



CAPITAL CITY
DEVELOPMENT CORP

**REQUEST FOR
QUALIFICATIONS / PROPOSALS**
Housing Infill Development

1715 W. Idaho St. Boise, Idaho, 83702



RESPONSE DEADLINE: December 18, 2020 | 5:00pm MST

121 N 9TH ST, SUITE 501

BOISE, ID 83702

208.384.4264

WWW.CCDC.AGENCY

INVITATION

Capital City Development Corporation (CCDC) is requesting proposals for a housing development on a vacant parcel (the “1715 Property”) located in the West Downtown Neighborhood, in Downtown Boise. CCDC is interested in working with a results-oriented, Development Team (“Development Team”) with a creative idea to redevelop the 1715 Property into residential housing.

The issuance of an RFQ/P for this property is an extension of CCDC Participation Program, Type 5 (originally adopted September 2013) for disposition of CCDC-owned property. The agency’s goal in releasing this RFQ/P is to strengthen the Westside Urban Renewal District and the West Downtown Neighborhood in particular and encourage infill housing downtown.

SUBMISSION DEADLINE: December 18th, 2020, 5:00pm local time

I. About CCDC

CCDC is the urban renewal agency for Boise, Idaho and oversees four downtown urban renewal districts totaling 767 acres, and the Gateway East district which totals 2,643 acres. Since 1965, CCDC has focused on creating a lively, pedestrian-oriented, mixed-use urban center in downtown that now includes office, retail, restaurants, lodging, convention facilities, regional health care, and educational, cultural and entertainment opportunities. CCDC invests resources in development partnerships and creating a distinctive and attractive public realm for private development through investment in streets, streetscaping, utilities, public spaces, public art and cultural facilities. A nine-member Board of Commissioners currently governs CCDC. The Boise City Mayor appoints the Commissioners, subject to Boise City Council confirmation.

II. The Project Summary and Site Information



The Project Site, also referred to as the 1715 Property, is located within the Westside Urban Renewal District. The Project Site is located near Main Street, a short distance from the downtown core and in one of the few original urban neighborhoods near downtown Boise. The neighborhood currently comprises of single family homes and majority of multi-family products are market rate and for-sale.

CCDC desires to use this Request for Proposal to increase economic diversity of housing choices in this neighborhood. The Mayoral transition team published a housing report, which highlights critical needs for Boise and the greater Treasure Valley, and CCDC wishes this RFP to address Boise's low economic diversity of housing stock and also remove barriers to entry for production. The site's transitional neighborhood would be well served by market rate 'middle income' housing, which is neither "luxury" or "Affordable." Typically, these projects serve persons or families who earn 80% to 120% of their locality's Annual Median Income (AMI).

Therefore, CCDC encourages proposals to represent those underserved economic demographics, have strong representation of units designed to accommodate those who can afford 80-100% of AMI. The table below informally summarizes income levels. CCDC is very welcome to reviewing proposals that serve lower income demographics. 'Higher income' demographics are already well represented in the neighborhood and across Boise.

Category and typical occupant(s) income level	% of Median Income (HUD)
<i>Low Income</i> – Most vulnerable demographics such as pensioners and Low-Income occupations (i.e. artists, retail, unskilled labor, entry-level professional and medical and labor or trades)	0 - 80%
<i>Middle Income</i> – Stable Income (i.e. 'Workforce' housing, skilled labor and trades, young professionals, young families, contract work)	81 - 120%
<i>Higher Income</i> – Established Income (i.e. dual income families, business professionals and owners, STEM-field occupations)	> 120%

See the below hyperlinks for official public documents that further contextualize the neighborhood and the associated planning goals:

1. [Westside Master Plan \(2004\)](#)
2. [Boise Downtown Design Standards and Guidelines \(2016\)](#)
3. [West Downtown Neighborhood Plan \(2019\)](#)

CCDC acquired the parcels incorporated in the Project Site in 2020. The site is comprised of the following parcels:

- Parcel R5538941262 (0.401 acres)
TOTAL 0.401 acres

The Project Site is mostly unimproved and vacant, although a portion of the site is paved for a basketball court. The Project Site is located on the western side of Idaho Street, in between 17th and 18th Streets. The Project Site is a part of an urban neighborhood envisioned as a transitioning neighborhood that provides affordable rents and prices, is in close proximity to downtown amenities, and according to the Westside Master Plan ("Master Plan"), this area could benefit from additional development that promotes an urban neighborhood with a diversity of housing choices and a lively mix of uses.

PROJECT SITE STATS

Address	1715 W. Idaho Street, Boise, ID 83702
Ownership	Capital City Development Corporation
Site Description	Approximately 0.401 acres
Location	The Project Site is located in the west side of downtown Boise, Idaho. The neighborhood is known as the West Downtown neighborhood, located within the Westside Urban Renewal District.
Legal/Parcel	1715 W. Idaho Street, R5538941262 Lots 8 and 9 in Block 11 and the Westerly 45 feet of Lot 10 in Block 11 o McCarty's Second Subdivision, according to the official plat thereof, filed in Book 2 of Plats at Page(s) 85, official records of Ada County, Idaho
Parking	The Project Site is currently in the P3 parking district, a reduction of specific parking requirements is determined by the proposed use (See Boise City Zoning).
Zoning and Allowed Land Use/ Current Use	Zoned R-3DD, which is Multi-Family Residential (R-3) with a Downtown Design overlay (DD). This zoning district includes most areas immediately surrounding to the site. The area adjacent to the north and west is zoned R-3, and is owned by the City of Boise. The area immediately to the south is General Commercial (C-2) and the area east is Residential Office (R-O) The site is currently bare land.
Design Standards	For more information on City of Boise Design Standards, see the Boise Downtown Design Standards and Guidelines hyperlink above).
Access	The site is bordered to the north by a privately-owned parking lot, to the west by a public alley controlled by ACHD, to the south by a dilapidated single family home, and to the east by West Idaho Street.
Infrastructure	City sewer, water, natural gas, electric, and telephone service is available. DISCLAIMER: Utility descriptions are general. Contact utility providers for more information.

III. PROPOSAL MINIMUM REQUIREMENTS

In order for a proposal to be deemed complete and to be further reviewed it must include the minimum requirements. In the event the minimum requirements have not been met for a submission by the due date of December 18, 2020 the proposal will be deemed incomplete and will not be eligible for further consideration. Written notification confirming whether the proposal is considered complete will be provided to the contact listed in each proposal. If you have any questions regarding these minimum requirements, please contact CCDC's Project Manager as soon as possible.

Submittals must include the following documents to be deemed a complete submittal:

1. The Cover Sheet. Appendix 1.

Download the Cover Sheet, under Appendices, fill out and sign. The individual listed on the Cover Sheet will be contacted if additional information or clarification on the submitted proposal is required.

2. Acknowledgement & Release. Appendix 2.

Download the Acknowledgement & Release Agreement under Appendices, fill out and sign.

3. Development Team Information

- a. Development Team Identification: Include architect, engineer, contractor, developer, proposed development legal entity, etc. Include address, phone numbers and email contacts.
- b. Provide an organizational chart for the development entity.
- c. Confirm whether the development entity has been formed and is registered with the State of Idaho. If it has not yet been legally formed, please confirm when it will be formed.
- d. Identify whether development team has worked together on prior projects and identify and describe those projects briefly.
- e. Include three professional references- including name, title, email and phone number. References cannot be a member of the development team.
- f. Include financial statements of the development entity or, in the event the development entity has not yet formed or has no financial statement, include proof of at least one of the members of the development entity's financial capacity to deliver the proposed project. Additionally, a "letter of creditworthiness" from a financial institution(s) which describes prior credit relationships, prior lending history/ amounts/ range, anticipated parameters for lending on the proposed project, and confirms the member or entity is not in default is also acceptable in lieu of or, in addition to, another form of a financial statement.

4. Portfolio/ Résumé

Include portfolio or resume of developer including any similar housing projects.

5. Project Summary

The summary should be no more than two single sided pages in length and should include a basic description of the housing proposed together with ancillary uses as well as the following information:







- Number of proposed residential units
- Size and configuration of units
- Proposed rents or quantity depending on the type of project with confirmation that the units are residential housing that primarily serves individuals and families earning between 80% and 120% of the area median income in Boise. For-Rent product preferred.
- Rents & Unit Mix: Rents & Unit Mix: There are no explicit rent or unit mix requirements. However, CCDC is encouraging proposals that target 80% to 100% AMI. If needed, CCDC will consider creative mixes that allow the whole project to be financially feasible; such as including some market-rate units (over 100% AMI) in order to also include more units that are more affordable (under 80% AMI). As stated above, CCDC encourages most units to be primarily affordable to those who can afford 80% to 100% of AMI.
 - Short-term rental units are not a desired use and are strongly discouraged.
 - Ownership: Proposed sales prices must be affordable to families earning incomes up to 120% of the AMI based on family size and bedroom size. For example, a two-bedroom unit shall be affordable to a family of three earning less than \$80,760 annually. See the Income Limits Chart below. The assumption is that no more than 35% of income should be utilized for the mortgage payment. Deed covenants are required on for-sale proposals.
 - Income Covenants – CCDC may require income deed covenants for units that serve 120% and below AMI and compliance through the City of Boise.
- Description of any on and off site improvements
- Description of any additional uses proposed and/or amenities included
- Description of any proposed CCDC financial assistance or participation, if any.
- Explain how the project meets the housing goals of this Request and will continue to do so until 2030. CCDC is open to consideration of lien restrictions and/or guarantees or another tool to confirm the units remain available and affordable to individuals and families earning 80% to 120% AMI.

Housing Rents and Sales Prices based on Novogradic & Company LLP's Rent & Income Calculator for Ada County including the Boise City MSA and is effective as of 04/01/2020 according to the website.







These incomes and rents may not meet or relate to federal, state or local requirements but are the basis of CCDC's requirements solely for the purpose of this RFQ/P.

There may be additional methods to meet the intent of serving individuals and families whose income is between 80% and 120% of the area median income for the City of Boise. CCDC may consider other methods as proposed and based on specific proposals but are unknown at this time.

Income Limits Chart – Income limits for Ada County including Boise City MSA effective as of 04/01/2020

Income Limits for 2020 (Based on 2020 AMI Income Limits)				
	Charts	30.00%	80.00%	120.00%
1 Person		15,720	41,920	62,880
2 Person		17,940	47,840	71,760
3 Person		20,190	53,840	80,760
4 Person		22,440	59,840	89,760
5 Person		24,240	64,640	96,960
6 Person		26,040	69,440	104,160

Rent Limits Chart- Rents based on AMI effective as of 04/01/2020

Rent Limits for 2020 (Based on 2020 AMI Income Limits)				
Bedrooms (People)	Charts	30.00%	80.00%	120.00%
Efficiency (1.0)		393	1,048	1,572
1 Bedroom (2.0)		448	1,196	1,794
2 Bedrooms (3.0)		504	1,346	2,019
3 Bedrooms (4.0)		561	1,496	2,244
4 Bedrooms (5.0)		606	1,616	2,424
5 Bedrooms (6.0)		651	1,736	2,604

6. Development Sources and Uses Budget. Appendix 3.

Appendix 3 includes two tabs; both shall be completed. CCDC requires a proposed list of financing sources and a development budget. This may be preliminary but is required to be included with the proposal.

Land Value: the commercial appraised value of the land is the initial purchase price of the property, \$605,000. The commercial land appraisal is dated May 15, 2020 and is **Appendix 9**. The purchase price must be paid in full to CCDC at the time of the land closing and prior to the transfer of the Project Site from CCDC to the selected developer. CCDC has the opportunity but not the obligation to provide a “site write down” also called “discounted land value” based on the findings within a reuse appraisal (“Reuse Appraisal”). The “discounted land value”, if any, would occur at project completion. Please consider this in your preliminary budget and clearly include the final proposed land cost the project will pay if different than the commercial appraised value of \$605,000.

7. Development Timeline

A preliminary development timeline is required and must include major milestones including but not limited to: design review approval, planning and zoning approval, any additional land use entitlements, loan closings, land transfer, construction start, construction completion and a rent/lease up or sales schedule.

8. Completed Green Building Certification Form. Appendix 4.

CCDC intends to award a project committed to using the City of Boise Green Construction Code, or equivalent thereof as a minimum requirement. The Green Building Certification must be signed and completed with the application.

9. Project Drawings

A schematic design showing building massing, site layout and the exterior design of structures proposed on the site. Sketches that represent the elements listed above are all that is necessary; a full drawing set with floor plans, sections, and detailed elevations is not required or desired with this submittal.

A site survey is available as **Appendix 6**.

SUBMISSION DEADLINE: Friday, December 18th, 2020, 5:00PM, local time

Required materials should be organized into a separate PDF files for each section above and submitted on a flash drive or CD-ROM disk. Each PDF file should be named with the name of that section, e.g. the first file should be named “1_Cover Sheet.pdf,” the next file “2_Acknowledgement & Release.pdf” and so on.



All submittals must be *received* by the submission deadline. Proposals received after the Submission Deadline will not be considered.

<u>Document Format:</u> PDF, include Appendix 3 as an Excel Document Submittal should be received by CCDC on a flash drive or CD-ROM disk. <u>Do not email submittals.</u>	<u>Submit all materials to:</u> Kathy Wanner, Contracts Specialist Capital City Development Corp. 121 N. 9th Street, Suite 501 Boise, ID 83702 (208) 384-4264 kwanner@ccdcboise.com
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IV. Priorities:

The priorities below are the agency's priorities, rather than requirements and will be used as a basis for selection of the strongest proposal.

- **NEIGHBORHOOD DESIGN & CONTEXT**

Having a unique design which also relates in scale and orientation to the existing neighborhood design and existing neighborhood assets is included in this priority. Designs that complement or enhance existing amenities such as W. Main Street, multi-modal transportation, and the history and diversity of the neighborhood will be preferred. CCDC encourages proposals to include a positive pedestrian experience and have the physical building engage the street level. Additionally, this priority favors proof of neighborhood outreach and support and inclusion of programming that serves the needs of the West End Neighborhood Association as articulated in its impending Master Plan, and as described in the West End Neighborhood planning process and the Westside Urban Renewal Plan.

The existing neighborhood is of 'medium density' character, where the surrounding context is comprised of mostly residential uses, including some one and two story single family homes and multiplexes. West Main Street and the area due south is mostly commercial office, light industrial and some hotels, with planned future developments such as the St. Luke's hospital and other potential large scale developments. Also, West Grove Street and its medium-density office and retail context, is within walking distance of the site.

CCDC desires proposals that promote and enhance the neighborhood's historical architectural character. Therefore, proposals with contemporary architectural styles and materials should complement the existing historical architectural character.

- **CATALYST POTENTIAL**

Agency welcomes proposals that include a mix of uses and commit to incorporate additional underutilized or vacant sites in the neighborhood as part of a future project. A longer term vision for the area may be included together with specific actions in the proposal which lead to accomplishment of the vision.

- **INVESTMENT**

Projects which invest more in the redevelopment of the Project Site should result in higher property valuation which adds value to the property tax rolls strengthening the tax base. New investment which creates higher property value for the site may also improve the values of property in the vicinity. Additionally, taxable value as a result of CCDC property redevelopment creates resources to advance general urban renewal efforts within the Westside Urban Renewal District. The investment will be viewed based on total development cost and anticipated assessed value. Within this section please confirm the status of the project's uses as private, public or non-profit and whether they will be for sale or rent as well as whether the improvements will be subject to property tax. If there is any space that is not residential please explain the use in detail. The development costs should correspond with those included in the Development Sources and Uses Budget Form, Appendix 3.

- **DEVELOPMENT SCHEDULE**

Priority will be given to projects proposed to be completed within a shorter time frame relative to the overall size of the project as is exemplified in the Development Timeline, Section III.7 in the requirements. Determining the reasonableness of the timeline submitted is at the discretion of CCDC. Strong proposals demonstrate capacity by the development team to meet the general RFP and construction schedule goals.

- **SUSTAINABILITY**

In order to get preference in this area a proposal must commit to exceeding the Boise City Green Construction Code. Projects which do not commit to meeting the Boise City Green Construction Code and that do not include a completed **Green Building Certification Form, Appendix 4** will be deemed incomplete and will not advance

Projects can emphasize sustainability by committing to third party verification programs such as USGBC's LEED program, the Living Building Challenge, Net Zero housing, etc. Projects will be required to meet the stated goals in this section as per the Exclusive Right to Negotiate (ERN) and the Disposition and Development Agreement (DDA). Projects which emphasize sustainability to the greatest extent will be given higher priority in this category. Explain and demonstrate the project's sustainability elements.

- **LOCAL PARTNERSHIPS AND LOCAL WORKFORCE**

CCDC encourages any proposals based out-of-state to highlight their experience in using local development professions such as contractors, subcontractors or trades, materials suppliers, architecture and engineering firms, legal counsel, etc.

V. SELECTION PROCESS

CCDC envisions a four-step process for selection of a proposal for the project site.

Step 1: Request for Qualifications / Proposals

The RFQ/P will be advertised locally in the Boise Metro Area and may include other markets, noticed in the Idaho Statesman, posted on the CCDC website and noticed to known and interested parties. The RFQ/P will be closed on **December 18, 2020 at 5:00pm, local time**.

Step 2: Evaluation of Proposals

The proposals will be reviewed by CCDC staff to confirm they meet the RFPs minimum requirements. The applicant will be notified in writing if their proposal is deemed incomplete and no further review will occur. All proposals that meet the minimum requirements will be preliminarily ranked and submitted to the CCDC Board for review. At the discretion of the CCDC Board, respondents may be asked to present their respective projects to the CCDC Board at a public meeting. Proposals will be judged based on the written submittals and on presentations as applicable. The CCDC Board of Commissioners reserves the prerogative to interview or not interview respondents. The CCDC Board of Commissioners will select a proposal to advance to Step 3, as well as determine the final ranking for all qualified proposals. Note that advancement does not mean a proposal has been approved: a proposal is only selected and approved by the CCDC Board if the proposed development team successfully complete steps 3 and 4, as described below.

Step 3: Exclusive Right-to-Negotiate (ERN)

The next step is for CCDC to enter into an Exclusive Right to Negotiate (ERN) with the selected development entity.

The CCDC Board of Commissioners has sole authority to approve an ERN but is not obligated to consider or approve an ERN under this RFQ/P.

Design Refinement: The ERN allows time for project design and details to be refined and specific development terms to be considered. It is the agency's expectation during this period that, while elements of the design may change, design features will function in the way they were initially proposed. Architectural and interior finish materials, unit and income mixes, density are also design features that must remain consistent with the initial proposal.

Financial Feasibility: Once a proposal is selected, additional work will be done to determine the financial feasibility of the project together with the selected developer's banking institution.

Required information may include financial statements from principals in the development entity and equity partners and related financial-credit information. Criminal background checks may be required.

Commercial Appraisal: A commercial appraisal has been completed and establishes a fair market value for purposes of determining an initial purchase price for disposition of the property a schedule of performance for a stipulated project (as described in a DDA agreement in the next step). An update to this commercial appraisal may be provided by CCDC, if needed. The appraisal dated May 15, 2020 is **Appendix 8**. The initial purchase price for the Project Site (all parcels) is Six Hundred Five Thousand Dollars (\$605,000).

Reuse Appraisal: During the ERN stage, the agency will obtain a reuse appraisal to determine the eligible, if any, discounting of the land value. If, during the ERN phase, a land value discount is both eligible and desired based on the project requirements, the discount (difference in commercial value versus reuse value) can be reimbursed upon successful completion of the project. This approach protects the public's investment in the land should the project fail to be completed.

Next Steps: The ERN also sets a schedule for reaching an agreement which may lead to a Disposition and Development Agreement (DDA).

Step 4: Disposition and Development Agreement (DDA)

If an ERN was entered into with a selected developer CCDC may then prepare a DDA that describes in detail the requirements and conditions precedent to the transfer of the Project Site to the development entity. This will include a Schedule of Performance. CCDC may require certain measures such as a performance bond, developer guaranty or other mechanism to increase the probability for the successful completion of the project.

An early step in the DDA would involve the selected development entity purchasing the property as advised by the commercial appraisal pricing and subject to the development agreement terms/schedule of performance. The initial purchase would convey title including payment for the property prior to commencement of construction. Successful completion of the project may involve a rebate (or "site write down"/ "discounted land value") as previously advised by the reuse appraisal, determined by the ERN/DDA process and approved by the CCDC Board of Commissioners.

Upon CCDC satisfaction that the proposal has fulfilled all of the requirements of the steps listed above, the negotiated DDA will return to the CCDC Board of Commissioners for its final approval and selection of the RFP competitive selection process winner.

The CCDC Board of Commissioners has sole authority to approve a DDA but is not obligated to consider or approve a DDA under this RFQ/P.

ACQUISITION AND DISPOSITION TIMELINE*

#	<u>ACTION</u>	<u>DATE(S)</u>	
1	Identify Targeted Property for Acquisition	May 2020	✓
2	Gain PSA Approvals and Negotiate Acquisition with Seller	June 2020	✓
3	Closing Escrow	July 1, 2020	✓
4	Research, Collaborate, and Draft Request for Proposals	July – Sept. 2020	✓
5	Board Final Review and Approval of RFP	October 12, 2020	✓
6	Issue and Promote RFP	October 19, 2020	✓
7	Deadline for Proposals	December 18, 2020	
8	Agency Review and Fact Finding on all Proposals Completed	January 15, 2021	
9	Selection and Award of Exclusive Right to Negotiate	Feb. 8, 2021	
10	Negotiation, ReUse Appraisal, Finalize Development and Disposition Agreement Completion	April 30, 2021	
11	Board Approval of DDA	May 10, 2021	
	Developer Plan Underway	May 11, 2021	

*This preliminary schedule is included to provide an idea of the timeframe in which this project is expected to transition through the approval process. These dates are flexible and are subject to adjustment to fit realities of work flow. The dates shown are not based on hard deadlines nor tied to funding or other influences.

VI. RFQ/P CONTACT INFORMATION

- Respondents may contact the Project Manager for this RFQ/P by sending an email to bshinn@ccdcboise.com. Answers to questions may be shared with all Respondents.
- Any changes or updates to the RFQ/P will be sent to the primary contact on the proposal.
- If additional information or clarification on individual proposals is necessary, the listed Contact will be notified.

VII. PUBLIC NATURE OF SUBMISSIONS

This RFQ/P is a public process therefore information and materials collected under the RFQ/P are public records. The information that is received by CCDC may be subject to disclosure under the Idaho Public Records Act (Idaho Code Title 74, Chapter 1). With the potential exception of some credit data, it is anticipated that submissions to this RFQ/P will contain little or no material that is exempt from disclosure under the Idaho Public Records Act. Any questions regarding the applicability of the Public Records Law should be addressed by your own legal counsel PRIOR TO SUBMISSION. CCDC will not provide any opinion or guidance on whether or not any information or materials submitted in response to this RFQ/P would be considered exempt from disclosure under Idaho's Public Records Act. Any proprietary or otherwise sensitive information contained in or with any proposals may be subject to potential disclosure.

CCDC's disclosure of documents or any portion of a document submitted and marked as exempt from disclosure under the Idaho Public Records Act may depend upon official or judicial determinations made pursuant to the Idaho Public Records Act.

Respondents, in replying to this RFQ/P agree to release and hold CCDC harmless from any and all liability for disclosing any material or documents included in any proposals submitted to CCDC.

VIII. CCDC DISCRETION AND AUTHORITY, DISCLAIMERS

CCDC may terminate the RFQ/P process at any time for any reason with no requirement to disclose its reasoning.

CCDC also reserves the right to reject any RFQ/P Respondents at any time in the process, or to terminate any or all negotiations implied in this RFQ/P or initiated subsequent to it.

CCDC may change any part of the RFQ/P process at any time for any reason.

If CCDC is unable to reach a satisfactory agreement with a selected development entity, CCDC may terminate negotiations with a selected development entity and commence negotiations with the next most preferred RFQ/P respondent and so on or, in its sole discretion, determine not to enter into an ERN/DDA with any of the Respondents and terminate the process.

CCDC may accept such proposals as it deems to be in the public interest and furtherance of the purposes of the Idaho Urban Renewal Law, the Westside Plan, or it may proceed with further selection processes, or it may reject any submissions. CCDC will determine, from the information submitted in the responses, the strongest proposal to meet the stated priorities as evaluated under the criteria set forth herein. The CCDC Board will make the final selection.

The issuance of the RFQ/P and the receipt and evaluation of submissions does not obligate CCDC to select a proposal and/or enter into any agreement. Any submission does not constitute business terms under any eventual agreement. CCDC will not pay any costs incurred in responding to this RFQ/P.

IX. APPENDICES GATHERING

1. Cover Sheet – **(REQUIRED WITH SUBMITTAL)**
2. Acknowledgment & Release **(REQUIRED WITH SUBMITTAL)**
3. Development Sources and Uses Budget Form **(REQUIRED WITH SUBMITTAL)**
4. Green Building Certification Form **(REQUIRED WITH SUBMITTAL)**
5. Site Map
6. Site Topographic and Boundary Survey (2020)
7. Phase I Environmental Site Assessment (2020) & Geotechnical Report (2020)
8. Title (2020)

9. Existing Land Appraisal (2020)
10. Sample ERN: 1715 Property
11. Summary of Disposition and Development Agreement
12. Proof of offers on other surrounding properties, if applicable.