

**The City of Moore  
Moore, Oklahoma**



**Request for Qualifications and Proposals**

**SW 17<sup>th</sup>/Janeway Redevelopment**

**RFQ/RFQ #1617-11**

**Due Date: October 6, 2017 2:00pm Central  
Standard Time**

**Clerk's Office  
301 N. Broadway  
Moore, Oklahoma**

**73160**

**RFQ/RFP FOR A CDBG-DR REDEVELOPMENT PROJECT  
CITY OF MOORE, OKLAHOMA**

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# RFQ/RFP FOR A CDBG-DR REDEVELOPMENT PROJECT CITY OF MOORE, OKLAHOMA

## I. SUMMARY OF OFFERING

The City of Moore (the “City”) issues this Request for Qualifications (the “RFQ”) and Request for Proposals (RFP) in order to select a qualified development team to design, finance, build and manage a mixed-use, mixed income project with at least 200 units of housing to a maximum of 412 units (of which 80% must be affordable) complemented with retail space, common areas, parking spaces and amenities within the development area<sup>1</sup> consistent with the S.W. 17<sup>th</sup>/S. Janeway Master Plan (the “Master Plan”) in Moore, Oklahoma

The first step in the selection process is a Request for Qualifications to identify a pool of qualified development firms with experience in developing mixed-use projects that incorporate retail with at least 200, up to 412 units, of housing using multiple governmental private or other creative funding sources. Qualified firms must demonstrate understanding, commitment and compliance with all applicable federal requirements, especially those for Community Development Block Grant – Disaster Recovery (CDBG-DR) funds. Preference will be given to firms that have completed similar projects in size and complexity within the last five years. Developers deemed not qualified will not be considered in the RFP stage.

Having established a pool of qualified developers, the City will open the RFP for each qualified developer. The City will review the submitted development proposals to identify proposals that clearly reflect the City’s intent in redeveloping the project site.

Selected proposals will be provided the opportunity to make a presentation to the evaluation team.

The City reserves the right to request a “Best and Final Offer” from qualified developers to further refine the proposed development funding and feasibility. Developers invited to

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<sup>1</sup> The City will retain ownership of and provide maintenance for the Great Lawn and associated trails

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participate in the “Best and Final Offer” may be required to make a second on-site presentation to the evaluation team.

Readiness to proceed and timeliness to comply with all required deadlines are major factors in selecting the successful developer for the proposed redevelopment project.

Developers are encouraged to submit the project that they consider best suited for a start of construction as soon as practical and completion of lease-up within two years of the proposed start date. The timeframe is to comply with the commitment deadlines required by the federal project sponsors. Respondents are free to suggest alternative development approaches, as long as the minimum threshold requirements have been fulfilled.

### **MINIMUM SUBMISSION REQUIREMENTS**

Only basic information concerning the Development Team, Proposed Site and Project Concept, Relevant Experience and Capacity, Financial Capacity, and References are required. This RFQ/RFP does not require submittal of detailed information such as a site plan, floor plans, elevation studies and renderings. The RFQ/RFP does require a preliminary financial pro forma reflecting anticipated sources and uses as well as a completely defined development team with all principals and their documented experience.

This RFQ/RFP is to identify a qualified developer to complete the redevelopment of the site. Responders must:

- (1) Clearly identify the proposed phases;
- (2) Explain why the proposed configuration was chosen;
- (3) Provide the necessary information to confirm the developer’s ability to complete the project, and;

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(4) Assemble a development team with the experience, capacity and resources to design, develop and implement their proposed project within the timeframes outlined in the request for proposals and any subsequent contracts or written agreements.

Questions posed and guidance given to questions received by e-mail prior to August 21<sup>st</sup>, 2017 will be posted as Frequently Asked Questions (FAQs) on August 28<sup>th</sup>, 2017. Questions by e-mail should be directed to [CDBG@CityofMoore.com](mailto:CDBG@CityofMoore.com)

## II. INTRODUCTION

### *A. The Opportunity*

The proposed RFQ/RFP process invites prospective developers and their development team to submit their qualifications as well as their vision and implementation strategy for the development of the site. The City is seeking feedback through the process as to what mixed-use components may be most feasible and a vision of how a proposed mix of uses (residential, retail, and parking) would look and function in conjunction with the S.W. 17<sup>th</sup> Street/S. Janeway Master Plan. Any submission must pay attention to the City's desire for workforce housing as a key component of this development.

Following receipt, the responses of all applicants will be reviewed for threshold compliance and completeness and analyzed based upon the criteria described in the RFQ. Depending upon the number of submittals, the City may request some or all developer respondents to make one or more presentations as part of the review and selection process.

With a pool of qualified developers determined, the City will undertake the next step of reviewing the Request for Proposals (RFP). Prior to selecting a developer candidate the City may provide finalists the opportunity to make a presentation to the evaluative committee. The RFP process will allow the City to select from qualified developers. Those selected developers may be invited to submit more detailed proposals. Final developer selection will be subject to approval by the City Council.

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The selected developer candidate will then be presented to the City Council for approval of an Exclusive Negotiating Agreement (ENA) followed by negotiation of a Disposition and Development Agreement (DDA). Any ENA or DDA must be approved by the Moore City Council.

## ***B. The Site***

The City of Moore has purchased an opportunity site totaling 14.4 acres that is a prime candidate for redevelopment using CDBG-DR funds as a funding component to leverage other funding sources or creative financing.

The site for the redevelopment is a portion of the former Royal Park Mobile Home Park which took a direct hit from the 2013 EF-5 tornado. The cross street location is SW 17<sup>th</sup> St. and S. Janeway as illustrated in Figure 1.

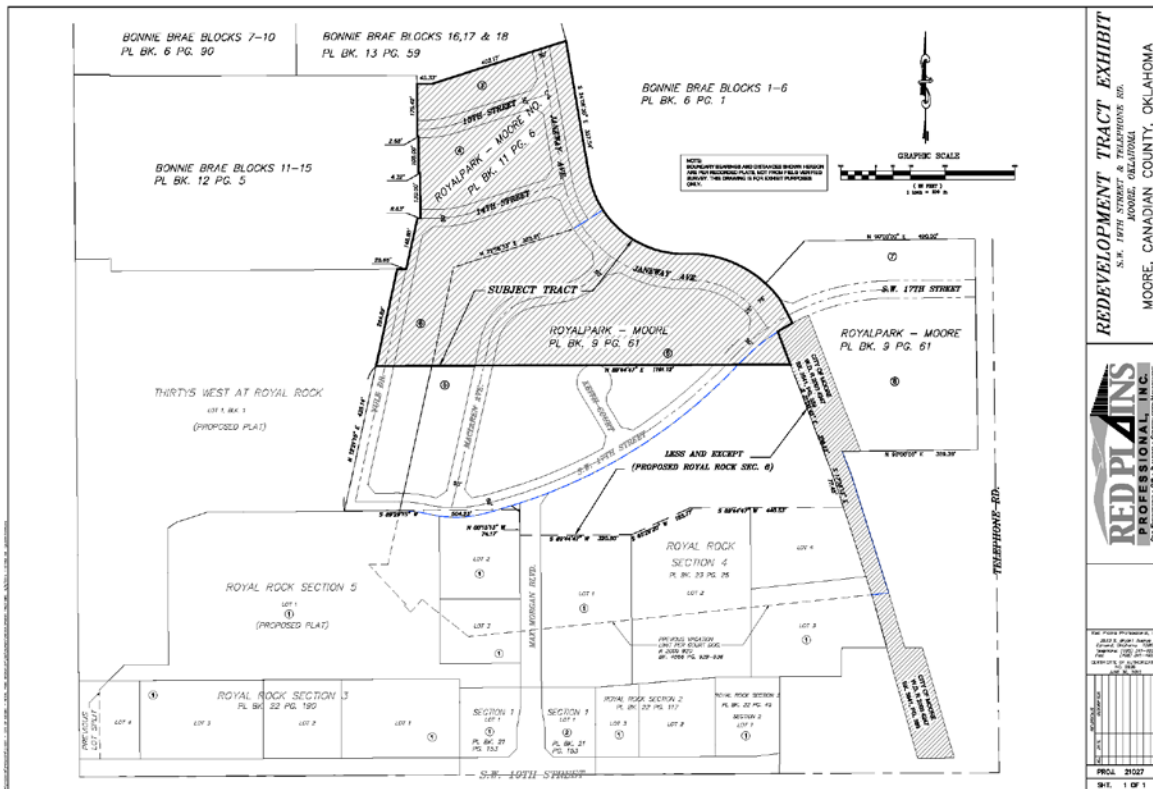


Figure 1: Redevelopment Site

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As configured in the Master Plan, the site has the following dimensions:

Use	Sq. Ft.	Acres
Residential	273,640	6.3
Commercial	81,053	1.9
Great Lawn	100,730	2.3
Streets & Roads	171,841	3.9
<b>Total</b>	<b>627,264</b>	<b>14.4</b>

The City has taken steps to create a positive, pro-active development environment including:

- Clearance of environmental conditions at the site;
- Development of the proposed S.W. 17<sup>th</sup> Street/S. Janeway Master Plan (adopted by Moore City Council in August, 2016) Link: [S.W. 17<sup>th</sup> Street/S. Janeway Master Plan](#)
- Development of PUD #946E (Adopted on September 21<sup>st</sup>, 2016 by the Moore Planning Commission) ([PUD #946E](#))

The site is in close proximity to schools, recreational facilities, medical facilities, public facilities, opportunities for employment, shopping, dining, entertainment, and other amenities.

### *C. Development Goals and Objectives*

The EF-5 tornado of May 20<sup>th</sup>, 2013 caused over \$500 million in housing, economic, public facility, and infrastructure losses, claimed 24 lives, and spread devastation over a 17 mile path.

Since 2013 the City has embarked on a series of successful initiatives to rebuild and improve infrastructure and public facilities, to rehabilitate affected housing and to provide



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down payment and closing costs assistance to potential low-moderate income buyers in the tornado impacted area.

The Royal Park redevelopment site partially addresses the loss of 547 units of rental housing City-wide, the majority of which was housing for low-moderate income households

The vision for a redevelopment site is a market that boasts an active, pedestrian scene and festive atmosphere that attracts both tourists and locals, provides a destination and gathering place for the community, offers a diversity of workforce housing opportunities, and preserves existing viable businesses as an integral part of the location

The City has identified the minimum target components of a desired development project to include:

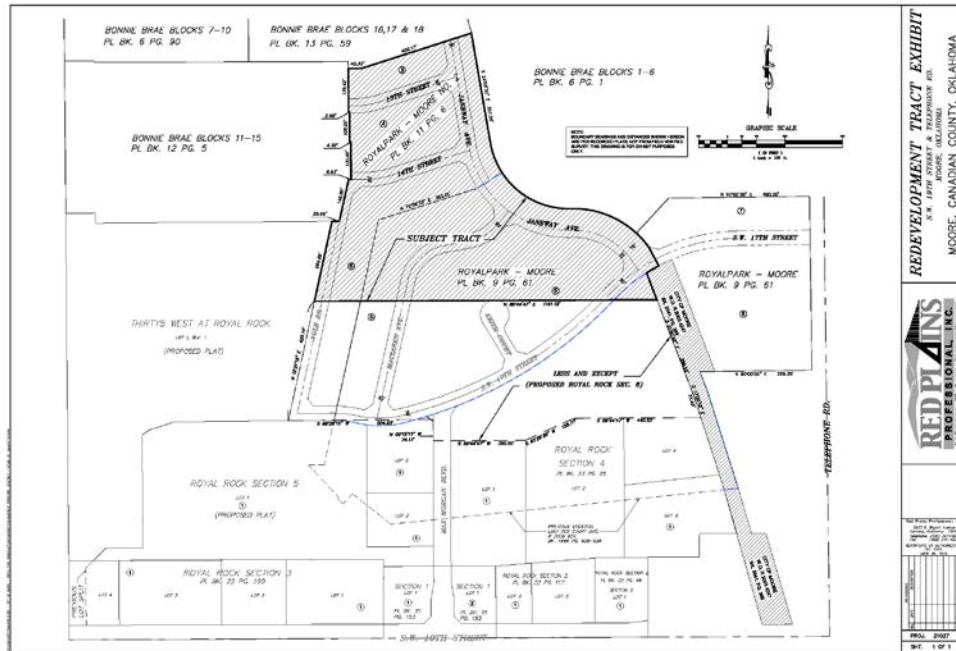
- a) At least 200 units and up to 412 units of mixed income housing of which 80% are affordable to households at or below 80% of area median income;
- b) The on-site parking necessary to comply with all proposed uses;
- c) Community or Residential shelters which meet ICC 500-2014 Standard and Commentary ICC/NSSA Standard for the Design and Construction of Storm Shelter
- d) Developers are encouraged to include a retail component;

Please refer to the Master Plan for a more complete description of City goals and objectives. Developers should be sensitive to the vision of the Master Plan for a new Urbanist approach to determining the best and highest quality of use for this project site.

### ***E. Recent Milestones***

The City acquired 14.4 acres of the former Royal Park Mobile Home site with \$3,246,031 in CDBG-DR funds for redevelopment on October 30<sup>th</sup>, 2015.

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**Figure 2: Royal Park Site**

The site contains 14.4 acres of which 2.3 acres are designated as green space and will be owned and maintained by the City and 3.9 acres are projected for streets, roads, sidewalks, etc. The green space is referred to as “the Great Lawn” and includes the trails and the Little River embankment. The balance of 8.1 acres is the development area.

The site has been cleared of structures which contained asbestos, and has environmental clearance for the proposed uses.

The SW 17<sup>th</sup>/S Janeway Master Redevelopment Plan (“the Master Plan”) was completed in July 2016 and City Council adopted the plan on 1 August 2016. The process included design charrettes, public meetings and numerous levels of citizen participation. The Master Plan concept is illustrated in Figure 2.

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**Figure 2: Royal Park Concept Plan**

A design statement for a planned unit development on the site was approved by the Moore Planning Commission on September 21<sup>st</sup>, 2016 and by City Council on October 17, 2016 as Planned Unit Development #946E. ([PUD #946E](#))

***F. Developer Role***

The selected developer will lead negotiations with the City for completion of an ENA and a DDA, engage the necessary design, contracting and other project consultants necessary to define the final project, complete the design and secure the necessary permits, secure all necessary funding including equity and debt financing, contract for and construct the project within the budget and time constraints, and own and manage the project after completion to guarantee occupancy within a timely manner.

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## ***G. City Role in the Development Process***

The City has played an active role in the acquisition of the site, identification and removal of environmental hazards, building both off-site and on-site infrastructure to support the site, establishing a concept plan for the site and achieving community consensus on a vision for the site.

This RFQ/RFP process and the selection of a developer for the site will change the City's role to a long term lender to the redevelopment.

## **III. MARKET OVERVIEW**

### ***A. Regional***

The City of Moore is part of the Oklahoma City MSA. The City of Moore is located in Cleveland County, shares its northern border with Oklahoma City and its southern border with Norman, home of the University of Oklahoma. The City of Moore is eleven miles south and east of Will Rodgers Airport.

The City is bisected by I-35, the major north – south interstate connecting Dallas, Texas and Oklahoma City. BNSF Railways' main line connecting Dallas, Texas and Oklahoma City also bisects the City.

Based on commuting patterns, the City of Moore serves as a bedroom community for both Oklahoma City and the City of Norman.

### ***B. Local***

The City of Moore has a total area of 22.2 square miles (57.4 km<sup>2</sup>), of which 21.8 square miles (56.5 km<sup>2</sup>) is land and 0.35 square miles (0.9 km<sup>2</sup>), or 1.52%, is water.

The development site is an ideal location supported by many amenities. There are three schools less than 2.5 miles from the project site. The Plaza Towers Elementary school is 0.8 miles; Highland West Junior High and Southmoore High School are 2.5 miles affording resident households ready access to all stages of public education. There is a U.S. Post

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Office and the Moore Public Library within 1.1 miles and Norman Regional Hospital within 0.7 miles

### *C. Market Demographics*

#### *Population*

Population by Age Group	
Under 20	27.7%
20 to 34	26.4%
35 to 59	30.5%
60 to 74	11.8%
Above 74	3.8%

Population by Race	
White	78.6%
American Indian	4.3%
African American	3.9%
Asian	2.4%
Two or More Races	9.5%

The City of Moore's population was estimated by the US Census Bureau to be 58,615 as of July 2015, up 11.6% since the 2010 Census (52,506). The median age in 2015 was 32.8 years, up 2% since 2010 (32.2)<sup>2</sup>. At 2.6% annually, the City has the highest growth rate in the state over the last ten years<sup>3</sup>.

Population density in 2015 was 2,689 persons per square mile.

#### *Work Force and Employment*

The City of Moore has a significant, growing and diverse mixture of businesses with 29,979 residents in the civilian labor force (51.1% of the city's population) and an unemployment rate of 4%. The largest employment sector is Management at 34.6%, followed by: Sales and Office (28.7%); Service Occupations (16.1%); and Natural

<sup>2</sup> The American Community Survey 5 Year Estimates: 2010-2015

<sup>3</sup> Envision Moore 2040 Comprehensive Plan (Draft)

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Resources, Construction and Maintenance (10.2%).

The growth of the SW 19<sup>th</sup> Street corridor has opened up numerous opportunities for employment within one mile of the development site. (see [Market Demographics: Business](#))

### *Income*

In 2015 the household median income for the City was \$58,169 and the median family income was \$67,831.

Approximately 7.4% of families and 10.2% of the population were below the poverty line in 2015, including 10.2% of those under age 18 and 7.3% of those over 65.<sup>4</sup>

### *Transportation*

The development site is 0.4 miles from I-35 at SW 19<sup>th</sup> Street.

Commute times average 22.9 minutes, with 13,905 persons commuting into The City of Moore; 3,048 persons living and working in the City of Moore and 21,346 persons commuting out of City<sup>5</sup> Based on commuting patterns, the City of Moore serves as a bedroom community for both Oklahoma City and the City of Norman.

A [Regional Transit Authority](#) has been established to build a light rail system connecting Oklahoma City, Norman, Edmond, Del City, Midwest City and Moore.

The City of Moore does not have a public transportation system, but is served by Metro Transit and SoonerRide for medical transportation.

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<sup>4</sup> SELECTED ECONOMIC CHARACTERISTICS 2011-2015 American Community Survey 5-Year Estimates

<sup>5</sup> The American Community Survey 5 Year Estimates: 2010-2015

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## **Traffic Projections**

The City contracted with Traffic Engineering Consultants (TEC) to provide a set of updated traffic projections for the site. Entitled: [S.W. 17<sup>th</sup> Street & Max Morgan Blvd. Traffic Projections](#), the update is available on the City's procurement website.

## *Parks and Recreation*

The City of Moore has approximately 285 acres of parks. The development site will be connected to the City's greenway system, providing residents' with access to Little River Park and Plaza Towers Elementary School.

Little River Park consists of 52 acres with a playground, restrooms, picnic tables, walking trails, two ponds, and two pavilions. The following improvements are either complete or under construction:

- One of the region's largest splash pads and playground areas in the region is currently being installed;
- Expanded ponds and improved pedestrian and vehicular access will be installed;
- Construction of over 2 miles of pedestrian trails linking SW 19<sup>th</sup> Street, the SW 17<sup>th</sup>/Janeway Redevelopment, and Little River Park
- Safer and more efficient storm sewer systems throughout Little River Park and the SW 17<sup>th</sup>/Janeway Redevelopment
- Reconstructed 17<sup>th</sup> Street and Janeway Avenue from S. Telephone Road to Ridgeway Drive, including a new bridge over Little River and traffic signals
- Upgraded water and sanitary sewer services throughout the SW 17<sup>th</sup>/Janeway Redevelopment area and along SW 17<sup>th</sup> Street

Little River Park is 0.4 miles by greenway from the development site.

The development site is 1.4 miles from the Central Park, a new City owned and operated 51 acre park with a membership based multiuse recreational facility known as the Station.

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### *Business*

There are 4,364 operating businesses in the City of Moore.<sup>6</sup> In addition to the public amenities near the redevelopment site there are financial institutions and merchants within ready access of the proposed project site. SW 19<sup>th</sup> Street (0.5 miles south of the development site) is undergoing significant commercialization.

The Weeki Credit Union is 0.4 miles and BankFirst is 0.7 miles from the development site.

The market for general merchandise and food retail business is demonstrated by the presence of an Aldi within 0.5 miles, a Dollar Tree store within 0.3 miles, a Walmart Superstore within 0.3 miles, a Super Target within 0.9 miles, a Sam's Club within 0.9 miles and a WinCo within 0.8 miles.

Pharmacies' are located in the Walmart Supercenter (0.3 miles); the Target Superstore (0.9 miles); CVS (0.8 miles); Walgreens (0.8 miles) and Moore RX (0.9 miles)

A robust consumer food market is evidenced by a Carl's Jr. (0.6 miles); a Chick-Fila (0.5 miles); a Chipotle Mexican Grill (0.7 miles); a Chili's (0.5 miles); a Del Taco (0.7 miles); a Five Guys (0.5 miles); Hollie's Flatiron Steakhouse (0.6 miles); a Jack in the Box (0.6 miles); a Jersey Mike's Subs (0.6 miles); a Panda Express (0.4 miles); a Schlotzsky's Deli (0.5 miles); a Sonic Drive In (0.3 miles); a Taco Mayo (0.3 miles); and a Starbucks (0.4 miles). There are additional Mom and Pop and chain restaurants within a one mile radius of the development site.

In addition to the large merchants cited above, the development site specialty stores include: Auto Zone (0.5 miles); Dick's Sporting Goods (0.9 miles); an At Home store (0.3 miles); and a Home Depot (0.7 miles).

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<sup>6</sup> 2012 Survey of Business Owners: Company Summary, US Census



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## V. DEVELOPMENT CRITERIA

Development criteria are detailed in the following two documents:

### *A. Master Plan*

The SW 17<sup>th</sup>/S Janeway Master Redevelopment Plan (“the Master Plan”) was completed in July 2016 and City Council adopted the plan on 1 August 2016. The process included design charrettes, public meetings and numerous levels of citizen participation. The Master Plan is available for review at [SW 17<sup>th</sup>/S Janeway Master Redevelopment Plan](#)

### *B. Zoning*

The site is properly zoned for the intended use. The minimum number of units for the redevelopment site was established by the Master Plan at 200 units. The site zoning allows up to 412 units.

### *C. Planned Unit Development (PUD)*

A design statement for a planned unit development on the site was approved by the Moore Planning Commission on September 21<sup>st</sup>, 2016 as Planned Unit Development #946E. The PUD is available for review at ([PUD #946E](#)) City Council approved the PUD on October 17, 2016

### *D. Environmental Clearance*

The site has been cleared of structures which contained asbestos, and has environmental clearance for the proposed uses. Alterations to the site plan may require additional environmental review. ([Phase 1](#)) ([Phase 2](#))

### *E. General Requirements*

The CDBG-DR funds require the development to meet various cross-cutting standards. The crosscutting standards are contained in federal law or regulation for all projects of this type.

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## 1. Accessibility

- All common facilities and areas must be accessible (*Section 504 of the Rehabilitation Act of 1973, Pub. L. No. 93-112, 87 Stat. 394 ( Sept. 26, 1973), codified at 29 U.S.C. § 701 et seq*)
- The development must incorporate universal design features (*Section 504*)
- 5% of all units must be mobility accessible (*The Americans with Disabilities Act of 1990 (42 U.S.C. § 12101)*)
- 2% of all units must be sensory accessible. Units that are sensory accessible may not be the same units as those mobility accessible (*ADA*)
- Accessible units must be spread throughout the project and may not be concentrated on one floor or in one building (*Section 504*)
- A preference will be given to developments which include 10% mobility units and 4% sensory units

## 2. Fair Housing & Equal Opportunity

- The developer will be required to submit an Affirmative Marketing Plan prior to lease up;
- The developer, owner and property manager must meet, for the term of the City's loan, all of the requirements of:
  - *Title VIII of the Civil Rights Act of 1968 (Fair Housing Act)*
  - *Executive Order 11246*
  - *Executive Order 12892*
  - *Executive Order 12898*
  - *Executive Order 13166*
  - *Executive Order 13217*

## *F. Green Building and Resiliency*

The CDBG-DR funds require the development obtain green building certification and encourages the City to include resiliency features.

### 1. Resiliency

The City encourages developers to consider a range of options to increase resiliency

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- The provision of either safe rooms or shelters which meet or exceed the ICC 500-2014 Standard and Commentary ICC/NSSA Standard for the Design and Construction of Community Shelters and Residential Shelters is a threshold requirement;

### 2. Green Building

Achieving a Green Building Standard is a threshold requirement.

- (a) At a minimum, HUD is requiring the following construction standards:*
- (a) Green Building Standard for Replacement and New Construction of Residential Housing. Grantees must meet the Green Building Standard in this subparagraph for: (i) all new construction of residential buildings;*
- (b) For purposes of this Notice, the Green Building Standard means the grantee (City) will require that all construction covered by subparagraph (a), above, meet an industry-recognized standard that has achieved certification under at least one of the following programs:*
- (i) ENERGY STAR (Certified Homes or Multifamily High Rise);*
- (ii) Enterprise Green Communities;*
- (iii) LEED (NC, Homes, Midrise, Existing Buildings O&M, or Neighborhood Development);*
- (iv) ICC-700 National Green Building Standard; (v) EPA Indoor AirPlus (ENERGY STAR a prerequisite); or*
- (vi) any other equivalent comprehensive green building program, including regional programs such as those operated by the New York State Energy Research and Development Authority or the New Jersey Clean Energy Program... ([78 FR 14329](#) March 5, 2013)*

- Developers are also encouraged to consider a creative range of options to reduce water consumption for landscaping.

### G. Broadband Infrastructure

The availability of broadband infrastructure to provide Wi-Fi to tenants is a threshold requirement in accordance with Federal Register Notice [FR 5890-F-02](#)

*The purpose of this rule is to require installation of broadband infrastructure at the time of new construction or substantial*

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*rehabilitation of multifamily rental housing that is funded or supported by HUD. This rule does not require a funding recipient to undertake new construction or substantial rehabilitation, but when a funding recipient does choose to pursue such activity for multifamily rental housing with HUD funding, this rule requires installation of broadband infrastructure. While the rule only requires affected funding recipients to install one form of broadband infrastructure, HUD suggests that funding recipients consider whether installing more than one form of broadband infrastructure would be beneficial to encourage competition among service providers on quality and price. Installing unit-based broadband infrastructure in multifamily rental housing that is newly constructed or substantially rehabilitated with or supported by HUD funding will provide a platform for individuals and families residing in such housing to participate in the digital economy, and increase their access to economic opportunities*

Follow the link for further information: [FR 5890-F-02](#)

### ***H. Crime Prevention Through Environmental Design***

The City has established Crime Prevention Through Environmental Design (CPTED) as a threshold requirement.

CPTED is the design, maintenance, and use of the built environment in order to enhance quality of life and to reduce both the incidence and fear of crime. CPTED involves the balanced application of three principles: Natural Surveillance; Territoriality; and Access Control.

*Natural Surveillance: Natural surveillance is achieved through design and maintenance that allow people engaged in their normal activity to easily observe the space around them, as well as eliminating hiding places for people engaged in criminal activity. Natural surveillance is generally achieved by the use of appropriate lighting, low or see-through fencing or landscaping, the removal of areas that offer concealment, and the*

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*placement of windows, doors, and walkways to provide the opportunity for easy observation of surrounding areas by responsible users of property.*

*Territoriality: Territoriality means providing clear designation between public, private, and semi-private areas and makes it easier for people to understand, and participate in, an area's intended use. Territoriality communicates a sense of active "ownership" of an area that can discourage the perception that illegal acts may be committed in the area without notice or consequences. The use of see-through screening, low fencing, gates, signage, different pavement textures, or other landscaping elements that visually show the transition between areas intended for different uses are examples of the principle of territoriality.*

*Access Control: Access control is a concept directed primarily at decreasing criminal accessibility, especially into areas where a person with criminal intent would not easily be seen by others. Examples of access control would include a highly visible gate or entry way through which all users of a property must enter, or the appropriate use of signage, door and window locks, or fencing to discourage unwanted access into private space or into dark or unmonitored areas.*

The minimum requirements to meet the City's CPTED threshold are:

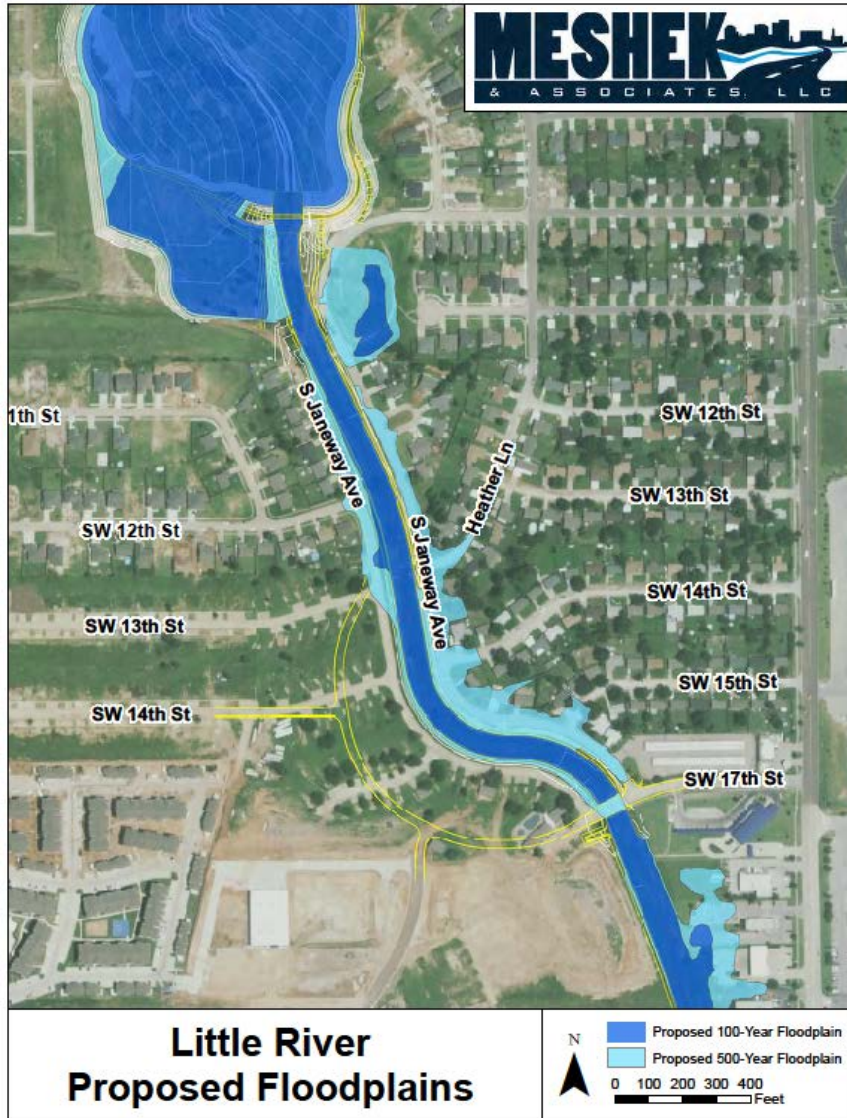
- Landscape: Shrubs & bushes trimmed down to 3 feet or less. Trees trimmed up to a minimum of 6 feet or more.
- Lighting: Able to clearly see a person/s 100 feet away
- Building: Address clear & visible (contrasting background)
- Interior: Strike plates have minimum 3 inch screws. A metal framed door waives the three inch screw requirement.
- Interior: 180 degree eye viewer or side light windows
- Interior: Single cylinder deadbolt with 1 inch throw
- Unit: Exterior windows secure properly
- Unit: Sliding Doors have anti-slide / lift modification

CPTED is a long term commitment to maintaining the property in a manner which reduces the possibility of crime. Once certified Crime Free, the City of Moore Police department will conduct an annual inspection of the property to ensure continued compliance standards are maintained.

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The property must also be in compliance with all applicable city building codes and applicable ordinances to be crime free certified, and to maintain that designation. The designation can be terminated at the discretion of the Moore Police Department.

## *I. Floodplain*



There is a flood plain along Little River which is adjacent to the site. The Great Lawn absorbs the impact of the flood plain.

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## *J. Federal Requirements*

The Community Development Block Grant – Disaster Recovery (CDBG-DR) funds being utilized by the City for the redevelopment project have two types of requirements:

- Requirements specific to the City's CDBG-DR grant; and
- Requirements which govern the use of all federal funds of this type, collectively referred to as cross-cutting requirements.

Grant specific requirements include:

1. The Housing and Community Development Act of 1974; Community Development Block Grant (CDBG) Program (24 CFR 570)
2. Section 312 of the Robert T. Stafford Disaster Relief and Emergency Assistance Act (42 U.S.C.5155), as amended;
3. Section 18 of the Small Business Act, as amended (14A U.S.C. 647) 44 CFR 206.191 Duplication of Benefit;
4. Duplication of Benefits Federal Register, Vol. 76, No.221, November 16, 2011 (76 FR 71060)
5. Public Law 113-2: The authorizing Legislation for the CDBG Disaster Recovery (CDBG-DR) funds (Disaster Relief Appropriations Act, 2013 (HR 152-34))
6. The Federal Register Notices governing the allocation and use of funds to under the Legislation ((FR-5710-N-01; March 5, 2013 – amended August 15, 2014); (78 FR 23578) April 19, 2013; (FR-5696-N-07) December 16, 2013; (FR-5696-N-09) June 3, 2014; (FR-5696-N-10) June 14, 2014; (FR-5696-N-15) April 2, 2015; (FR-5696-N-14) May 11, 2015; (FR-5696-N-18 ) February12, 2016; (FR-5961-N-01 ) August 15, 2016; (82 FR 3623) January 19, 2017)
7. The applicable laws of the State of Oklahoma; and
8. By the laws and regulations promulgated by the City for the CDBG-DR program.

The selected developer will be required to comply with all federal cross-cutting requirements or standards, including:

1. Environmental laws and regulations of the State of Oklahoma and applicable federal regulations

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2. Davis-Bacon Wage Determination #OK20160002 or #OK20160010
3. Section 3
4. Equal Opportunity
5. Fair Housing & Affirmative Marketing

The selected developer is responsible for maintaining the continuity of compliance with both grant specific and crosscutting requirements. The City sees compliance as a cooperative effort by both parties to complete the redevelopment on time, on budget and to the required quality standard.

### *K. City Development Incentives*

#### **Conveyance**

The City expects to convey the development site to the developer in exchange for a 20 year second mortgage lien which will include:

- The purchase price of the site less the value of the 2.3 acres of greenspace that will be retained and maintained by the City;
  - o The City will retain ownership of and provide maintenance for the Great Lawn and associated trails.
  - o Once completed, all streets and roads will be dedicated by plat to the City
- The costs of environmental clean-up;
- The costs of infrastructure improvements to the site at the time of conveyance, including:
  - o The costs of water, sewer and storm sewer upgrades and stub outs to the site; and
  - o The costs of grading and sub-surface for the street stubs affected by the development site. The City will complete to the rock base, the remainder is the developer's responsibility.



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- By the time of conveyance, the City will have invested \$5.5 million in acquisition, predevelopment and site development costs. Of the \$5.5 million, approximately \$4.9 million of costs will become part of the City's lien.
- The City has set aside approximately \$8 million in additional CDBG-DR funds to further subsidize the hard costs of development which will become part of the lien
- The \$4.9 million in incurred costs breakdown as follows:

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**Summary of Incurred Costs Table**

<b>Line Item</b>	<b>Development</b>
LAND PURCHASE	\$ 2,740,095
APPRAISAL	\$ 10,503
ENVIRONMENTAL	\$ 21,047
MASTER PLAN	\$ 279,201
DEMOLITION	\$ 88,000
ASBESTOS REMOVAL	\$ 45,712
ENGINEERING (Estimate)	\$ 30,000
SITE PREPARATION	
----Grading	\$ 330,000
----Water & Sewer Upgrades and Stubs (Estimate) ---- Sub-surface for Streets (Estimate)	\$ 1,300,000
Project Delivery (estimate)	\$ 25,208
<b>TOTAL CDBG-DR COMMITTED OR EXPENDED</b>	<b>\$ 4,869,767</b>
<b>ADDITIONAL CDBG-DR FUNDS FOR CONSTRUCTION</b>	<b>\$ 8,049,529</b>
<b>TOTAL ESTIMATED LIEN</b>	<b>\$ 12,919,296</b>

The Developer shall include the costs of and will provide the curb and final street for applicable sections of SW 14<sup>th</sup> Street; S. Janeway and SW 17<sup>th</sup> St.

**Loan Terms**

The City's second mortgage has the following terms:

1. Twenty year term
2. 0% interest
3. No payments
4. A replacement reserve of not less than \$350 per unit annually
5. 80% of the units must be affordable and remain affordable to households at or below 80% of median income as defined by HUD for the full term
6. The property must be operated in accordance with all applicable federal, state and local statutes for the term
7. Default is defined as:

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- a. Failure to capitalize, maintain, or properly utilize a replacement reserve during the term;
  - b. Failure to meet the affordability requirements during the term;
  - c. Failure to maintain the property in accordance with the HUD and CTEP requirements;
  - d. Failure to develop or operate the property in accordance with all applicable federal, state and local statutes for the term
8. City remedies when the loan is in default include:
- a. The City may require immediate correction of any non-compliance;
  - b. The City may extend the affordability period;
  - c. The City may foreclose; and
  - d. Any other remedies the City may require to bring the property into compliance
9. Discharge:
- a. At the end of the twentieth year, if the development has remained in compliance, the City will discharge the second mortgage lien.

**VI. SUBMITTAL PROCESS: DEADLINE, REQUIREMENTS & REVIEW**

***A. Deadline for Submissions***

All submissions must be received at the address below no later than October 6<sup>th</sup>, 2017 2:00pm Central Standard Time.

Only hard copies and one electronic copy will be accepted. E-mailed or fax copies will be rejected. RFQ submittals are to be delivered to: City of Moore, City Clerk's Office, 301 North Broadway Avenue, Moore, Oklahoma 73160.

Please provide thirteen (13) complete sets plus one (1) electronic CD or flash drive version of the information requested below. Please organize your submittals into sections

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separated by identification tabs with the same titles as those provided below. The City reserves the right to request additional information from responders following review of the information submitted.

The submittal must be identified as follows

**“RFP # 1617-11”**

**“SW 17<sup>th</sup>/Janeway Redevelopment ”**

Costs for developing a response to the proposal, interviews, and contract negotiations are entirely the obligation of the proposer and shall not be charged in any manner to the City of Moore.

The City of Moore is an equal opportunity employer.

### ***B. RFQ/RFP Process***

This RFQ/RFP will be a six (6) step process:

1. Review of the Developers submitted qualifications by the selection committee members;
2. A qualifications scoring matrix review by the selection committee members of all submitted qualifications which may or may not result in an in-person interview;
3. The topped ranked proposals from the qualifications scoring matrix will proceed to the Proposals phase. All other proposals, bids and financial documents will be returned to the affected applicants.
4. The sealed proposals of the top ranked qualifying development firms will then be opened and reviewed.
5. A proposal scoring matrix review by the selection committee members of development proposals
6. The selection committee may or may not choose to interview the finalist development teams prior to making a final decision.

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Note that there are separate packets of documents which together form a complete package.

- A. Response to Request for Qualifications – including separate envelope which contains the Demonstration of Financial Capacity; and
- B. Response to the Request for Proposals

## *C. Requirements for Submissions - RFQ*

The following is requested in order for the City to evaluate the experience and capacity of the developer to undertake the proposed project.

### 1. Transmittal Cover Letter

Please address the letter to:

City Clerk, City of Moore, Attention: Proposed Royal Park Redevelopment

The transmittal letter should include the following information:

- Name, address, telephone and fax numbers, etc. for the lead development company.
- Name, title, address, telephone number, fax number and email address of the person designated as the primary contact for the lead development company.
- Legal structure of lead development company or anticipated entity (e.g., corporation, joint venture, limited partnership, etc.) and date of legal establishment.

### 2. Relevant Development Experience and Development Capacity

Please provide a description of no more than three relevant projects completed or in process by the development team that developed at least 100 units of housing within the last five years. Members of the proposed development team for the proposed project should have had a significant role in the identified past projects. For each project, please include the following, as applicable and to the extent possible and appropriate:

- Project name, location and type of real estate project

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- Description of the real estate project , its quality and amenities
- Experience in developing community consensus and securing community support for the project using federal funds, specifically CDBG-DR funds.
- Current status of the project (i.e., construction status or number of years since completion and if completed, the current occupancy percentage for the project)
- Photos and site plans of the project
- Names and roles of other companies, organizations, or partners involved in the project
  - Architect
  - Engineer (if more than one type, specify the type of engineer)
  - Contractor
  - Property Manager (including experience with an affordable housing market)
- Development cost and financing summary
- Primary sources of equity and debt
- Primary sources of cash or cash equivalents employed during pre-development
- List of lenders for the project including contact name, phone number and email address
- Indication of whether the project involved a ground lease
- Indication of whether the project involved a business relationship with a public City and a description of the nature of any such relationship
- If completed, percentage of occupancy as of the proposal submission date

### 3. Demonstration of Financial and Bonding Capacity

Please provide the following information to demonstrate the financial capacity to undertake and complete the development proposed project in the Proposed Site or Sites and Project Concept section. Developers shall mail or deliver one (1) bound original of the Evidence of Financial Capacity, Section 5 of the RFQ (which shall remain confidential) under separate cover by the same date and time to the same address as the RFQ/RFP. The package is to be labeled: **Financial Capacity – RFQ/RFP # 1617-11**: Capital Planning and This information will be used solely by the City for purposes of evaluation under the RFQ and will be treated as confidential to the extent

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allowed by law. This one original will be returned at the conclusion of the selection process with no copies retained by the City or their agents

- Financial Statements for the previous three fiscal years for the lead development or team members (as applicable). Certified statements are preferred.
- Most recent annual report(s).
- List of any current non-performing loans or loan defaults in the past five years
- Description of instances in which a member of the development team or any named individual has been involved in litigation or other legal dispute regarding a real estate venture during the past five years. Include information regarding the outcome of the litigation or dispute
- Information about instances in which any member of the development team has ever filed for bankruptcy, or any projects that have been lost to foreclosure
- Past history of raising capital using LIHTC's or other governmental sources
- Composition of real estate portfolio by type and occupancy percentage
- Any available evidence that demonstrates that the development team has the financial capacity to engage in the planning and development of the site specifically, (1) balance sheets detailing cash or cash equivalent funds sufficient to fund necessary pre-development activities pursuant to an ENA, and (2) evidence of financial capacity to carry out the development of the proposed site or sites.

#### **4. Development Team Summary**

The development team could consist solely of a developer and the City does not expect that respondents can at this time identify all the professionals that might eventually be involved in the project. However, to the extent that a more comprehensive set of team members can be identified (e.g., architect, consultants),

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please do so by providing the following information on each member of your team.

- If the lead development company has already identified outside consultants or advisors to assist in the Planning, design, negotiations, or other aspects of the project, please identify these consultants/advisors and briefly describe the nature and type of service to be provided and a description of the roles of key team members plus one-to-two page resumes of relevant staff assigned to this project.
- Description of core business activities
- Number of years in business
- Number of full-time employees
- Supplemental materials, such as company brochures, etc.
- List of any commercial properties or development sites in the City of Moore currently owned or controlled by developer or any of its identified team members.

Preference will be given to development teams that are comprehensive in nature, can address all steps in the development process, can demonstrate past performance and are the most shovel-ready to initiate and complete the redevelopment project in a timely manner.

### 5. Experience with Federal Requirements

- One paragraph describing the relevant experience of the developer with Davis Bacon requirements
- One paragraph describing the relevant experience of the developer with Section 3 requirements
- One paragraph describing the relevant experience of the developer with Minority Owned, Women Owned or Section 3 business



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- Sign, date and have notarized each of the following documents:
  - Certification of No Conflict of Interest.
  - Certification Regarding Debarment, Suspension, and Other Responsibility Matters
  - Non-Collusion Affidavit
  - Certification Regarding Lobbying
  - MOB-WOB-Section 3 Certification

## *D. Requirements for Submissions - RFP*

### 1. Project Concept

The City is interested in an RFP response that provides a project concept that meets the City's goals and criteria in unique and innovative ways. The City expects that the developer's concept would not need to include all detailed design drawings (e.g., site plan, floor plans, elevations or renderings), but should be detailed enough for the City to determine the feasibility of the proposed project, the depth and breadth of the proposed development team, and the relationship to the overall vision of the Master Plan.

**Responders are nevertheless encouraged to submit as much detail as they deem appropriate in order for the City to clearly understand the project.**

The City has identified the following items that responders may want to incorporate, to the extent possible and appropriate at this RFP stage. The City acknowledges that responders may not be able to provide all or complete descriptions for all of the points listed below:

- Overall project narrative that proposes a development concept and defines the gross value of proposed development
- A summary of the proposed process for community engagement and involvement
- List types of uses (e.g., office, retail, residential, etc.) including building area (gross) by uses and how the project relates to Master Plan objectives and supports City goals
- Describe the scale of development including building heights and massing,

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articulation of ground-level retail spaces and relationship to the public sidewalk

- Provide an estimate of total square feet of residential uses, leasable square feet of retail space, number of parking spaces to be provided and leasable square feet of office space (if proposed).
- Articulate the marketing focus of the residential units and how that market focus might be reflected in unit type, project features and price point understanding the income restrictions required by the use of CDBG-DR funds.
- Articulate a retail development strategy, including location of key uses, size/distribution of tenant spaces, interrelationship with parking resources, identification of illustrative tenancies, and related factors.
- Provide an estimate of the number of housing units and a breakdown of the mix of units with number of bedrooms and bathrooms, plus amenities, identified by income range and probable rents
- Provide an estimate of the number of on-site private and on-site public parking spaces and their location.
- State the Green Building Standard the development will meet.
- State the development will have broadband Wi-Fi accessible to tenants.
- State the development will meet the requirements of ICC 500-2014 Standard and Commentary ICC/NSSA Standard for the Design and Construction of Community and Residential Shelters.
- Describe other potential creative resiliency and sustainability features that will be incorporated in the project;
- If applicable, describe potential phasing issues/concerns, and construction staging
- Provide a timeline from the proposed start date to the proposed lease-up date including:
  - Time required for Planning/Engineering/City Approvals
  - Time required to put funding in place.
  - Construction Period
  - Lease up period to an estimated stabilization date.

***Final timelines will be negotiated prior to the signing of a contract***

- A development and operating pro forma must be included that clearly articulates how the proposed development will be financed including:
  - All proposed sources, including the CDBG-DR, and whether or not the sources are committed or proposed
  - Proposed development uses, including construction costs, soft costs, marketing costs; short term reserves and the development fee;

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- Unit breakdown providing gross rent by unit size (including owner paid utilities, if any) and designating affordable units; (Threshold)
- An operating pro forma extending out twenty years which includes:
  - By unit rent schedule, escalated at 2% annually
  - Expenses escalated at 3% minimum annually
  - Replacement reserves on an annual basis
  - Debt Service
  - Net Positive Cash flow for the loan term. (net positive cash

## 2. References

Provide references with sufficient information to ensure easy contact. This should include company/organization, names, titles, telephone numbers, and email addresses for individual who can provide information relating to the following items:

- Financial Contacts** – Identify at least three contacts that have provided members of the development team with debt or equity financing of at least the magnitude likely to be required for the proposed project.
- Public or Government** – Identify at least two redevelopment city, county, or other public officials who have been involved with a project completed by members of the development team (e.g., city managers, redevelopment staff, Planning directors, economic development directors, etc.).
- General** – Provide the names of up to two other contacts that could provide information about the experience and capability of members of the development team for a program of the magnitude proposed.

### *E. Submittal Schedule*

- July 10<sup>th</sup> 2017 – Release of this RFQ/RFP
- August 21<sup>st</sup>, 2017 Deadline to submit questions / clarifications
- August 28<sup>th</sup>, 2017 – Question responses posted
- October 6<sup>th</sup>, 2017 – Deadline to submit responses to RFQ/RFP
- October 9<sup>th</sup>, 2017 – List of Respondents Posted

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## VII. EVALUATION CRITERIA AND SELECTION PROCESS

### *A. Selection Process RFQ*

The RFQ selection process consists of a review of the development teams' experience, the developers experience with similar projects, the developer's familiarity with federal requirements, and the developer's capacity to perform in the proposed timeframes.

### *B. Evaluation Criteria RFQ*

The submittals will be analyzed based upon, but not limited to, the following criteria:

1. At least five years of overall mixed use development, incorporating affordable housing, using multiple funding sources
2. Direct relevant qualifications and experience of the development team in mixed use projects that developed at least 100 units of mixed income housing within the last five years
  - Qualifications of team members
  - Compatibility of proposed sponsor and project with City objectives
  - Quality and financial performance of past projects
  - Experience with similar high-profile mixed-use (retail/office/residential) public-private projects with significant community input conducted in partnership with a CDBG-DR grantee
  - Demonstrated successful experience of the development entity (not consultants to that entity) in negotiating complex real estate transactions with public entities.
  - A preference will be given to development firms that can demonstrate measurable performance in other CDBG-DR, CDBG, HOME or NSP funded projects exceeding 200 units.

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3. Financial capability of development team including lender references
  - Demonstrated ability to raise debt and equity for a project of the magnitude that is being proposed
  - Strength of relationships with financial institutions
  - Overall financial track record and capacity
  - Litigation and bankruptcy disclosures
  
4. Demonstrated experience with Federal Cross Cutting Requirements
  - Davis Bacon experience
  - Section 3 experience
  - Woman Owned, Minority Owned, or Section 3 Owned experience
  - Affidavit of No Conflict of Interest
  - Certification Regarding Debarment, Suspension, and Other Responsibility Matters
  - Non-Collusion Affidavit
  - Certification Regarding Lobbying
  - Preference for development teams which include a Woman Owned, Minority Owned, or Section 3 Owned business

### ***C. Selection Process RFP***

The City has formed a RFP Review Committee. The Review Committee will identify any additional information that might be requested of responders as well as comment on the strengths and weaknesses of a short list of proposals. The Committee and City staff may conduct interviews of selected responders including presentations of the materials submitted, but the City does not currently expect that responders will be required to make a public presentation.

The Review Committee's comments will be forwarded to the City Council for its consideration along with the City Manager's recommendation for the selection of the

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preferred developer. Final developer selection will be subject to approval by the City Council.

### *D. Evaluation Criteria RFP*

The evaluation team will score the RFPs by utilizing the following methodology:

1. A **Requirement** requires the responder to address and meet the minimum criteria established. Failure to meet a Requirement results in elimination from the competition.
2. A **Preference** requires the responder to address the criteria. A Preference will be scored based on the evaluative team members' analysis of the response. Failure to respond to a Preference results in elimination from the competition
3. A **Bonus** does not require a response. Respondents will be scored based on the evaluative team members' analysis of the response.

The following are the evaluative criteria and the type of response required

1. Meets the overall vision of the Master Plan (Preference)
2. Complies with Zoning and Codes (Preference)
3. Conforms to the requirements of the PUD (Preference)
4. Incorporates Universal Design (Preference)
5. All common facilities and areas are accessible (Section 504) (Requirement)
6. 5% of all units are handicap accessible (ADA) (Requirement)
7. 2% of all units are sensory accessible: (ADA) (May not be the same units as the handicap accessible) (Requirement)
8. 10% of all units are handicap accessible and 4% of all units are sensory accessible (Bonus)
9. Development Pro Forma showing all proposed sources and uses for the project. All sources must be identified, including the \$8 million in proposed CDBG-DR subsidy and the \$4.9 million in CDBG-DR predevelopment funds already expended. All uses Utilize the [Summary of Incurred Costs Table](#) for guidance on the line items for the predevelopment costs previously incurred. Uses must include: Hard costs of construction; soft costs of development; financing costs of development; development fee; and reserves. (Requirement)
10. Explanation of proposed financing (Preference)

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11. Unit breakdown providing gross rent by unit size; designating affordable units; (Requirement)
12. Operating Pro Forma showing all proposed income; rents escalated at a minimum of 2% annually; vacancy collection loss; net operating income; operating expenses; including replacement reserves; escalated at a minimum of 3% for expenses; debt service; with net positive cash flow for the 20 year term of the City's loan (Requirement)
13. If Low Income Housing Tax Credits (LIHTC) are proposed, state how the LIHTC investment meets the OHFA Qualified Application Plan (QAP) threshold for the type of credit proposed (Requirement)
14. If applicable, explanation of retail approach (Bonus)
15. If applicable, explanation of retail financing (Bonus)
16. Proposed Project Timeline (Requirement)
17. Timeline is realistic given proposal (Preference)
18. Proposed Project Timeline indicates construction completion by September 30 2019 (Bonus)
19. The project meets the requirements of ICC-500 2014 (Requirement)
20. The proposed project will meet one of the following criteria for Green Building (Requirement):
  - a. ENERGY STAR (Certified Homes or Multifamily High Rise)
  - b. Enterprise Green Communities;
  - c. LEED (NC, Homes, Midrise, Existing Buildings O&M, or Neighborhood Development);
  - d. ICC-700 National Green Building Standard; or
  - e. Equivalent comprehensive Green building program.
21. The proposed project is one level above the base requirement of the standard selected. (Example: EPA Indoor AirPlus (ENERGY STAR is a prerequisite); ) (Bonus)
22. The project includes Broadband Infrastructure (Requirement)
23. The developer commits to Crime Prevention Through Environmental Design (CPTED) for the City's loan term. (Requirement)

**VIII. POST SELECTION PROCESS AND FUTURE MILESTONES**

Upon City Council selection of a preferred developer partner, City staff will begin the process to complete an Exclusive Negotiating Agreement (ENA) with the selected

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developer, followed by negotiation of a DDA for the City owned property.

The DDA will identify and describe all responsibilities of the developer and the City and finalize all business terms between the City and the developer concerning the proposed development. The ENA and DDA will include detailed Milestone Time Frames for project phases including, but not limited to, design development, entitlement, permitting, financing, and start and completion of construction.

**FUTURE MILESTONES** (preliminary target dates, these estimates are subject to change)

These are the steps in our process, which may be modified as required, at the sole discretion of the City. These timeframes assume that the intermediate RFP process is not required.

- \_\_\_\_\_ City Council preliminary consideration of recommended preferred developer
- \_\_\_\_\_ City Council final consideration of ENA (start of DDA negotiations)
- \_\_\_\_\_ City Council to tentatively approve conceptual design, development program and business terms, including City financial role
- \_\_\_\_\_ Design Review permit submitted (assumes no additional supplemental environmental review beyond the MEIR)
- \_\_\_\_\_ City Council final consideration of DDA (or OPA)
- \_\_\_\_\_ construction start for phase one project
- \_\_\_\_\_ construction end for phase one project

### **IX. DISCLAIMERS, LIMITATIONS AND WAIVER OF PROTEST**

By responding to this RFQ, each proposer voluntarily and knowingly agrees as follows:

- All numbers in this RFQ are approximate. Although deemed to be secured from reliable sources, responders will independently confirm any and all numbers to their satisfaction.
- Selection is at the sole discretion of the City.



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- The City may amend or terminate selection procedures at any time at its sole discretion.
- The City is not obligated to enter into any agreement with any entity as a result of this process or provide any assistance (financial or otherwise) to any entity.
- The City is not, under any circumstances, responsible for costs borne by proposers for preparing responses to this solicitation, or any costs associated with the selection process. Each proposer shall bear its own such costs. Each proposer shall hold the City harmless from any and all liability, damage, claim, loss and/or expense incurred by or on behalf of such proposer in connection with or relative to this RFQ.
- The City will not pay a finder's fee / brokerage fee to any entity representing or purporting to represent proposers. Each proposer shall hold the City harmless from any and all liability, damage, claim, loss and/or expense incurred in connection with or relative to any such fee.
- All materials submitted in response to this solicitation will become the property of the City. Any material that responders wish to be maintained as confidential must be clearly marked "CONFIDENTIAL".
- The City assumes no responsibility for delays caused by delivery service. Postmarking by the due date will not substitute for actual receipt by the designated due date and time.
- By submitting a response to this RFQ, each proposer expressly waives any and all rights that it may have to object, protest or seek legal remedies whatsoever regarding any aspect of this RFQ, including without limitation, the City's selection of a developer, the City's rejection of any or all submittals and any subsequent agreement that might be entered into as a result of this RFQ.

***Proposers are cautioned not to contact members of the City Council or Staff during this selection process, apart from interface that is structured by City staff; doing otherwise may result in disqualification of proposer.***

***The City reserves the right to modify, suspend, or terminate at its sole discretion any and all aspects of the RFQ process. The City also reserves its rights to obtain further information from any and all responders submitting qualifications and to waive any defects as to form or content of any responses.***

### **X. CITY CONTACT FOR QUESTIONS**

For questions pertaining to this RFQ, please send an e-mail to [CDBG@CityofMoore.com](mailto:CDBG@CityofMoore.com). Questions will be responded to within one week after

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the question period has closed. All questions and answers will be available on the City's website at ([SW 17<sup>th</sup> St/Janeway Redevelopment Questions and Answers](#))

Send thirteen (13) copies plus one (1) electronic CD or flash drive copy of submittal to:

**City Clerk's Office, City of Moore, 301 N Broadway, Moore, Oklahoma  
73160**

*The proposal packages must be received no later than October 6, 2017 2 p.m. CDT Submittals received after 2:00 PM CDT on that date will not be accepted. Faxes or emails will not be accepted.*

*We thank you for your participation!*

## XIV. LIST OF EXHIBITS

- [S.W. 17<sup>th</sup> Street/S. Janeway Master Plan](#)
- [PUD #946E](#)
- Environmental: [Phase 1](#)
- Environmental: [Phase 2](#)
- Traffic Projections: [Procurement](#)

## XV. RELATED REFERENCE MATERIALS

- RFP/RFQ: [Procurement](#)
- Storm Shelters: [ICC 500-2014 Standard and Commentary ICC/NSSA Standard for the Design and Construction of Community Shelters and Residential Shelters](#)
- Fair Housing and Equal Opportunity
  - [Title VIII of the Civil Rights Act of 1968 \(Fair Housing Act\)](#)
  - [Executive Order 11246](#) (September 28, 1965)
  - [Executive Order 12892](#) (February 16, 1994)
  - [Executive Order 12898](#) (February 11, 1994)
  - [Executive Order 13166](#) (August 11, 2000)
  - [Executive Order 13217](#) (June 18, 2001)
- Accessibility
  - [\(Section 504 of the Rehabilitation Act of 1973, Pub. L. No. 93-112, 87 Stat. 394 \( Sept. 26, 1973\), codified at 29 U.S.C. § 701 et seq\)](#)
  - [\(The Americans with Disabilities Act of 1990 \(42 U.S.C. § 12101\)\)](#)

## RFQ/RFP FOR A CDBG-DR REDEVELOPMENT PROJECT CITY OF MOORE, OKLAHOMA

- Community Development Block Grant (CDBG) and CDBG – Disaster Recovery
  - The Housing and Community Development Act of 1974; Community Development Block Grant (CDBG) Program ([24 CFR 570](#))
  - Section 312 of the Robert T. Stafford Disaster Relief and Emergency Assistance Act ([42 U.S.C.5155](#)), as amended;
  - Section 18 of the Small Business Act, as amended (14A U.S.C. 647) [44 CFR 206.191](#) Duplication of Benefit;
  - Duplication of Benefits Clarification Notice; Federal Register, Vol. 76, No.221, November 16, 2011 ([76 FR 71060](#))
- Public Law 113-2: The authorizing Legislation for the CDBG Disaster Recovery (CDBG-DR) funds ([Disaster Relief Appropriations Act, 2013 \(HR 152-34\)](#))
- The Federal Register Notices governing the allocation and use of funds to under the Legislation
  - ([FR-5710-N-01](#)); March 5, 2013 – amended August 15, 2014);
  - ([78 FR 23578](#)) April 19, 2013;
  - ([FR-5696-N-07](#)) December 16, 2013;
  - ([FR-5696-N-09](#)) June 3, 2014;
  - ([FR-5696-N-10](#)) June 14, 2014;
  - ([FR-5696-N-15](#)) April 2, 2015;
  - ([FR-5696-N-14](#)) May 11, 2015;
  - ([FR-5696-N-18](#)) February12, 2016;
  - ([FR-5961-N-01](#)) August 15, 2016;
  - ([FR 5890-C-03 82](#)) January 19, 2017
- Green Building Requirements: ([78 FR 14329](#) March 5, 2013
- Broadband Infrastructure: (Federal Register Notice [FR 5890-F-02](#) December 20, 2016)
- Crime Prevention Through Environmental Design ([CPTED](#)) – ([Crime Free Association](#)) ([National Crime Prevention Center](#))