



SOLICITATION AMENDMENT

Solicitation No: P12-0082
 Description: Building ReUse Assessment
 Amendment No: One (1)
 Solicitation Due Date: July 16, 2012
 Solicitation Due Time: 5:00 p.m.

**Materials Management
 Procurement**
 9875 N. 85th Ave., 2nd Fl.
 Peoria, Arizona 85345-6560
 Telephone: (623) 773-7115
 Fax: (623) 773-7118

Buyer: Jennifer Miller

A signed copy of this Amendment shall be received by the City of Peoria, Materials Management no later than the Solicitation Due Date and Time.

Pre-proposal sign-in sheet is attached.

Questions/responses resulting from solicitation and pre-proposal conference:

See attached

All other provisions of this Solicitation shall remain in their entirety.

Vendor hereby acknowledges receipt and agreement with the amendment.

Signature Date

Typed Name and Title

Company Name

Address

City State Zip

The above referenced Solicitation Amendment is hereby Executed

July 11, 2012

at Peoria, Arizona

Jennifer Miller, Contract Administrator



SIGN-IN SHEET

Solicitation Number: P12-0082

Materials Management
Procurement
9875 N. 85th Avenue
Peoria, Arizona 85345-6560
Phone: (623) 773-7115
Fax: (623) 773-7118

Date: July 9, 2012

Time: 3:00 PM

Re: Building ReUse Implementation Assessment

Location:

Point of View Conference Room

PLEASE PRINT

Name	Company	Telephone	E-Mail Address
Jennifer Miller	City of Peoria	623 773 7116	jennifer.miller@peoriaz.gov
Kathleen Fitzpatrick	CVI	602-285-4822	k.fitzpatrick@cvci.com
Kristen Howard	WaterLevettBandrud	602 443 4848	kristen.howard@wslb.com
Kurt Davis	First Strategic	602-246-4545	kurt@firststrategic.com
Rob Merritt	E.D. Pallade & Co	480-423-9200	merritt@edpcc.com
Scott Whyke	City of Peoria	623.773.7738	
Kristy Revitt	Smith Group JSR	602.549.0464	kristy.revitt@smithgroupjsr.com
Steve Jordan	Ryan Companies	602-322-6123	stevejordan@ryancompanies.com
Chloe + Tucker	ESST Architects	480-991-0800	chloetucker@psplarchitects.com
Judie Scalise	ESI Corp	602-265-6120	judie@esicorp.net
Andrea Forman	Forman Architects	602 339 9084	studio@formanarchitects.com

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Questions/responses:

Are any of the buildings owned by the City?

No

Is there potential to evaluate more buildings beyond the 8 listed in the RFP?

It is the intent of the city to enter into a term contract with the awarded companies; as a result, there is a likelihood that a future property/project could fall under the existing contract. We see this potential as a benefit and efficiency.

Are there more targeted industries the City is interested in, which are not listed in the RFP?

Please refer to the industries that are listed in our Economic Development Incentive and Investment Policy (page 4), which is on our website

http://www.peoriaed.com/uploadedFiles/PeoriaED/Data_Center/Marketing_and_Research_Downloads/E_DIIP_Policyt.pdf

What type of commitment from a potential end user does the City consider to be appropriate for this project?

The City is looking for "Qualified Prospects" – meaning these things:

- Looking to expand and/or relocate
- Project has a budget and a fixed timeframe for completion
- Business case for Peoria
- Willingness to meet with city representatives
- The prospect can clearly articulate what the Peoria facility would look like (production of X, or distributing Y)
- They are planning a fixed asset investment and incremental job creation

Regarding the comprehensive re-use strategy, what level of detail and analysis is envisioned for the circulation issues? i.e. traffic engineering assessment? List of potential issues from a land planner? Etc?

A high level analysis that can identify if circulation issues might arise and offer potential solutions. Also, the list of potential issues from a land planning firm would be very additive. It should include anything that would impede a turnkey project but doesn't have to have all items nailed down. A cursory look at what is available (i.e. reviewing current zoning and ADT) and how the re-use would impact with some solutions if necessary.

Do any of the buildings in Exhibit A have as-built drawings available for use?

Not that we are aware of. The owners might have such drawings, but the City does not.

Have any of the buildings listed in Exhibit A had any physical condition assessments undertaken recently (last 3 to 5 years), and if so, are they available for reference?

Ownership may have done such assessments, but the City has no information available.

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The RFP scope of work includes 'assessment of the property owner's willingness to sell or lease the property for the stated reuse purpose, and what is the opinion of value'. Is the city looking for the proposing team and/or joint venture to include an Appraiser at this stage to give a formal opinion of value of the buildings?

The formation of the team is up to the team. As for an opinion of value, we would use a broker's opinion of value as well.

How accessible are the identified buildings and would the winning team have access to facilities managers (if any) for the buildings?

The City would provide the selected consultants with owner contact information. The City believes that the ownership of every building would be easily accessible.

How are travel costs to be treated?

Travel expenses shall be treated as reimbursable costs and listed separately from the project fee.

Can Professional Liability Insurance requirement be waived?

Professional Liability Insurance requirement may be waived.

Can resumes be included in appendix outside of 20-page proposal limit?

Proposers may include resumes as an appendix