Staff
Summary
Report

To: Mayor and City Council
Through: City Manager

Agenda Item Number 2
Meeting Date: 11/21/01

SUBJECT: **Response to TSA's request for Expression of Interest for a Multi-purpose Facility.**

PREPARED BY: Steve L. Nielsen, Community Design and Development Director (480-350-8028)

BRIEF: Response to the TSA's request for Expression of Interest for a Multi-purpose Facility

COMMENTS: **MULTI PURPOSE STADIUM FACILITY (0902-32)** Response to the TSA's request for Expression of Interest for a Multi-purpose Facility

Document Name: 20011121redevsn01 Supporting Documents: Yes

SUMMARY: The City has received a "Request for Expressions of Interest in Sites for a Multipurpose Facility." Staff seeks Council direction on it's desire to participate in this site offering process, what if any sites should be submitted, and authorization to proceed, if so desired.

HISTORY AND FACTS: On approximately November 15, 2001, staff received a Request for Expressions of Interest for a multipurpose facility. The Tourism and Sports Authority has established the following schedule:

▪ Expressions of Interest Submittal	November 23, 2001
▪ Request for Proposals Issued (selected parties only)	November 28, 2001
▪ RFP submittal due	December 12, 2001
▪ Site selection and execution of Binding Memorandum of Understanding	December 21, 2001
▪ Execution of Disposition and Development Agreement with Host Entity	January 4, 2002
▪ Commencement of Construction	February 1, 2002

RECOMMENDATION:

As indicated in the attached offering document, a significant amount of information is required to be submitted by Friday of this week on any sites submitted. Staff seeks Council direction on it's desire to participate in this site offering process, what if any sites should be submitted, and authorization to proceed, if so desired.

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REQUEST FOR EXPRESSIONS OF INTEREST IN SITES FOR MULTIPURPOSE FACILITY

The Tourism and Sports Authority ("TSA"), a corporate and political body of the State of Arizona having all the rights, powers and immunities of a municipal corporation pursuant to Arizona Revised Statutes Section 5-801 et seq., is seeking expressions of interest from parties who wish to participate in a Request for Proposal for the selection of the site of the multipurpose facility ("MPF") within Maricopa County. **Expressions of interest must be received by the TSA at the address set forth above by no later than** ***5:00 P.M., Friday, November 23, 2001.***

The Multipurpose Facility

The MPF has been designed so that it can be located on any suitable site consisting of a minimum of 25 acres. Some renderings of the MPF prepared by the Hunt Construction Group and Eisenman Architects can be reviewed at *www.az-tsa/renderings.htm.* Attachment A sets forth certain requirements for the site of the MPF. The preferred site for the MPF will be available for construction within four weeks of final selection by the TSA.

The Site Selection Process

The site selection process by the TSA will be conducted as follows:

A.	Expressions of interest to be submitted to the TSA:	***November 23, 2001***
B.	Request for Proposal ("RFP") issued by the TSA to selected parties:	***November 28, 2001***
C.	Response to Request for Proposal submitted to the TSA:	***December 12, 2001***
D.	Site selection and execution of Binding Memorandum Of Understanding	***December 21, 2001***
E.	Execution of Disposition and Development Agreement With Host Entity	***January 4, 2002***
E.	Commencement of Construction (Issuance of Notice To Proceed by TSA)	***February 1, 2002***

Requirements for Expressions of Interest

Each expression of interest shall set forth in as great a detail as possible, the following:

1. How the proposed site does or does not meet each of the requirements and specifications for the MPF site set forth on Attachment A;
2. The precise location and description of the site;
3. The current ownership of the site and, if not owned by the party submitting the expression of interest, the proposed method of acquiring or controlling the site;
4. The proposed method for transferring ownership (preferred) or control of the site to the TSA;
5. Any known considerations or concerns with respect to zoning, permitting, approvals and encumbrances associated with the site;
6. Any known previous uses of the site and expected soil conditions (environmental, endangered species, archaeological, soil conditions); and
7. A copy of a Phase 1 Environmental Audit ("Phase 1") conducted on the site by a reputable third party environmental consulting firm (including a review of soil conditions, archeological and endangered species surveys);
8. Any restrictions applicable to the site as a result of uses in or near the site.
9. The financial proposal to the TSA and a financial plan for financing the acquisition of the land (if necessary), the necessary infrastructure improvements and parking at no cost to the TSA.
10. A statement as to whether a public vote for approval of expenditure of funds associated with the MPF would be required;
11. Any known impediments to commencing construction by ***February 1, 2002***.

Commitment of each Submitting Party

Each party submitting an expression of interest to the TSA shall make the following binding commitments to the TSA:

1. To contract and pay for a Phase 1 Environmental Audit ("Phase 1") by a reputable third party environmental consulting firm; if the submitted Phase 1 indicates the need for further study or analysis, a Phase 2 is to be completed and submitted during the RFP process;
2. To permit immediate access to the site and the personnel or consultants of the party submitting the expression of interest, such that the TSA can perform a due diligence review of the proposed site; and
3. If selected to participate in the RFP process, to pay for and to permit immediate access to the site by the TSA and its consultants to drill four (4) bore holes on the site to assess its suitability for construction. The total cost of the boring is expected to be from $12,000 to $15,000.

General Site Requirements for the Multipurpose Facility

The following requirements and specifications are not intended to be exhaustive. The order of listing is not intended to represent any ranking or order of preference.

1. Land

(a) The site must be at least 25 acres for the MPF and must accommodate the retractable playing field when it is moved outside the MPF (including land sufficient to service the playing field when removed from the MPF). The area for the playing field, when outside the MPF, must be in sunlight for proper maintenance.

(b) Additionally, the site must have at least 17 acres surrounding the Stadium site available for construction staging, and available until 4 months prior to end of construction.

(c) The preferred site will allow for a positioning of the MPF on a north-south axis, with the field rolling out to the south.

(d) The site must accommodate 6,000 to 8,000 adjacent parking spaces on site for suite holders, club seat patrons and MPF personnel.

(e) The site must be sufficient in size for all pedestrian areas (including a pedestrian plaza) for the MPF.

(f) There must be interior site roads for traffic circulation and servicing the MPF.

(g) The preferred site will be level land and non-rocky soil.

2. Infrastructure

(a) There must be adequate water, sewer, electrical service, natural gas and telecommunications available to the site.

(b) The site must have off-site and on-site traffic access and egress (including public transportation).

3. Parking/Staging

(a) The site must be supported by public parking (20,000 to 24,000 public parking spaces within one mile of the MPF, with 60% of those spaces within one-half mile of the MPF).

(b) The site must be of a sufficient size to accommodate outdoor staging areas for events to be held at the MPF.

4. Transfer to the TSA

Ownership of the site by the TSA is preferred. However, if the proposal will include a lease of the site to the TSA, the lease must be for nominal rent and have a minimum lease term of 60 years.

Evaluation Criteria

The following site evaluation factors are in no particular order of importance and no particular factor will be given any more weight than any other factor. This list of site evaluation factors are intended to be illustrative only and are not intended to preclude the TSA from considering other relevant factors during the site selection process. The goal of the site selection process is to select the best overall site for the MPF.

1. Site Characteristics

(a) Location
(b) Amount of acreage
(c) Terms to the TSA
(d) Estimated land value
(e) Soil conditions and site considerations such as permitting or restrictions on use
(f) Availability for construction by February 1, 2002

2. Nearby Development

(a) Description of surrounding area and existing development
(b) Potential for surrounding complementary (hotels, restaurants, etc.) development
(c) Proposed development
(d) Developer

3. Cost of Infrastructure Improvements and Sources of Funding

(a) Estimated cost of infrastructure improvements
(b) Sources of financing or funding

4. Transportation and Access

(a) Nearby freeway transportation
(b) Mass transit (for workers and patrons)
(c) Parking: Allocation and revenues
(d) Special event staging

5. Other Factors

(a) Potential for multipurpose uses
(b) Economic development potential
(c) Community and local government support