



TOWN OF GILBERT, ARIZONA

NOTICE OF REQUEST FOR QUALIFICATIONS

SOLICITATION TITLE: DEVELOPMENT AND DISPOSITION OF LAND:

2.18 acres of land located on the north west corner of Gilbert and Elliot Roads. The site contains both north and south parcels of land and is approximately .87 acres of land North of Washington Avenue and is approximately 1.31 acres of land South of Washington Avenue, for a combined total of 2.18 acres (approximately). The corresponding APN's include: 30218027, 30218028, 30218029, 30218030, 30218031, 30218032, 30218033, 30218034, 30218035A, 30218038A.

SOLICITATION NO.: 320000249

SUBMITTAL DUE DATE: March 12, 2020

SUBMITTAL DUE TIME: 2:00 pm (local Arizona time)

LOCATION:	MAILING ADDRESS:
Purchasing Division	Purchasing Division
Attn: Terry Kelley	Attn: Terry Kelley
50 East Civic Center Drive	50 East Civic Center Drive
Gilbert, AZ 85296	Gilbert, AZ 85296
480.503.6951	

PRE-SUBMITTAL CONFERENCE: February 19, 2020

4:00 pm local Arizona time

50 East Civic Center Drive
Conference Room 300
Gilbert, AZ 85296

Sealed submittals for this Request for Qualifications (RFQ) will be received by the Purchasing Division, Town of Gilbert, 50 E. Civic Center Drive, Gilbert, AZ 85296, until the time and date cited above. Names of Offerors whose offers are received timely will be opened publicly and read aloud in **Conference Room 233**.

Offers must be in the actual possession of the Purchasing Division Office and stamped as received by a member of the Purchasing Division staff on or prior to the exact time and date indicated above. Late submittals will not be considered under any circumstances.

Offers must be submitted in a sealed package with the solicitation invitation number and the Offeror's name and address clearly indicated on the outside of the package. All offers must be completed in ink or typewritten. Additional instructions for preparing offers are provided on the following pages.

Issue Date: January 29, 2020

Terry Kelley
Town of Gilbert, Purchasing Division

INFORMATION AND INSTRUCTIONS TO OFFERORS

1. GENERAL INFORMATION

- 1.1. **Persons with Disabilities.** Persons with a disability may request a reasonable accommodation, such as a sign language interpreter, by contacting the Procurement Officer. Requests shall be made as early as possible to allow time to arrange the accommodation.
- 1.2. **Proposer Registration.** Proposers shall register via the on-line Vendor Registration system at PublicPurchase.com in order to receive notification of Addenda to this Solicitation or notice of other solicitation opportunities. A Proposer who is not so registered must contact the Gilbert Contact person, Terry Kelley at (480) 503-6951 to make other arrangements to receive notice of Addenda to this Solicitation. The Solicitation and all addenda will be posted on the Gilbert website at www.gilbertaz.gov/rfp.
- 1.3. **Late Offers and Unsigned Offers.** Late offers will not be accepted. Unsigned offers will not be considered under any circumstances. Packages containing offers with insufficient postage will not be accepted by Gilbert. It is the sole responsibility of the Offeror to ensure that its offer is received at or prior to the exact date and time indicated on the Notice Page.
- 1.4. **Addendum.** This RFQ may only be modified by a written Addendum. Offerors are responsible for obtaining all addendums.
- 1.5. **Cost of Offer Preparation.** Gilbert will not reimburse any Offeror the cost of responding to a solicitation.
- 1.6. **Duty to Examine.** It is the responsibility of each Offeror to examine the entire solicitation, seek clarification (inquiries), and examine its offer for accuracy before submitting the offer. Lack of care in preparing an offer shall not be grounds for modifying or withdrawing the offer after the offer due date and time, nor shall it give rise to any Agreement claim.
- 1.7. **Inquiries.** Any inquiry related to a solicitation, including any requests for or inquiries regarding standards referenced in the solicitation should be directed solely to the Procurement Officer listed on the cover page of the solicitation. The Offeror shall not contact or direct inquiries concerning this solicitation to any other Town employee unless the solicitation specifically identifies a person other than the Procurement Officer as a contact.
- 1.8. **Submission of Inquiries.** All inquiries except those at the Pre-Submittal Conference shall be submitted in writing (email) and shall refer to the appropriate solicitation number, page and paragraph. Gilbert shall consider the relevancy of the inquiry but is not required to respond in writing.
- 1.9. **Timeliness.** Any inquiry or exception to the solicitation shall be submitted at least ten (10) days before the offer due date and time for review and determination by Gilbert. Failure to do so may result in the inquiry not being considered for a solicitation addendum.
- 1.10. **No Right to Rely on Verbal Responses.** An Offeror shall not rely on verbal responses to inquiries. A verbal reply to an inquiry does not constitute a modification of the solicitation.
- 1.11. **Sealed Package.** Each offer shall be submitted to the Purchasing Office in a sealed package. The package should be clearly identified as an offer and be marked with name and address of the Offeror and the solicitation number. Gilbert may open packages in advance of the due date to identify contents if the package is not clearly identified.
- 1.12. **Offer Amendment or Withdrawal.** An offer may be withdrawn at any time before the solicitation due

date and time. An offer may not be amended or withdrawn after the offer due date and time except as otherwise provided by applicable law.

- 1.13. No Facsimile or Electronic Mail Offers.** Offers may not be submitted in facsimile or electronically. A facsimile or electronic mail offer shall be rejected.
- 1.14. Typed or Ink Corrections.** The offer shall be typed or in ink. Erasures, interlineations or other modifications in the offer shall be initialed in ink by the person signing the Offer.
- 1.15. No Modifications.** Modifications shall not be permitted after offers have been opened except as otherwise provided under applicable law.
- 1.16. Non-Collusion and Non-Discrimination.** By signing and submitting the offer, the Offeror certifies that:
- A. The Offeror did not engage in collusion or other anti-competitive practices in connection with the preparation or submission of its offer; and
 - B. The Offeror does not discriminate against any employee or applicant for employment or person to whom it provides services because of race, color, religion, age, sex, national origin, or disability, and that it complies with all applicable Federal, state and local laws and executive orders regarding employment.
- 1.17. Disqualification.** An Offeror, including each of its principals, who is currently debarred, suspended or otherwise lawfully prohibited from any public procurement activity may have its offer rejected.
- 1.18. Waiver and Rejection Rights.** Gilbert reserves the right to reject any or all offers or to cancel the solicitation altogether, to waive any informality or irregularity in any offer received, and to be the sole judge of the merits of the respective offers received.
- 1.19. Submittal Opening.** Offers shall be opened as indicated on the Notice Page, unless amended in writing by the Procurement Officer issuing the solicitation. The name of each Offeror shall be read at this time. No other information will be publicly disclosed at the submittal opening.
- 1.20. Public Record.** All offers submitted in response to this solicitation and all evaluation related records shall become property of Gilbert and shall become a matter of public record for review, subsequent to publication by Gilbert of the proposed award in the agenda for the Town Council Meeting or award by the appropriate approving authority or as otherwise required by law.

A request for nondisclosure of data such as trade secrets or other proprietary information must be submitted with the offer and must contain the basis for the request. The affected information shall be clearly identified. A blanket statement of confidentiality will not be considered.

Gilbert will not ensure confidentiality of any portion of the information submitted in the event that a public record request is made.

Gilbert will endeavor provide 48-hours' notice before releasing materials identified by the Offeror as confidential or proprietary in order for the Offeror to apply for a court order blocking the release of the information.

1.21. Protests. A Protest must be in writing and be filed with the Purchasing Office.

A protest of a solicitation shall be received before the solicitation opening date.

A protest of a proposed award requiring Town Council approval must be filed within 5 calendar days of the first posting of the award recommendation. Award recommendations are posted on the RFP web site at www.gilbertaz.gov/rfp If the protest due date occurs on a weekend or holiday the protest must be filed the next business day.

A protest must include:

- The name, address and telephone number of the protester
- The signature of the protester or its representative
- Identification of the project and the solicitation or agreement number
- A detailed statement of the legal and factual grounds of the protest including copies of relevant documents; and the form of relief requested

Gilbert will review the protest and may issue a written response.

2. SUBMITTAL CONTENT

2.1 Content. The Offer Section shall contain all of the following information:

2.1.1 Completed Offer Section. Offers shall include the legal name of the entity in this section.

2.1.2 Evaluation Criteria. Specific information is requested in Exhibit B to the RFQ. The Offeror's submittal should be organized by criteria.

3. EVALUATION

3.1 Discussions with Offerors and Revisions to Submittals. Discussions and additional investigations may be conducted with responsible Offerors who submit submittals determined to be reasonably susceptible of being selected for award for the purpose of clarification to assure full understanding of, and responsiveness to, the solicitation requirements. Offerors shall be accorded fair and equal treatment with respect to any opportunity for discussion and revision of submittals, and such revisions may be permitted after submissions. In conducting discussions, there shall be no disclosure of any information derived from submittals submitted by competing Offerors. The purposes of such discussions shall be to:

3.1.1 Determine in greater detail such Offeror's qualifications;

3.1.2 Explore with the Offeror the scope and nature of the project, the Offeror's proposed method of performance, and the relative utility of alternate methods of approach;

3.1.3 Determine that the Offeror will make available the necessary personnel and facilities to perform within the required time.

3.3 Clarifications. Gilbert reserves the right to obtain Offeror clarifications where necessary to arrive at full and complete understanding of Offeror's product, service, and/or solicitation response. Clarification means a communication with an Offeror for the purpose of eliminating ambiguities in the offer and does not give Offeror an opportunity to revise or modify its offer.

COMPANY INFORMATION

1. COMPANY

Firm Name: _____

Contact Name: _____

Principal Address: _____

Phone: _____

Local Address: _____

Phone: _____

Fax: _____

E-Mail: _____

Type of Organization: _____

Tax ID #: _____

SIGNATURE PAGE

A Partnership

By: _____
(Firm Name)

(Partner's Signature)

(Printed or Typed Name of Partner)

License or Registration Number: _____

Business Address: _____

Phone No.: _____

Fax No.: _____

A Corporation

By: _____
(Corporation Name)

(State of Incorporation)

By: _____
(Signature of Officer Authorized to Sign)

(Printed or Typed Name of Officer)

Attest: _____
(Secretary)

Federal I. D. Number: _____

Business Address: _____

Phone No.: _____

Fax No.: _____



A Joint Venture

By: _____
(Signature)

(Printed or Typed Name)

(Address)

By: _____
(Signature)

(Printed or Typed Name)

(Address)

(Each party to the joint venture must sign. The manner of signing for each individual, partnership and corporation that is a party to the joint venture should be in the manner indicated above.)

EXHIBIT A PROJECT DESCRIPTION AND EXPECTATIONS

PROJECT DESCRIPTION

Gilbert, AZ is issuing this RFQ to solicit qualifications from development firms and cohesive teams that have a proven and positive track record for developing small-scale, pedestrian oriented mixed-use development. This site located in the Gilbert Heritage District is referred to as the South Anchor in the Gilbert 2018 Redevelopment Plan. The site contains both north and south parcels of land with approximately .87 acres of land North of Washington Avenue and approximately 1.31 acres of land South of Washington Avenue, for a combined total of 2.18 acres (approximately). The corresponding APN's to the South Anchor site include: 30218027, 30218028, 30218029, 30218030, 30218031, 30218032, 30218033, 30218034, 30218035A, 30218038A.

The South Anchor Project is expected to broaden the built environment in the Heritage District by locating people generating uses within the Heritage District. The ideal project would be mixed-use, in accordance with the Heritage Village Center (HVC) zoning and diversify the economic base within the Heritage District on a value per acre measurement of the productivity for the land-use pattern. The ideal respondent will have a proven record and reputation for executing similar and successful downtown/urban mixed-use development projects.

Gilbert is aware that livable places do not only consist of good design, infrastructure and sustainability, but also through citizen input and feedback. Gilbert is inspired by the feedback received during the creation and adoption of the 2018 Redevelopment Plan, and as such, Gilbert is seeking a development partnership that delivers signature retail and mixed uses on the prominent and accessible southern gateway of the Heritage District utilizing citizen input in the delivery of the project.

The following link will provide additional information about the South Anchor site in the Gilbert Heritage District: <http://www.gilbertaz.gov/departments/economic-development/heritage-district/projects/south-anchor>

TOWN OF GILBERT OVERVIEW

Once known as the "Hay Shipping Capital of the World," Gilbert, Arizona has evolved into one of the fastest growing communities and the largest town in the United States. Encompassing 72.6 square miles, just southeast of Phoenix, Gilbert has transformed from an agricultural community to a thriving and economically-diverse suburban community. Incorporated in 1920, Gilbert owes its beginnings to William "Bobby" Gilbert who provided land to the Arizona Eastern Railway in 1902 to construct a rail line between Phoenix and Florence, Arizona.

Gilbert, AZ is located in the southeast portion of the Phoenix metropolitan area and is a fast-growing community. While Gilbert is growing to be one of the largest municipalities in Arizona, the community remains youthful and vibrant. Quick stats as follows:

- 2019 population of 260,000+
- Gilbert's population doubled every five years from 1980-2000, and at build out, Gilbert anticipates a population of over 300,000 people
- Median age of 33.6 and 68 percent of the population under the age of 45
- Approximately 70 percent of Gilbert's psychographic make-up consists of Up and Coming Families, Boomburbs, and Soccer Moms
- These groups are characterized as being younger families with median ages in the low to mid 30's focused on planting roots in the suburban periphery of metro areas; they are well-educated with 70% having some form on college education and over 50% having a college degree; and these groups are hardworking, with a labor force participation rate of over 70 percent
- Gilbert's nationally A+ ranked K-12 education system including Gilbert Public Schools, Chandler Unified School District, and Higley Unified School District as well as unique magnet and charter schools, average a 90% graduation rate
- According to the ESRI demographic and income comparison, more than 40% of Gilbert residents hold a bachelor's degree or higher
- Median household income is \$83,857

- Average household income is \$99,819
- Gilbert, Arizona was recognized as the most prosperous city in the country according to the Economic Innovation Group (EIG) and is touted as being a “young up-and-comer” with 99.9% of the population living in prosperous zip codes

SUBJECT SITE INFORMATION

Parcel Number	30218027, 30218028, 30218029, 30218030, 30218031, 30218032, 30218033, 30218034, 30218035A, 30218038A.
Major Cross Streets	Northwest Corner Gilbert and Elliot Roads
Distance to Interstates/Freeways	3 miles south of the US 60 and less than six miles north of the Loop 202
Utilities	
Water/Wastewater	Town of Gilbert/Adjacent to the Site
Natural Gas	Southwest Gas/In Proximity
Electric	Arizona Public Service/Adjacent to the Site
Telecommunications	Cox Communications/In Proximity CenturyLink/In Proximity

GILBERT, AZ’S VISION AND EXPECTATIONS

Gilbert desires to select a development firm that demonstrates the qualifications, experience, business acumen, industry position, and resources to best develop a mixed-use site in accordance with the Heritage Village Center (HVC) zoning category and general vision adopted through the 2018 Redevelopment Plan by Mayor and Council.

The property is located in the HVC zoning district, and is intended to foster small-scale, pedestrian oriented mixed-use development, consistent with the Heritage District Redevelopment Plan, Gilbert Land Development Code and General Plan. The zoning encourages a mixture of uses, including high-density residential, retail, service, office, lodging, entertainment, public and quasi-public and cultural uses. In addition, HVC:

- Encourages quality and variety in building, landscape, and signage design
- Maximizes value per acre
- Insures historic compatibility in land use and building form
- Supports mixed commercial and residential uses
- Reinforces the historic character of the downtown
- Attracts active uses that will enhance the pedestrian ambiance of the downtown

Gilbert is seeking a project that includes a mix of the elements listed above and will not consider projects for this site which are primarily residential or single use. This solicitation is meant to find the ideal private sector partner whom would work with Gilbert and its residents to develop the appropriate and feasible mix of uses which best support the community’s vision for this redevelopment area. A phased development approach may be acceptable; however, solicitation responses must contemplate the development of the entire site. Examples of desired Project uses include:

- Neighborhood Services
- Restaurants/Cafes
- Grocery/Market
- Office
- Live/Work

The expectations include developing a node of neighborhood-serving uses with the potential for office space and other service related businesses. This area is referred to as the South Anchor in the Gilbert Heritage District/redevelopment area and envisions anchor retail uses for this prominent and accessible corner. Located

within the Lacy Tract neighborhood and nearby the Gilbert Public School District offices as well as the Boys and Girls Club, the South Anchor must be a safe, walkable, neighborhood-scale development to serve the community south of the railroad tracks. This includes accommodating other nearby destinations such as the Boys & Girls Club, Community Center, and neighboring churches.

Design:

This is a highly visible corner serves both as a gateway to the Gilbert Heritage District and the Lacy Tract neighborhood. As such, the design of this site should demonstrate strong urban design that engages people generating uses, and the broader community as well as being sensitive and accessible to the adjacent neighborhood. Gilbert is not seeking prototypical suburban development of this site: i.e. auto-dominated pad development, surrounded by surface parking. Rather, Gilbert desires a vibrant site that generates value per acre where buildings engage the street and site access balances the needs of cars, bicycles, pedestrians and transit users (with an eye towards what's next in personal transportation). Gilbert also recognizes the necessity of design accommodation to maximize the potential success of businesses and tenants whom would elect to be a part of this project; and in that regard this solicitation process is seeking a development partner whom understands this dynamic and has direct experience in the design and development of similar projects.

While project design is not a consideration factor in this stage of the solicitation process, the Project should deliver value per acre, ultimately feel and operate as a people generator in the Heritage District. Gilbert recently undertook an effort to update and adopt a 2018 Redevelopment Plan in the Heritage District, which provides a comprehensive vision and expectation for future development within the District.

This site is identified within that plan as the "South Anchor" and is provided with a detailed overview of what the community expects regarding site programming and design. Potential respondents should review the revised Heritage District Redevelopment Plan, Heritage Village Center (HVC) zoning category, and view the information contained therein as inspiration for designing of the site, not as strict guidance for site development. Gilbert does support the Redevelopment Plan's assertion that Washington Avenue could be abandoned as noted and be used for project development purposes. To best understand Gilbert's design and planning understanding for this site, review the following:

- Gilbert Land Use Code (<https://www.gilbertaz.gov/departments/development-services/planning-development/land-development-code#>)
- Heritage District Village Center Zoning District (<https://www.gilbertaz.gov/home/showdocument?id=1470>)
- Heritage District Redevelopment Plan 2018 (<https://www.gilbertaz.gov/departments/economic-development/heritage-district/redevelopment-plan-update-2018>)
- Town of Gilbert Heritage District Design Guidelines (<http://gilbertaz.gov/home/showdocument?id=536>)

Parking:

It is anticipated that Project parking will be accommodated entirely on-site. Gilbert may consider off-site parking, but will not seek additional parking within the Project beyond what is required. Shared parking strongly encouraged to provide maximum utility for the spaces provided. As noted in the adopted 2018 Redevelopment Plan, the development of surface parking lots on the Elliot Road frontage is strongly discouraged.

Financial Consideration and Transaction Structure:

Gilbert is expected to be compensated with the Fair Market Value for the sale of this site. "Fair Market Value" will be considered a component of the selection as will the uses and densities proposed for the Project to ensure the sale price fairly represents the anticipated development. A phased take-down of the site is not anticipated or supported by Gilbert at this time. Gilbert will not provide any seller-financing associated with this transaction. Gilbert is not seeking any space for municipal facilities of any kind nor will Gilbert provide leasing support or guarantees.

Site Character and Maps of the South Anchor Site:

SOUTH ANCHOR

CHARACTER The South Anchor Redevelopment Area envisions anchor retail uses for this prominent and accessible corner, such as a neighborhood-scale grocery market, pharmacy, or convenience store fronting Elliot Road. Located within the Lacy Tract neighborhood and nearby the Gilbert Elementary School as well as the Boys and Girls Club, the South Anchor must be a safe, walkable, neighborhood-scale development to serve the community south of the railroad tracks. The northern half of the site is reserved for public parking accommodating retail development and other nearby destinations such as the Boys & Girls Club, Community Center, and neighboring churches. Parking may be built as a surface lot in the near-term with the opportunity to replace with a parking structure in later phases.

LOCATION Northwest corner of Elliot and Gilbert Roads.

LAND USE

- Office
- Neighborhood-scale Retail
- Public Parking

REDEVELOPMENT GOALS The South Anchor supports the following Redevelopment Plan goals:

1. Character & Vision
2. Economic Viability
3. Investment Draw
6. Partnership & Collaboration



82 TOWN OF GILBERT | HERITAGE DISTRICT REDEVELOPMENT PLAN

South Anchor - Before



South Anchor - After



MASTER PLAN 83

EXHIBIT B SUBMITTAL EVALUATION CRITERIA

Each response must include the information listed below. Qualifications will be reviewed to identify respondents who demonstrate, in the sole discretion of Gilbert, the best qualifications in the following areas. The percentages indicate relative order of importance and weighting in scoring.

RFQ responses shall be succinct and submitted in the form of:

- a. Three (3) hard copies, each clearly marked 'original' in 8.5" x 11" form. The RFQ response is limited to fifteen double-sided pages including financial information and cover page. Emphasis should be on completeness and clarity of content. Each response should reference the criteria section being addressed. Pages should be numbered consecutively.
- b. One electronic copy on USB flash drive as a PDF document that is PC readable, labeled, and not password protected. The electronic copy will be one single document for main submittal. Any confidential and/or proprietary documents must be on a separate flash drive or CD and labeled appropriately.
- c. Proposer must check and play all flash drives before submitting. Company marketing materials should not be included. All photos must be compressed to small size formats. Respondents must ensure that it is an accurate duplicate of the hard copy original submission.

Note: Failure to respond to all requested information may be considered non-responsive and may disqualify a firm from further consideration.

Gilbert may request additional information from the selected firms at any time during the selection process.

Team Qualifications – 35%

- a. The Development Firm - Respondents must submit a list of members of the development firm including (as applicable) company name; legal status; company or corporation number; address; full names of officers, and brief biographical summaries of officers including development and management professionals, and any other applicable individuals whom would be considered key leaders who would be directly involved in this project if selected. Qualifications and experience of each with applicable projects should be briefly described.
- b. Legal Claims - Respondents must identify any recent or currently outstanding legal claims against the firm, team members or any key personnel, including the source of such claims, their amount, and status. Respondents shall reveal any criminal convictions of any key employees other than simple traffic convictions.
- c. Disclosure - If the firm, business or person submitting this offer has been debarred, suspended or otherwise lawfully precluded from participating in any public procurement activity, including being disapproved as a subcontractor with any Federal, state or local government, or if any such preclusion from participation from any public procurement activity is currently pending, the Offeror shall fully explain the circumstances relating to the preclusion or proposed preclusion in the offer. The Offeror shall include a letter with its offer setting forth the name and address of the governmental entity, the effective date of this suspension or debarment, the duration of the suspension or debarment, and the relevant circumstances relating to the suspension or debarment. If suspension or debarment is currently pending, a detailed description of all relevant circumstances including the details enumerated above shall be provided.

Note: In the RFQ response, Gilbert is seeking information about the existing development firm. Do not include other firms or individuals who are not in-house at the time of your submittal. In the RFP stage the shortlisted respondents will be asked to submit a list of development team members (architects, engineers, contractors, etc.).

Previous Experience – 25%

- a. Describe projects (no more than three) which best represent the firm's **direct** applicable experience and capability to acquire, finance, and develop a mixed-use development as contemplated by this solicitation. Include brief project descriptions, a statement regarding the duration, financial and operational involvement with each such project following completion, and the name, address and telephone number of principal investors, architects, and principal consultants for each project listed.

- b. Provide a list of all projects developed by the firm nationally in the last five years (exclusive of those provided in Section a. above). Include project name, location, project size and the role the firm played in the development of the project as well as the firm's current role in the project.
- c. Provide a list of any previous direct experience in the creation of successful public/private partnerships.

Financial Capacity and Resources – 15%

- a. The respondent should describe the ability of the firm to develop and implement a realistic plan for the financial approach to the development of the property including the ability to deliver financial resources needed to acquire and develop the proposed project. Respondent should demonstrate the firm's financial strength to withstand market fluctuations and stay on track during the development process.
- b. Respondent is to provide an income statement and a balance sheet for each of the three most recently completed fiscal years (this may be submitted under separate confidential packet).
- c. Respondent is to provide any letters of credit as evidence that funding is available for the project.

Adherence to Vision – 25%

- a. The respondent should describe its general approach to development of the site, specifically addressing how it intends to meet Gilbert's vision and expectations listed above. Timelines for the development process should be provided, along with key milestones, and task dependencies.
- b. Respondent should also describe its understanding of the local environment and local factors relevant to the prospective success of the project including but not limited to local market conditions, local business conditions, local business resources, and typical local real estate development practices, with the focus on using such understanding to facilitate the timely and efficient development of the property.

Selection Process and Timelines

- a. Gilbert will appoint an evaluation panel. Using the criteria and weighting listed herein, and in order of preference, the evaluation panel will rank the respondents with the intent of creating a short list of respondents.
- b. Gilbert will invite the short list of respondents to a proposal during the Request for Proposals (RFP) process. The RFP will seek detailed information about the proposed development project, development team members, timeline, impacts and benefits as well as the proposed financial structure.
- c. The following tentative schedule has been established for this solicitation (this schedule is provided as a courtesy and is subject to change):
 - 1. January 29, 2020 – RFQ Posted by Purchasing
 - 2. February 10, 2020 – All questions pertaining to the 2.18-acre South Anchor Site located on the north west corner of Gilbert and Elliot Roads RFQ's due at 5pm (local Arizona time)
 - 3. February 17, 2020 – Final addendum with answered questions created and posted
 - 4. February 19, 2020 – 4pm (local Arizona time) Pre-Submittal Conference
 - 5. March 12, 2020 – RFQ's due at 2pm (local Arizona time)
 - 6. March 23, 2020 – Review and ranking of RFQ's by Review Committee
 - 7. March 24, 2020 – Review of RFQ rankings with Mayor and Council in E-Session
 - 8. March 30, 2020 – Notification and RFP with selected groups from RFQ begins
 - 9. May 21, 2020 – RFP's due at 2pm (local Arizona time)
 - 10. May 28, 2020 – Interviews/Charrette/Working Sessions with RFP respondents and Ranking committee
 - 11. June 02, 2020 – Review RFP rankings and seek direction from Mayor and Council in E-Session
 - 12. Week of June 15, 2020 – Notification and may begin negotiating terms and conditions with selected firm