline for Completion of Due Diligence..... April 8, 2014
6. Completion of Agreement June 3, 2014
7. BURA Board Consideration of Agreement (s)..... June 24, 2014

The Authority reserves the right to:

1. Reject any or all proposals in whole or in part,
2. Waive any and all irregularities in proposals, and
3. Commence negotiation with any or all parties who submit proposals before the submittal deadline.

Request for Qualifications

Submittal Outline

Please provide the following information in the requested format:

Responses shall be submitted in a sealed package identified on the outside with the following information: Broomfield Urban Renewal Authority – Civic Center Property – (name and address of respondent)

1. Lead firm and contact, identify specific individuals to be involved and include their qualifications, experience and references
2. Additional team members including qualifications, experience and references
3. Clearly define the proposed roles and responsibilities among the team members and identify any projects and provide references for any projects on which team members have previously collaborated
4. Concept plan with as much detail as possible including property(ies) included in proposal, proposed uses, preliminary building footprints and elevations, proposed site improvements plus any tenant commitments

5. Schedule including proposed due diligence process and any schedule contingencies
6. Proposed pricing and/or formula to determine pricing
7. Financial and legal capabilities and plans (i.e. equity verses debt, etc.) including the financial lending institutions and/or underwriter including their expertise relative to this type of project.



Any requested restrictions for the use or inspection of material contained within the submittal shall be clearly stated. Confidential/proprietary information must be clearly identified, and separately packaged from the rest of the submittal.

Evaluation Criteria

BURA reserves the right to reject any or all proposals in whole or in part or to accept proposals, which in its evaluation, best respond to a balance of the following criteria:

1. Quality of the proposed plan – furtherance of the Civic Center Master Plan;
2. Compliance with and furtherance of urban renewal plan;

3. Financial and legal ability of the developer to complete the project;
4. Mix of land uses, design quality, amenities;
5. Long term viability;
6. Prior experience with similar small scale mixed-use projects and any pre-leasing or letters of commitment; and,
7. Proposed timeline to contract and construct project.

Pricing

Parcel pricing will be determined by appraised value, with potential credits for:

1. Mixed use (i.e. two-or more uses proposed with concurrent development);
2. Possibility and feasibility of inclusion of locally owned businesses;
3. Pedestrian and other amenities as depicted in the Master Plan beyond that typically provided;
4. Additional landscaping and development of park areas;
5. Innovative methods to: visually break down, screen or provide alternative parking solutions; and,
6. Fulfillment of the Master Plan vision.

Submittal Deadline & Location

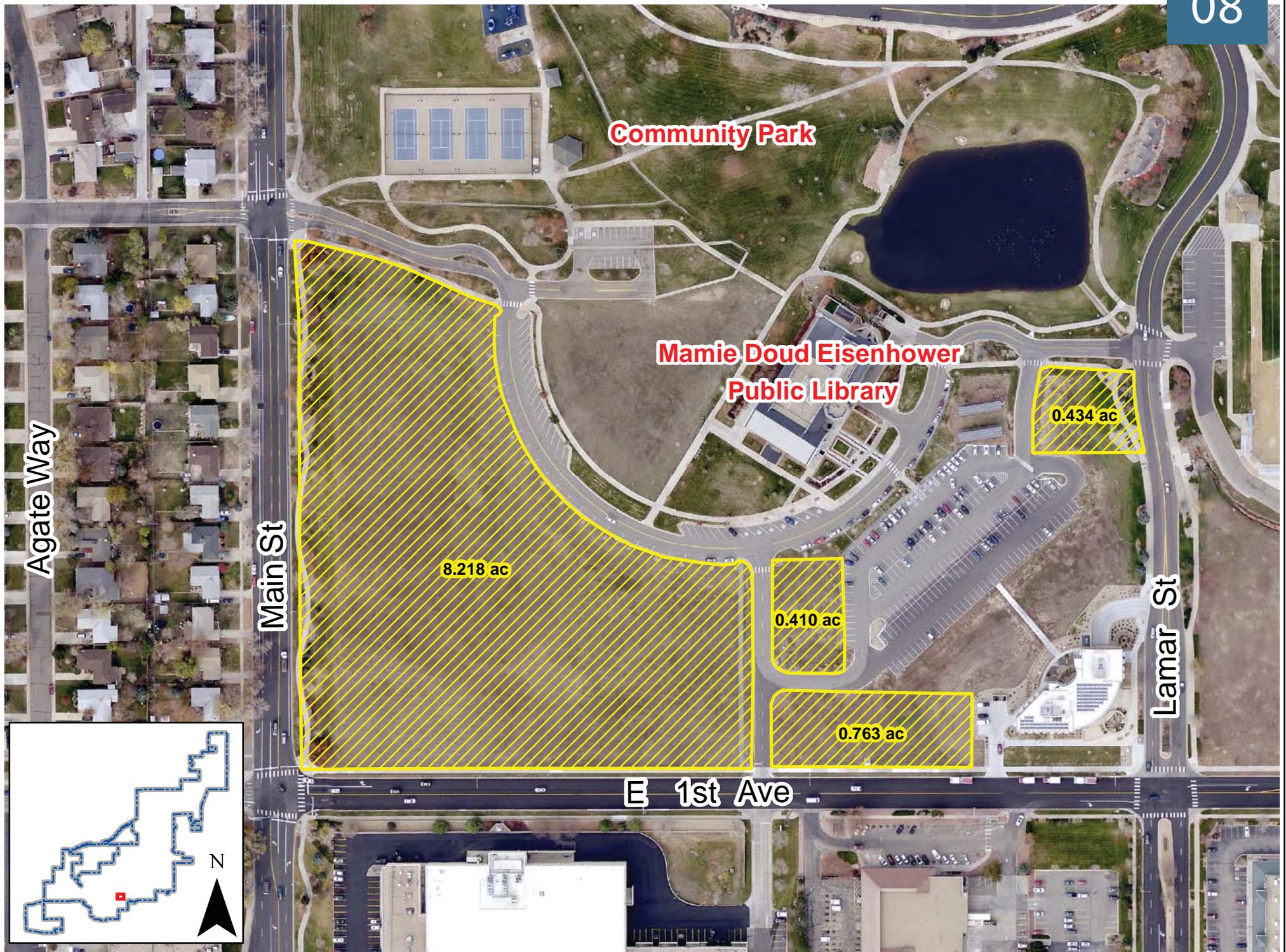
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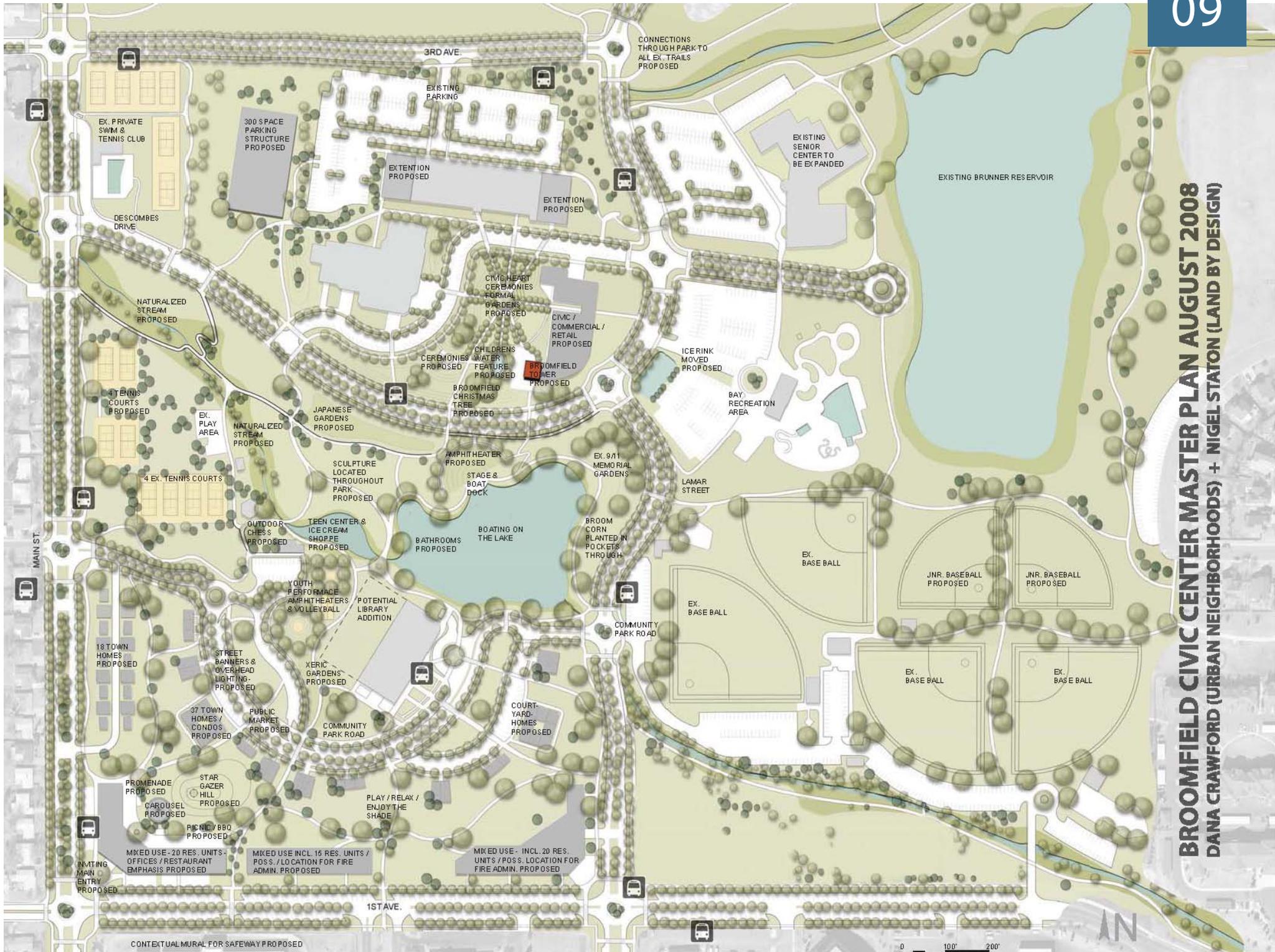
Respondents shall supply 5 hard copies plus one electronic copy to:

Broomfield Urban Renewal Authority

Attention: Kevin Standbridge
George DiCiero City and County Building
One DesCombes Drive
Broomfield, CO 80020

Please direct any questions to Kevin Standbridge at 303-438-6384 or kstandbridge@broomfield.org .





BROOMFIELD CIVIC CENTER MASTER PLAN AUGUST 2008
DANA CRAWFORD (URBAN NEIGHBORHOODS) + NIGEL STATION (LAND BY DESIGN)

CONTEXTUAL MURAL FOR SAFEWAY PROPOSED

0 100' 200'





