

CITY OF LARAMIE, WYOMING REQUEST FOR PROPOSALS

North 4th Street Redevelopment Project: Mixed Use Housing & Commercial Development

The City of Laramie is requesting proposals from developers for the "North 4th Street Redevelopment Project," which aims to create a mixed-use space combining housing and commercial facilities. With the recent re-location of the City of Laramie's Public Works Facilities the City desires to partner with a private development firm for the immediate redevelopment of the now vacant city-owned site located along the eastern side of North 4th Street, between Canby and Shield Street. The City is seeking to collaborate with potential developers through sale of the property or other mutually advantageous agreement for redevelopment of this property. The immediate goal is to redevelop the site to assist in meeting the community's needs for both housing and commercial spaces. In recent years the City of Laramie has strategically focused on residential and commercial recruitment, both of which have been a noted need in the community. Laramie is prepared for redevelopment, thanks to enhanced review processes and updated regulations that facilitate housing development.

The City envisions a partnership with the private sector related to this property that will provide an opportunity to meet both these residential and commercial needs, while bolstering this area with a new, vibrant, livable, and innovative development. The City acknowledges that the private sector is better equipped to undertake this development project. Therefore, the city is seeking a public private partnership to take this project on. This collaboration may include different arrangements, including an outright property sale, a reduced sale price with tax credits, or land donation, among others. Each option is designed to redevelop the site in a way that meets both the City of Laramie's goals and the needs of its residents. The partnership is intended to be profitable and mutually beneficial, offering both community value and a rewarding opportunity for the developer. To be considered, complete proposals must include a development concept, any necessary agreements, and needed entitlements (such as rezoning, replats or permitting) needed to make the project a reality. The city expects to negotiate partnership details, development plans, milestones, pricing, and other key project aspects with the selected developer once a proposal is chosen.

1.0 INFORMATION

1.01 CONTACT INFORMATION

Prospective firms may make inquiries concerning this Request for Proposals (RFP) to the contacts below. All communication related to this RFP shall be directed to the contacts listed below. *The proposer should understand that verbal comments may be subject to misinterpretation and are in no way binding on the individual or the city.* If questions arise concerning any aspect of this proposal, the proposer should request clarification via the email addresses listed below. A copy of this requested clarification, as well as the written response shall be provided to all interested firms considering submitting a proposal under this RFP.

Project Manager

Derek Teini, AICP

Community and Economic Development Director

CITY OF LARAMIE, WYOMING REQUEST FOR PROPOSALS
North 4th Street Redevelopment Project: Mixed Use Housing & Commercial Development

City of Laramie
405 Grand Avenue
Laramie, WY 82070
(physical address)

P. O. Box C
Laramie, WY 82073
(postal address)

Telephone: (307)721-5245; Email: dteini@cityoflaramie.org

Assistant Project Manager

Philipp Gabathuler,
Principal Planner
City of Laramie
405 Grand Avenue
Laramie, WY 82070
(physical address)

P. O. Box C
Laramie, WY 82073
(postal address)

Telephone: (307)721-5232; Email: pgabathuler@cityoflaramie.org

1.02 SUBMITTAL INFORMATION

- A. One hard copy and one digital PDF of the proposal shall be submitted to the Project Manager at the address shown in Section 1.01 by the date/time shown below.
- B. One price proposal and/or compensation structure with any price or compensation alternates shall be submitted in a separate sealed envelope as specified in the RFP. *Price proposals shall not be submitted electronically.*
- C. The following information should be on the outside of the submittal.

Name of Firm: _____

Request for Proposals: North 4th Street Redevelopment Project

Due Date: April 18, 2024 – 4:00 PM, Local Time, Derek Teini, 405 Grand Avenue, Laramie, WY 82070

- D. Late submittals will not be accepted. It is the responsibility of the Proposer to ensure the proposal arrives to the Project Manager prior to the date and time stated in the RFQ. Early submittals will not be opened until the official due date has passed.
- E. The City of Laramie is not liable for any cost incurred by firms in preparing or submitting a response to this RFP.

CITY OF LARAMIE, WYOMING REQUEST FOR PROPOSALS
North 4th Street Redevelopment Project: Mixed Use Housing & Commercial Development

- F. All materials submitted regarding this RFP becomes the property of the City and will only be returned to the Proposer at the City’s option. Disqualification of a Proposer does not eliminate this right.
- G. The City reserves the right to modify or delete the project. Firms responding to this proposal do so at their own risk and option.
- H. The City of Laramie reserves the right to reject any or all proposals and to waive informalities and minor irregularities in the proposals received if deemed in the best interest of the project by the City.
- I. To be considered for selection, the submittal must bear the signature of the developer or legally authorized representative.
- J. After the preferred proposal is selected, the city will negotiate a final agreement, scope, and agreement as to price and/or compensation structure based on but not limited to, the contents of the preferred proposal.

1.03 PROPOSED SCHEDULE

RFP Available	February 12, 2024
RFP Legal Advertisements	February 17, 2024, February 24, 2024, March 2, 2024
Pre-Proposal Meeting	March 25, 2024 – 10:00am Laramie Municipal Operations Center North Platte Conference Room 4373 N. 3rd Street, Laramie, Wyoming
RFP Submission Deadline	April 18, 2024 – 4:00 PM, Local Time
Interviews (possible)	April 29, 2024
Selection of Top Proposal	Conclusion of Interviews
Negotiation of Final Agreement	Following Interviews
Agreement Award	TBD – City Council Action

2.00 PROJECT INFORMATION

2.01 PROJECT BACKGROUND/SUMMARY

Laramie, bolstered by substantial investments in private companies, the University of Wyoming, and WyoTech, along with the City's new Urban Renewal Agency promoting residential and commercial development, remains a vital economic center in the state and region. With a cluster of local technology companies with more than \$1 Billion worth of private investments and significant federal research dollars, Laramie is well-positioned for

CITY OF LARAMIE, WYOMING REQUEST FOR PROPOSALS

North 4th Street Redevelopment Project: Mixed Use Housing & Commercial Development

aggressive expansion, having secured the necessary water resources and developed the required infrastructure to support this growth.

With the recent re-location of the City of Laramie’s Public Works Facilities the City desires to partner with a private development firm for the immediate redevelopment of the now vacant city-owned site located along the eastern side of North 4th Street, between Canby and Shield Streets. Redevelopment of the property will assist in meeting the need for additional workforce/affordable housing and commercial space, while continuing to capitalize on the expansion we have seen within the private sector elsewhere in the City.

Housing and Commercial availability have been identified by the City of Laramie as a major need in our community as far back as 2007, with the adoption of the City of Laramie Comprehensive Plan. Since that time, the city has only increased its’ understanding related to these two areas through housing studies



and economic development plans. Numerous studies have provided a clearer understanding of the City’s needs, confirming the urgent need for more housing across all typologies and income levels, as well as increased commercial space to accommodate various retail sectors. The City, playing a central role in the development of this property, recognizes the potential to create valuable residential and commercial spaces for the community. The City believes this can be achieved through a strategic partnership with an experienced development firm.

Because the City recognizes that a request to develop this property in a fashion that addresses the needs and goals of the community may create inconveniences, different incentives may be considered as part of the partnership, sale or compensation structure related to the property. First off, as noted above, the City owns the property and may be

CITY OF LARAMIE, WYOMING REQUEST FOR PROPOSALS

North 4th Street Redevelopment Project: Mixed Use Housing & Commercial Development

willing to consider price negotiations and incentives for projects that meet the objectives of this RFP. Additionally, the city has funds from an approved special purpose tax (SPT) for development-related activities at this location, including demolition and infrastructure. The City has also established an Urban Renewal Agency which could allow for Tax Increment Financing for infrastructure development related to the site and surrounding properties. Lastly, since a significant portion of the public infrastructure has already been established, the high expenses typically associated with infrastructure development will likely constitute a smaller portion of the overall development costs for this property.

Neighborhood context:

More commonly known as the former location of the City of Laramie's Public Works operations, the property is situated east of 4th Street, north of Canby Street and south of Shield Street. The site is in close proximity and walking distance to our historic downtown and the University of Wyoming (both 7 blocks away), a major commercial area (three blocks away) and has access to major streets, state highways and Interstate 80.

Along with its proximity to several important amenities, it is situated along the edge of two major north/south routes. North 4th and North 3rd Streets are commercial districts, that at one point thrived with a variety of businesses, but like many areas throughout the West, this area saw an economic decline once the national interstate system bypassed many state highways. With the development of the property, the city sees a golden opportunity for this area of Laramie, as well as a great investment piece for any developer. With the site, these commercial corridors may be restored back to highly desired commercial corridors and provide needed housing and commercial space for the rest of Laramie. In addition to the north/south running 3rd and 4th Streets, 1 block to the south is the Snowy Range Road Bridge, which serves as the major east/west route through the community and connects the core of Laramie to West Laramie, Interstate 80, West Side, and the gateway to the Snowy Range Mountains. Given the potential value of the City property to the neighborhood, interested respondents are encouraged to consider the adjacent properties. Exploring partnerships with adjoining owners could enhance proposals by extending their scope and impact beyond the city-owned land.

The North 4th Street property is owned by the City of Laramie and has been used to house some of its Public Works' operations such as the Streets, Park Maintenance, Solid Waste, and other mechanic operations. These departments occupied brick and CMU block buildings, giving the area a utilitarian atmosphere. However, just to the east lies LaBonte Park, one of Laramie's largest parks, featuring amenities such as community gardens, a lake, skatepark, public art, walking/jogging path, and extensive green space. The area around LaBonte Park is defined by a vibrant mix of mid-century and older houses in a classic residential neighborhood in which college students and long-time residents live alongside one another. The neighborhood features a mix of single-family homes and various other uses due to its diverse zoning, ranging from business to multifamily.

CITY OF LARAMIE, WYOMING REQUEST FOR PROPOSALS

North 4th Street Redevelopment Project: Mixed Use Housing & Commercial Development

Because of the unique location of this site, the city believes that an innovative and enterprising developer can take advantage of what the neighborhood has to offer, while at the same time fitting a large development into this area as it begins its revitalization.

Subject Property:

The following information is provided for context and reference related to the site. The City believes that the provided information is accurate to the best of its knowledge. However, it is the responsibility of the developer to verify the accuracy and completeness of the proposal through their own research, engineering, and surveying efforts. The city will provide any information it can to aid in the consideration of this proposal.

- 1167 4th Street, 1064 4th Street, 1052 4th Street, 965 4th Street, 960 5th Street, 970 5th Street, Laramie, WY 82072
- Approximately 3.6 acres on 7 platted lots (Red Dashed Line in Figure 1). Additional 0.5 acres (Orange Dashed Line in Figure 1) possible with the relocation of Youth Crisis Center—the lot would need to be platted. Surrounding lots were recently platted as part of the 2017 Lakefront Subdivision, which created the 5 lots along 4th Street and other lots on 5th Street.

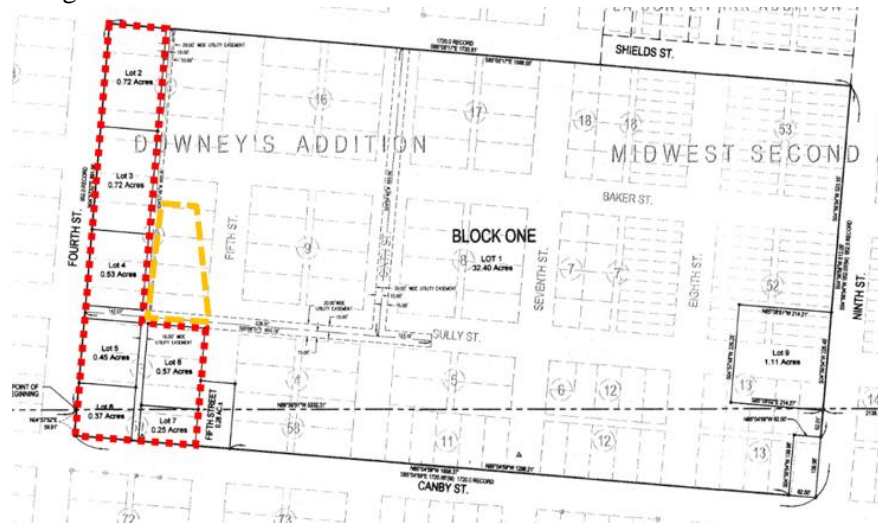


Figure 1. Existing Plat in Redevelopment Area

- Zoning: B2- General Business: The redevelopment area (Figure 2) is situated within a B2 zoning district, characterized by its suitability for larger-scale retail and office uses. This designation reflects the district's purpose of serving as a hub for retail centers, offering shopping services to nearby neighborhoods and the wider community. The B2 district is distinct from the B1 district in that it allows for a broader range of commercial developments and is tailored for more significant, community-wide services. Surrounding this redevelopment area, except to the east, are areas that also fall under B2 zoning regulations, ensuring a cohesive commercial environment. The B2 zoning district does allow for

CITY OF LARAMIE, WYOMING REQUEST FOR PROPOSALS

North 4th Street Redevelopment Project: Mixed Use Housing & Commercial Development

multifamily development as well, thus the possibility of mixed-use development occurring is permitted. The redevelopment area's eastern boundary is adjacent to the R3 Multi-Family Residential zone—though it currently encompasses Labonte Park. There are no intentions by the city to sell any portions of Labonte Park—one of Laramie's largest public spaces—for development purposes, however cooperative approaches to how uses, land or access could be used for the mutual benefit of the park and developer will be considered.



Figure 2. Zoning Map of Redevelopment Area

- Public Infrastructure – Water, Sewer, Stormwater and Streets exist in the area and make up most public infrastructure in the area. A map has been provided as an attachment showing the existing conditions within the area.
 - Streets – Streets that meet City of Laramie standards exist along much of the adjacent right-of-way, primarily along 4th Street, Canby Street and Shield Street, except for a small section of 5th Street, which currently remains gravel and unimproved. Aside from the improvement needed to 5th Street, limited street work should be anticipated. Depending upon the development or possible parking reconfiguration, only minor sidewalk and curb repair may be needed as well as removal or installation of new vehicle access ramps to the site. Other site work may be required if angled parking or other access changes are needed to the site.
 - Water – Water lines exist adjacent to the site, within 4th Street, Canby Street and Shield Street. Access to most areas of the development site can be provided due to its proximity to existing water lines. The amount of water, pressure and other needs will vary depending upon the developments need.
 - Sewer – Sewer lines exist adjacent to the site, within 4th Street, Canby Street and Shield Street. With sewer adjacent to any development area,

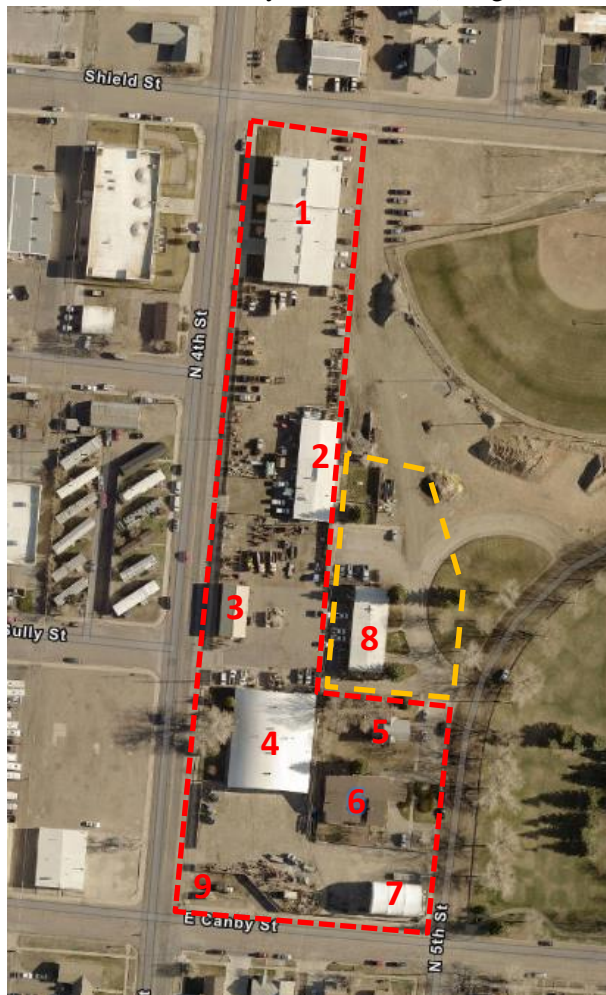
CITY OF LARAMIE, WYOMING REQUEST FOR PROPOSALS

North 4th Street Redevelopment Project: Mixed Use Housing & Commercial Development

access can be provided to most areas of the site. The amount of sewer capacity will depend upon the development's need.

- Stormwater – Stormwater exists in the area and is partially handled through surface flow within the streets which then connects to stormwater pipes. Stormwater in this area will need to be evaluated related to the development proposal and may require additional onsite and offsite stormwater management to address these needs.

- Current uses: Below is a map and list of current buildings and uses (Primary Focus Area (red)/Secondary Focus Area (orange)):



1. Utilities and Solid Waste Building (Vacant)

2. City of Laramie Animal Shelter (Active): Located within the redevelopment area, the animal shelter would necessitate a viable solution for its removal or relocation if such actions are considered.

3. Public Works Storage Shed (Vacant)

4. Street & Fleet Quonset Hut (Vacant)

5. ARC space (Vacant)

6. Youth Crisis Center (Active) – Within the redevelopment area, with relocation an option being considered by the user.

7. Public Works Salt & Sand Storage Shed (Vacant)

8. Parks & Recreation Shop (Active) Located within the redevelopment area, the P&R Shop would necessitate a viable solution for its removal or relocation if such actions are considered.

9. Water Fill Station (Active)

- Franchise Utilities:

- Franchise Utilities are available in the area, including electrical power, gas, and phone/cable/internet. Level of service from these providers varies depending upon the needs of the development.

CITY OF LARAMIE, WYOMING REQUEST FOR PROPOSALS

North 4th Street Redevelopment Project: Mixed Use Housing & Commercial Development

Supporting Studies, Resources, Information and Plans

- [North 4th Street Redevelopment Plan \(2019\)](#) – The North 4th Street Redevelopment Plan is the first visioning document for the property crafted by the City. Using public engagement, insights from retail and housing studies, and modern planning methods, the document outlines an implementation plan. This plan details strategies for partnerships, policy changes, and infrastructure improvements, providing a comprehensive framework for the development. This document will provide interested parties with a more comprehensive understanding of the site’s opportunities, limitations, and the vision the community has for the property.
- [Comprehensive Plan \(2015\)](#) - The Laramie Comprehensive Plan currently designates the site as public/institutional, but with City departments relocating and leaving the land vacant, a change in designation is anticipated. Modification of the Comp Plan and rezoning, which will be the developer's responsibility based on their proposal, are crucial for development. While Downtown Commercial (DC) zoning is considered suitable for high-density residential and commercial use, other zoning options may also be applicable. The city's shift towards sustainable development and carbon neutrality aligns with urban principles rather than the traditional suburban growth pattern, suggesting a central urban context is more appropriate for the site. Therefore, an amendment to the Comprehensive Plan and rezoning to a different district may be necessary.
- [Housing Study & Action Plan 2030 \(2015\)](#) – The Housing study was a multipronged approach to understanding the housing market in Laramie. Looking at current conditions to better understand the factors associated with availability and identify future targets to improve the overall health of the market in the community. Through the study the most poignant issue identified was the need for the city to promote the development of affordable local workforce housing to fill the missing piece of the market. This study is highly data driven and includes detailed numbers related to housing needs within the community.
- [Thrive Laramie Housing \(2020\)](#) - The Thrive Housing Strategy was completed in conjunction with the Thrive Community and Economic Development Action Strategy in January of 2020. Understanding that community economic vitality and community housing availability are interdependent conditions with deep effects on one another, the housing study evaluated the negative effects of current conditions and determined the best steps to ameliorate them. Ultimately the study provides a more up-to-date analysis of market conditions and gives the city and community partners detailed strategies to improve the availability of affordable housing.

CITY OF LARAMIE, WYOMING REQUEST FOR PROPOSALS

North 4th Street Redevelopment Project: Mixed Use Housing & Commercial Development

- [Thrive Laramie Community and Economic Development Action Strategy \(2020\)](#)
 - Knowing that Laramie is poised for growth, the City and community partners engaged in a comprehensive study to better understand the economic conditions needed to foster smart and sustainable economic growth in the community. After thoroughly researching the community's conditions and working closely to identify its visions and strategies, we have developed recommendations for the city to concentrate on in order to achieve its goals.
- [Unified Development Code](#) - Title 15 of the Laramie Municipal Code, known as the Unified Development Code, covers all aspects of development within the community. This section offers comprehensive guidance on zoning, land use, processes, and design regulations in Laramie. It will likely be a crucial document in guiding the complete design and development of any project within the specified project boundary.
- [Applications Page](#) – The application page is the repository for all planning applications within the city (e.g., subdivision, site plan, conditional use permit, etc.). Any proposal will need one or more of these applications to accomplish the development of this property.
- [Submittal Schedule](#) – This document provides interested parties with the best-case-scenario timeline for applications that require either Planning Commission or City Council approval.
- [Plat of Subject Property](#) – This document is the current plat for the North 4th Street property. This plat was developed as a preemptive way to subdivide the land and to allow for flexibility in future development through shorter administrative process for platting.
- [Phase I Environmental Site Assessment \(2014\)](#) – A phase I ESA has been completed on the site and can be provided for review. This document looks at the historical uses on the site and an analysis of potential remediations that the site may need. No major issues were identified, and a Phase II study was not completed or warranted.
- [Phase I Environmental Site Assessment \(tentative 2024\)](#) – Wyoming DEQ has awarded the North 4th Street Property with funding to complete a new phase I Environmental Site Assessment for the property. The city is awaiting the final report and can be provided for review as soon as we receive it.

CITY OF LARAMIE, WYOMING REQUEST FOR PROPOSALS

North 4th Street Redevelopment Project: Mixed Use Housing & Commercial Development

- [Major Street Plan](#) – This document examines both current and future streets within and adjacent to the municipal boundaries, offering an overview of their classifications.
- [Engineering Resources](#) – This site provides necessary information to understand current and future drainage, sanitary, water, and transportation for the community. Additionally, this page provides interested parties in the standard details for public infrastructure.
- [Building Codes](#) – The City of Laramie currently follows the standards outlined in the 2021 International Building Code, however, the city will require conformance to the 2024 version in 2024.

2.02 PROJECT VISION

The City of Laramie envisions an innovative, livable, and well-designed mixed-use development that serves the housing and commercial needs of Laramie. Housing components should include a mix of housing types, such as affordable, workforce, market rate, professional & senior, with the potential for ownership and rental. New commercial spaces should add additional commercial space to the community that is not only pedestrian oriented but also serves the neighborhood. Given the site's location, projects should consider its proximity to key areas: it is within walking distance of downtown, the University of Wyoming, and the commercial developments along 3rd Street, and it is adjacent to the largest park in the City of Laramie. The city sees this project as more than just an isolated development. It is envisioned as a catalyst for future growth along the 4th Street corridor and the surrounding area. A development that is both creatively and thoughtfully designed, complementing the commercial character of North 4th and 3rd Streets while seamlessly integrating with the eastern neighborhoods, will be regarded as a benchmark of exemplary development, a key consideration for our community.

2.03 Project Objectives and Outcomes

Successful proposals will demonstrate how the developer intends to achieve the following outcomes for the city:

- Create a minimum of 65 new housing units, maximizing the variety of development types by incorporating affordable and/or workforce housing with diverse unit sizes and styles. The objective is to maximize unit creation within a mixed-use setting, with no upper limit on the number of units.
 - A mixture of housing types, with rents or sale prices serving a mix of households. A minimum of 50% of the units shall meet the affordability

CITY OF LARAMIE, WYOMING REQUEST FOR PROPOSALS
North 4th Street Redevelopment Project: Mixed Use Housing & Commercial Development

requirements for households earning between 20% – 80% AMI, aligning with HUD's latest income limits for LIHTC projects. The rental rates will be set in accordance with HUD's income eligibility requirements and will consider incremental increases to accommodate rising costs, ensuring affordability and housing stability for tenants.

- Unit type mixture to include studio, 1, 2 & 3 bedroom units. No one type of unit shall comprise more than 50% of the units in the development. Four-bedroom units are allowed but not required.
- Ownership mixture to include both for sale and lease/rent options. Condominiums are permitted but plans must be provided showing ownership makeup and plan.
- No short-term rentals will be permitted in the development, enforced perpetually through deed restriction or other mechanism.
- A minimum of 10% of all units shall meet International Building Code Type B unit requirements (adaptable units), providing for consideration for access needs such as physical mobility, blind, deaf, autism, mental health disabilities and cognitive disabilities.
- No more than 50% of the units shall be market rate units.
- Develop new commercial space(s) aimed at cultivating and supporting local year-round entrepreneurs and businesses and providing leasable or for purchase space for general retail sales.
- Projects incorporating mixed-use concepts are preferred. However, proposals with a significant focus on housing will also receive considerable attention. Mixed use project must prove that RFP criteria can be met.
- Develop an innovate, creative, quality, aesthetic, design that sets the property apart from “Anytown, USA”, while preserving quality, affordability, and accessibility for diverse stakeholders.
- Additional partnerships that will elevate the development or achieve other goals of the city will be highly considered. Working with non-profits, government agencies, or other entities that may achieve goals beyond the initial vision of the project.
- A development that considers the context of the neighborhood and one that will improve the neighborhood and catalyze development in the area.
- A realistic but expediated development timeline that realizes community objectives on an aggressive timeline.
- Consideration for incorporating sustainability practices, such as the adaptive reuse of industrial properties, implementation of green infrastructure, and the use of water-efficient landscaping.

CITY OF LARAMIE, WYOMING REQUEST FOR PROPOSALS
North 4th Street Redevelopment Project: Mixed Use Housing & Commercial Development

3.00 PROPOSAL REQUIREMENTS

To evaluate the alternatives and select a partner for this project, the City is requesting competitive development proposals that will help the City finalize its vision and move ahead with property disposition and development.

PROPOSAL REQUIREMENTS

1. Introductory Letter: Submit a letter of interest that explicitly conveys the respondent's understanding of the project and how it aligns with the City's vision.
2. Description of the Developer's proposed project should include at a minimum:
 - a. The proposed number of housing units, categorized by type (e.g., studio, 1-bedroom, 2-bedroom, duplex, senior living, affordable housing, etc.), along with the count and square footage for each category. While the level of detail is at the Developer's discretion, the breakdown should be sufficiently detailed to clearly convey the housing projections.
 - b. Proposed square feet of non-residential space, broken down into general use type as defined in Laramie Municipal Code Table 15.10-1.
 - c. Conceptual design that includes architectural elevations or renderings, site plan, off-street parking, and open/park space size, trails, art, or other amenities.
 - d. Proposals should include any anticipated zoning changes, variances or special exceptions required for the proposed development.
 - e. On/Off-Site Improvements needed for the development. Please specify any assumptions regarding the entities responsible for financing and executing the proposed off-site improvements if it is expected that the developer will not fund and undertake these on-site/off-site improvements.
 - f. Respondents should include a narrative explaining the project's social impact - the way that the project may have a positive effect quantified with relevant metrics such as the approximate number of people to be served.
3. Description of the Developer's experience with similar projects elsewhere (three project examples desired) this should include but not be limited to:
 - a. Name and location of project(s).
 - b. Description of project(s) with supporting documentation.
 - c. References from relevant projects and/or experience in purchasing government property for private development.
 - d. Completion date of project(s), with reference to the project being on time and on budget, as well as occupancy numbers and occupancy retention.
4. Provide a detailed explanation of the role your firm will play in the proposed project, along with a list of any other partners or firms involved and a description of their respective roles. In addition, please provide ownership (Organizational Chart), experience and management model with a detailed timeframe of ownership and management beyond the project's completion. Please indicate if you are a Minority,

CITY OF LARAMIE, WYOMING REQUEST FOR PROPOSALS
North 4th Street Redevelopment Project: Mixed Use Housing & Commercial Development

Women or Disabled owned businesses in the proposed ownership of the development entity as part of the response to this RFP. If the formation of a Homeowners' Association (HOA) is anticipated for this project, please provide detailed information regarding this aspect.

5. Description of the financial capacity of the Developer to carry out the project in a timely manner.
 - a. Proposed fee and/or compensation structure. A Sources and Uses Statement for the project should be included.
 - b. A detailed breakdown of the total estimated development costs of the project (e.g., detailed construction costs, architectural and engineering fees, construction interest, insurance and all other relevant expenses or fees).
 - c. Purchase Price, compensation structure, and contingencies or any issues that will require satisfaction prior to closing on the property. Sale or exit pricing and any impacts they may have on the affordability of the housing aspects of the development.
 - d. Describe any planned applications for public funding or subsidies. Additionally, if financial gaps are identified, outline your proposed solutions for bridging these gaps.
 - e. 15-year operating pro-forma demonstrating residential and commercial rental or sales pricing.
6. The proposed general timeframe for the development including any phasing. Timeline should include key milestones, phasing, including due diligence, entitlements, financing, applications & approvals, closing, construction start and ending with full buildout and occupancy of the development proposal.
7. Estimated Economic Impact of the development including job creation if it is part of the development proposal.
8. Proposed community engagement strategy, if desired or needed for the process.
9. Explanation of any current or past Conflicts of Interest or perceived Conflicts of Interest related to this RFP, contract, employees, or community partners.
10. Additional documentation as needed.

4.00 EVALUATION FOR THE PROPOSALS

The selection committee shall evaluate each proposal and information collected from references listed in the proposal utilizing the criteria listed in Section 4.0.

4.01 DEVELOPMENT PROPOSAL (50pts)

The development proposal will be evaluated based upon the feasibility of the project and the ability for the project to meet as many of the goals and objectives of the community as outlined in the RFP including but not limited to:

CITY OF LARAMIE, WYOMING REQUEST FOR PROPOSALS

North 4th Street Redevelopment Project: Mixed Use Housing & Commercial Development

- Maximization of the use of the property, specifically related to housing and commercial needs.
- Innovative, creative and quality design that sets the property apart from “Anytown, USA”, while preserving quality, affordability, and accessibility for diverse stakeholders.
- Impact on surrounding properties, including but not limited to social, economic, or environmental impacts.
- The degree to which the proposed project meets the above listed desired outcomes.
- The degree to which the project fits in with the surrounding uses, per City Code requirements.

4.02 QUALIFICATIONS AND EXPERIENCE OF KEY PERSONNEL, REFERENCES FOR FIRM AND PROJECT TEAM (15pts)

Evaluating the firm’s knowledge, experience and capabilities in similar development scopes to this project is essential in the evaluation of the RFP and finding the right developer for this property. The clarity and simplicity of the development model, ownership structure, and overall proposal will be key in the evaluation as well as the following elements of consideration:

- Experience with similar projects within Wyoming and the Mountain West Region, with references. Including the following information such as original project design, cost estimate and final project outcome and cost with reasons for changes in project scope and/or cost.
- Developer’s organization, key personnel and staff that will be part of the proposed project and a list of other partners/firm and their roles (if any). For each member of the team, list their role in the project, expertise they bring and how their roll will lead to a successful project. Ownership and management model for development should also be included. Please indicate if you have a Disadvantaged Business Enterprise in the proposed ownership of the development entity as part of the response and what portion of the ownership the DBE is.
- Management experienced in maintaining the project schedule and project costs for similar projects.
- Listing of current clients whose interest may compete or conflict with the project described herein and an explanation of the potential conflict.

4.03 FINANCIAL CAPACITY (25pts)

The financial experience and organizational capacity of the developer to successfully plan and complete a development project of similar type and scale, on time and within budget and under the specific circumstances of this site will be highly desired. The evaluation of

CITY OF LARAMIE, WYOMING REQUEST FOR PROPOSALS
North 4th Street Redevelopment Project: Mixed Use Housing & Commercial Development

this criteria will focus on the purchase price, contingencies, partnerships, funding sources and clearly shows the price as a maximization of the value of the property and ensures high quality development and their impact on the perpetual affordability of the project's housing and commercial spaces. Simplicity and clarity of the financial capacity and overall proposal will also be considered.

4.04 SCHEDULE (10pts)

The city is committed to facilitating the realization of project proposals in a timely and expedited manner. Proposals that quickly align with and fulfill the community's objectives will be favored. Projects that can start promptly and reach completion in a timely manner will be highly valued. This approach reflects our commitment to efficient project management and ensuring that developments align with the community's wider goals, as well as comply with our development codes and processes.

3.05 EVALUATION RATING SYSTEM

Development Proposal	50pts
Qualifications & Experience of Key Personnel	15pts
Financial Capacity	25pts
<u>Schedule</u>	<u>10pts</u>
Total	100pts

5.00 INTERVIEWS

Interviews may be held with selected firms, which, in the sole opinion of the selection committee, most closely meet the requirements of this RFP. The purpose of these interviews is to clarify proposals and gather additional information that the City of Laramie deems necessary for a comprehensive evaluation of the firm.

6.00 FINAL AGREEMENT PROCESS

Following interviews and selection of the preferred firm/developer, the City will enter negotiations, with the selected firm/developer. The City anticipates that negotiations with the firm/developer will entail due diligence, development proposal, entitlements, processes, price proposal and/or compensation structure, agreements or other necessary discussions that will allow for a formal agreement related to the redevelopment of the property.