



## REQUEST FOR QUALIFICATIONS

# LOGAN DOWNTOWN CENTRAL BLOCK MIXED-USE DEVELOPMENT

RFQ Issued: March 5, 2018  
Submittals Due: March 30, 2018



# LOGAN CENTRAL BLOCK RFQ

## Introduction

The City of Logan and its Redevelopment Agency (collectively ‘City’) are soliciting qualifications from interested parties to redevelop City-owned property, commonly referred to as the Central Block and Emporium Properties, into a vibrant and transformative mixed-use project that will help catalyze further business development and investment on Logan’s Central Block and throughout its downtown generally.

The site is ideally located on Main Street at the very center of Logan’s commercial district and directly across from the iconic LDS Tabernacle. This highly-visible location has an Annual Average Daily Traffic (AADT) count of 36,590 vehicles per day. The area is zoned Town Center, which encourages a mix of complementary uses in a pedestrian-friendly area. The Central Block already includes various eateries, and is located adjacent to the Historic Theatre District to the south.

Specifically, the City owns and is making available for redevelopment, property currently anchored by the building referred to as the Emporium (55 North Main) and includes the building located at 67 North Main, to the North, and the Plaza 45 building (45 North Main), to the South. The City anticipates that the buildings would likely be demolished with new structures constructed in their place. Further, the City owns surface parking to the west of the buildings that could also be included in a redevelopment project depending on its scope. Larger projects could be phased.

The City has interest in potentially creating a plaza with amenities and other types of civic uses at the site to serve as a gathering spot for residents and downtown patrons which would be programmed with events, activities and entertainment.

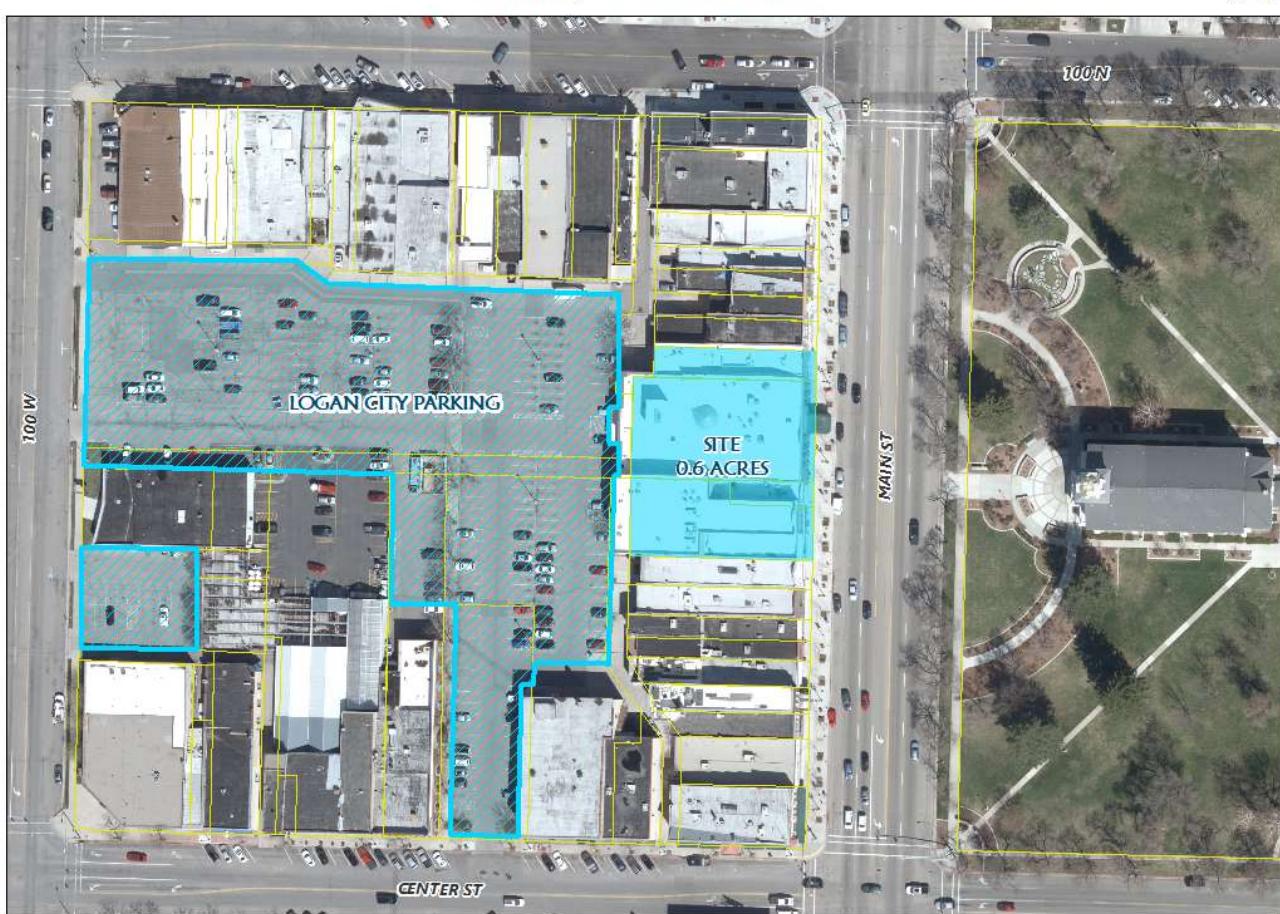
The older structures located at 55 and 67 North Main are located on parcels totaling 0.37 acres with 109’ of Main Street frontage and a depth of 148.5’. The newer building, located at 45 North Main, is located on a 0.20-acre parcel that has 45’ of Main Street frontage and could also be part of the redevelopment project. A large, 234-stall, City-owned parking lot lies immediately to the west of the site and is vehicle-accessed from the south, west, and north and could be incorporated into a redevelopment project. A portion of it could also be used for staging during construction depending on the project scope. A small, 0.3 acre, privately-held parcel with a building address of 47 North Main lies between the Emporium and Plaza 45 buildings fronting Main Street.

A depiction of the opportunity site, totaling 3.38 acres is shown on the diagram on the next page.

The City is willing to participate and has two key resources at its disposal, land ownership and tax increment financing through its Downtown Redevelopment Project Area. The City will also administer and pay for asbestos remediation and building demolition.

The City has already conducted Phase I environmental studies of the buildings located at 55 and 67 North Main and can make those available.

## SITE / PARKING



## EVALUATION & SELECTION PROCESS

The City will review each submission for developer qualifications and will select teams to interview based upon a developer's relevant experience, financial capacity, and demonstrated interest as determined by the City.

All questions related to this RFQ must be emailed to Economic Development Director, Kirk Jensen, at [kirk.jensen@loganutah.org](mailto:kirk.jensen@loganutah.org). Questions submitted by March 20 at 5 pm will be answered and posted on the City's website on or before March 26. Any revisions/addendums to the RFQ and answers to submitted questions will be posted on the dedicated webpage for this project at [http://www.loganutah.org/bid\\_detail\\_T11\\_R105.php](http://www.loganutah.org/bid_detail_T11_R105.php).

Following the interview process, the City will select a developer with which to enter into discussions regarding the feasibility of a development concept at the site, with a goal of reaching and entering into a development agreement for a specific project at the site.

If an agreement cannot be reached with the first team selected, the City reserves the right to negotiate with the 2<sup>nd</sup> and 3<sup>rd</sup>-ranked teams without re-issuing the RFQ.

## STATEMENT OF QUALIFICATIONS

### SUBMISSION REQUIREMENTS

1. Letter of interest - Provide a summary of the respondent's qualifications, experience, relevant projects, and reasons for interest. The letter must be signed by a principal or authorized officer including a statement that the officer may make legally binding commitments for the entity should the City and the respondent at some point enter into a development agreement. Include location of principal place of business, and any satellite locations.
2. Project Team - Identify members of the development team and provide a brief description of each team member's role, specialty, and relevant project experience. If a joint venture partnership, explain the history and collaboration of the firms involved.
3. Relevant Experience - Include a summary of current and previous experience of the team with regards to comparable mixed-use developments. As appropriate, this should include a project description, photos, site plans, land uses, dates completed and duration of the development processes, developer role, cost/value, financing sources, role of current employees in the project, existing status as to ownership and leasing of current developments, percentage owned since project completion, and volume sold/leased. Additionally, please identify similar completed projects in the area that can be visited, and provide a name and contact information as well. No more than five (5) examples shall be submitted.
4. Approach - Include a preliminary summary of the team's approach and potential timeline related to planning, design, approvals, financing, phasing, development, construction, and operation. Provide examples of processes employed in other projects as it relates to mixed-use projects on redevelopment and urban infill sites.
5. Financial Capacity - Include a summary of the team's capability to source the capital necessary to successfully fund and/or finance a project. Additionally, include a description of the anticipated financing structure to be employed to finance the anticipated project. Specific evidence needs to be provided to support proof of the ability to fund a project at this site. Any information deemed to be confidential should clearly be marked as such and will be treated in accordance with provisions contained in the Government Record Access Management Act (Utah Code Ann. ¶63G-2-101, et seq.).
6. References - Include a list of financial/lending references (name, title, entity, telephone number and contractual relationship to respondent and three (3) public entity references that may be contacted with respect to current and past project experience.
7. Litigation History with Public Agencies - Provide information as to any litigation that any developer/development entity comprising part of the overall team has had with public agencies in the last ten years.

## NO COMMITMENT

This RFQ does not commit the City of Logan to award a contract or to pay any costs incurred in the preparations a respondent may make relative to its response to the RFQ.

This RFQ contains no contractual proposal of any kind. No contractual relationship will exist except pursuant to a written contract document signed by an authorized official of the City of Logan.

## DISCLOSURE STATEMENT

Responses are subject to the Government Record Access Management Act (Utah Code Ann. ¶63G-2-101, et seq.). Any information deemed to be confidential should clearly be marked "Confidential" and will be treated as such in accordance with provisions contained in the Act. Any future contractual agreements require authorized approval by the City of Logan.

## TIMELINE

Respondents' submission is due no later than 5:00 pm, Mountain Standard Time, March 30, 2018. No additional submissions will be allowed after this submittal date. The City reserves the right, however, to issue written notice to all participants of any changes in the response submission schedule should the City determine, at its sole discretion, if such changes are necessary. Respondents will be contacted after the City has adequate time to review all submissions.

## CONTACT PERSON & SUBMISSION

Interested firms should submit two (2) bound copies and (1) electronic copy in PDF format of their response to:

Kirk Jensen, Economic Development Director  
City of Logan  
290 North 100 West  
Logan, UT 84321  
[kirk.jensen@loganutah.org](mailto:kirk.jensen@loganutah.org)  
(435)716-9015

Responses should be limited to thirty (30) pages. The outside of the package should be clearly marked with the following: RFQ - Downtown Central Block. The subject line of email submissions should be the same.

The deadline for receipt of two hard copies and one electronic copy of responses to this RFQ is 5:00 pm Mountain Standard Time on March 30, 2018. It is the responsibility of the respondent to ensure that the response is received by the RDA prior to the deadline.