

**CITY OF TEMPE  
REQUEST FOR COUNCIL ACTION**
**Council Meeting Date: 12/04/2014  
Agenda Item: 5C6**

**ACTION:** Adopt a resolution authorizing the City Manager, or designee, to negotiate exclusively with Baum Development et al, for an agreement for the development and lease/purchase of approximately five acres of City-owned land situated on the southeast corner of Rio Salado Parkway and Mill Avenue. (Resolution No. R2014.157)

**FISCAL IMPACT:** Financial details will be determined through negotiation of the terms of the Development and Disposition Agreement and subject to City Council approval.

**RECOMMENDATION:** Adopt Resolution No. R2014.157.

**BACKGROUND INFORMATION:** (RFP #15-003) The City issued a Request for Qualifications (RFQ) for the lease/purchase and development of approximately five acres of land situated on the southeast corner of Rio Salado Parkway and Mill Avenue. The land is at the base of the Hayden Butte Preserve and currently has two structures on the property, a vacant mill building and grain silos. Any development on this land needs to be sensitive to the existing natural, historic and prehistoric features of the site, adjacent properties, and Butte.

**Evaluation Process**

Four responses were received. The responses were evaluated by a committee comprised of representatives from Economic Development, Community Development, and Procurement. The responses were evaluated using the following criteria:

Criteria	Weight
Organizational Capacity	20%
Project Success with Historical Structures	20%
Financial Strength	45%
Creative Success	15%
Interview (if conducted)	10%

Results of the scoring are as follows:

Offering Firm	Score
Baum Development, Aparium Hotel Group, SmithGroupJJR, & Sundt Construction	920
Ryan Companies US, Inc., Parkway Properties, Inc., Farmer Arts Collaborative, & RSP Architects	860
DMB	620
Visiquest Properties, LLC	460

The two highest scoring teams were moved forward in the evaluation process and were invited to interviews and discussions with the evaluation committee.

Results of the scoring after the interviews are as follows:

Offering Firm	Score
Baum Development, Aparium Hotel Group, SmithGroupJJR, & Sundt Construction	1,010
Ryan Companies US, Inc., Parkway Properties, Inc., Farmer Arts Collaborative, & RSP Architects	930

The evaluation committee recommends that the team consisting of Baum Development, Aparium Hotel Group, SmithGroupJJR, and Sundt Construction be selected to negotiate the terms of a Development and Disposition Agreement. This team better demonstrated their organization's capacity to complete the acquisition and initiate and complete development of the site. In addition, this team has the most experience with regards to historic preservation. The committee believes this team is most committed to listing the Mill as a historic property.

**ATTACHMENTS:** Resolution and Statement of Qualifications

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Department Director: Renie Broderick, Internal Services Director

Legal review by: Cynthia McCoy, Assistant City Attorney

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