September 20, 2019

Request for Qualifications
(No. 190180.DJM)

Redevelopment of the former SMUD Corporation Yard
59th Street, Folsom Blvd. & U.S. Hwy. 50, Sacramento, CA

Responses due by 5 p.m., November 26, 2019
Site Context

- EAST SACRAMENTO NEIGHBORHOOD
- Kit Carson School
- St. Francis High School
- Phoebe Hearst School
- Camellia Shopping Center
- CSUS Campus
- American River Parkway
- Camellia Shopping Center
- Phoebe Hearst School
- SITE
- 59th Street Light Rail Station
- SMUD Campus
- Freeway Access
- TAHOE PARK NEIGHBORHOOD
- UCD Medical Center
Introduction and Summary

Sacramento Municipal Utility District ("SMUD") invites developers to submit qualifications and preliminary proposals to purchase all or portions of the former SMUD Corporation Yard at 59th Street between Folsom Boulevard and U.S. Highway 50 in Sacramento, California (the "Property"). This Request for Qualifications ("RFQ") is the first of a two-step process. The second step will be a Request for Proposals ("RFP") to a limited number of finalists selected from developers responding to this RFQ.

SMUD intends to select the proposer(s) who, in the sole discretion of SMUD, offers the highest and most certain return in a reasonable time period to SMUD while implementing development consistent with SMUD’s goals, objectives, and vision for the Property. The selection process will not rely on a single monetary figure (i.e., high bid) but rather will reflect the consideration of both economic and non-economic factors.

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Land Area and Ownership

The SMUD Corporation Yard consists of approximately 19.8 acres of land. A single 12.89-acre parcel is located north of the Sacramento Regional Transit ("RT") Gold Line light rail track. Smaller parcels totaling 7.75 acres of land are south of the rail track. The Property is bounded on the west by a barrier wall adjacent to a traditional single-family residential neighborhood; on the north by the Camellia Shopping Center; on the east by 59th Street; and on the south by U.S. Highway 50.

A remnant parcel immediately south of the light rail tracks is likely unbuildable due to the SMUD transmission lines. SMUD will work with the selected developer to explore the possibility of incorporating the parcel into the development.
Development Objectives
To create a:

- high-quality,
- revenue-generating,
- state-of-the-art,
- sustainable, transit-oriented,
- mixed-use infill development.

SMUD intends for the development to represent SMUD’s energy and climate goals through a variety of measures, including for example:

- The development will be all-electric;
- For sale and rental residential units will participate in SMUD Neighborhood Solar Shares or SMUD Developer Solar Shares;
- Electric vehicle charging best practices will be included for residents, visitors and the public. Electric vehicle sharing infrastructure will be included in the development;
- Development should exceed energy efficiency standards in place at time of building permits;
- Development should incorporate best available technology for residential energy management;
- Development should incorporate best available technology for the efficient use of water

and other resources for indoor and outdoor areas. Development should utilize best practices for storm water detention;

- Development should incorporate creative solutions to improve air quality and reduce noise associated with neighboring roadways;
- Establish pedestrian connectivity within the project and to neighborhood services and transit;
- Incorporate bicycle infrastructure within the project and connection north and south; and
- Preserve existing trees to the extent feasible and incorporate new green infrastructure/urban forest within the project area.

The developer is encouraged to participate in all SMUD programs and incentives available at the time of construction. SMUD will consider participating in other energy-related elements as may be proposed.

Land Use Concepts
SMUD envisions the creation of a desirable, high-quality mixed-use urban community, including small lot single family uses (at a density of 15-25 units per acre) on the western portion of the Property adjacent to existing single-family residential neighborhoods and multi-family rental uses at densities of 50 to 70 units per acre on the northeast and southern portions of the Property. Adaptive reuse of a portion of the warehouse building on 59th Street just north of the LRT is encouraged.

The Property can be combined or adjusted as necessary to improve market responsiveness, supportable land values, and development quality. Examples of potential land use concepts are illustrated in Concept A and Concept B on Page 4. Results of a Phase 1 planning study conducted by SMUD are available in the Supplemental Information Package.

Purchase and Sale / Development Agreement
As a result of the RFQ/RFP solicitation process, SMUD’s objective is to enter into a purchase and sale/development agreement(s) (“Agreement” or “Agreements”) with one or more developers covering the disposition and development of the Property. The Agreement(s) will specify:

- The amount of money the selected developer(s) will pay to acquire all or individual parcels of the Property and terms of payment;
- The amount and type of building space and parking facilities the selected developer(s) will construct;
- The infrastructure the selected developer(s) will construct;
- The timing (phasing) of design and construction of building space and infrastructure and demolition of existing improvements;
Land Use Concept Plans

Following completion of the RFQ/RFP process, SMUD intends to enter into an “Exclusive Right to Negotiate Agreement” with selected proposer(s) for individual parcels or all the property.

Indicate whether proposer(s) intends to develop the backbone infrastructure and resell the finished lots or “pads” on which other developers will construct housing or commercial uses (“vertical improvements”) or whether proposer(s) intends to develop both the backbone infrastructure and vertical improvements.

Supplemental Information Package

The Supplemental Information Package includes the following:

- Responsibilities for processing entitlements; and
- Other relevant terms customarily included in a purchase and sale/development agreement.

Supplemental information will be available on SMUD’s Electronic Bid Solicitation System and will be posted on smud.org on September 23. To access the supplemental information, submit a request via email to Daniel.Manfredi@smud.org.
Summary of Submittal Requirements

Submissions should include the following:

• The legal name of the entity submitting the qualifications and preliminary proposal with contact information;
• The land parcels proposed to be acquired;
• The land uses intended to be built on the acquired parcels;
• The infrastructure to be installed and demolition to be completed;
• Approach to obtaining entitlements;
• The type, scale, and quality of building or buildings to be developed and the anticipated timing of development;
• Statement of financial qualifications;
• Examples and descriptions of capability to perform including references on prior developments;
• Resumes of key individuals; and
• Preliminary proposed pricing for the land intended to be acquired.

See page 14 for a complete description of submittal requirements.

Environmental Site Conditions Meeting and Site Tour

An informational meeting will also be conducted to provide a more detailed discussion on the environmental conditions of the site. SMUD subject matter experts will provide information and will be available to answer questions. This is a second opportunity to tour the site once the presentation portion of the meeting is complete.

| Location: | SMUD Customer Service Center, Rubicon Room
| Date: | October 8, 2019
| Time: | 10:00 a.m.

Submital Date

Responses to this RFQ must be submitted to Daniel Manfredi, as detailed in the Appendix to this RFQ, no later than 5:00 p.m. on November 26, 2019. Please see the “Time and Manner of Submission” section of the Appendix for details regarding the format and process for submissions.
Existing Conditions & Development Opportunities

Market Overview

Location and Transportation Access

The Property located in East Sacramento is less than three miles from Downtown Sacramento. RT Gold Line LRT service at the 59th Street Station is located across from the Property. Transit service on the RT Gold Line runs from Downtown Sacramento to the City of Folsom. The Property’s eastern border, 59th Street, leads to Folsom Boulevard, a major east-west commercial corridor. The Property’s southern border, U.S. Highway 50, connects to Interstate 80, Interstate 5, and State Route 99. The Property’s western border, State Route 99, also has an eastbound on-ramp and westbound off-ramp to US Highway 50. Full freeway access is located several blocks to the east at 65th Street. Sacramento International Airport is approximately 19 miles northwest of the Property via U.S. Highway 50 to Interstate 5.

The Property is bounded by single-family neighborhood uses on the west and a barrier wall separates the Property from the neighborhood. Commercial uses including a grocery store and shopping center are adjacent to the Property on the north.

California State University Sacramento, approximately one-mile northeast of the Property, has enrollment of over 31,000 students on its 300-acre campus. The Property is also located close to three major medical institutions including UC Davis Medical Center, Mercy General Hospital, and Sutter General Hospital, all within two miles of the Property. In addition, SMUD Headquarters is located east of the Property and is one of the largest employers in the area.

Population and Employment

Sacramento, the capital of California, contains a large base of government employees. According to the State Controller’s office, the Sacramento region contains about 77,800 state employees, or one-third of the State of California’s employees. Total employment in the Sacramento region has grown significantly since 2011. According to the February 2019 report by the Center for Business and Policy Research at University of Pacific Eberhardt School of Business, the Sacramento region has grown by nearly 159,000 jobs since 2011. Total non-farm employment in 2019 is estimated to be approximately 1.0 million jobs and forecast to increase by another 42,000 jobs by 2022. State and local government, education and healthcare services, professional and business services, and retail trade comprise over 60 percent of total regional employment.

The City of Sacramento has a current population of 508,013 or about one-third of the County’s population of approximately 1.5 million. The majority of the City’s population has a high school degree and 32 percent has a bachelor’s degree or higher. The City’s labor force of 254,831 residents has an unemployment rate of 4.2 percent. The City’s employment base of 286,939 jobs comprises nearly 30 percent of the region’s job base of which most jobs are white collar. The California Department of Finance forecasts Sacramento County population will continue to grow to over 1.6 million people by 2022.

Local Employers and Accessible to Largest Office Space Concentrations

Major nearby employees to the Property include SMUD, California State University Sacramento, and UC Davis Medical Center, Sutter General Hospital, and Mercy General Hospital. According to Cushman & Wakefield, East Sacramento has a small amount of the region’s office space at nearly 2.5 million square feet. East Sacramento, however, is highly accessible to the two largest office submarkets in the region. Downtown Sacramento to the east of the Property has approximately 20.2 million square feet of space and the Highway 50/Rancho Cordova office market has another 17.5 million square feet of space. Overall, the Sacramento region office market has continued to improve as the region has added jobs and a vacancy rate of 8.6 percent.

Retail and Demographic Characteristics of Households Near the Property

The retail market surrounding the Property is neighborhood serving in nature. The Property is south of two shopping centers which front Folsom Boulevard. Corti Brothers specialty grocery store is located just north of the Property. A 146,882-square-foot neighborhood shopping center, Camellia Center, west of Corti Brothers, is anchored by Save Mart, Petco, and RiteAid. A small strip center on the northwest corner of Folsom Boulevard and 59th Street contains Panda Express, PizzaRev, TMobile, and Burgerim. A new 116-room Hampton Inn & Suites opened in 2018 less than one mile east of the Property next to the Cal State campus and near SMUD headquarters on 65th Street. Commercial development in this area also includes F&G, a mixed-use project with eight loft units over 31,000 square feet of retail, primarily a mix of fast casual restaurants.

Nearly 6,400 households with an average household income of $98,174 are located within one-mile
of the Camellia Center. Over 68,000 households with an average household income of $75,740 are located within three miles of the center.

**Residential**

East Sacramento is a well-established, highly desirable Sacramento neighborhood with new infill projects including McKinley Village and Sutter Park. Proximity to California State University Sacramento and three hospitals provides a large worker base of potential candidates for new housing. The majority of housing in East Sacramento is comprised of single-family homes. Sutter Park at 51st and F Streets currently under construction is adding 88 single-family homes and an 11-unit condominium project with ground floor commercial space. McKinley Village, a 49-acre master-planned community, has added 336 new homes over the past three years in the historic East Sacramento neighborhood near Midtown Sacramento. The community offers a mix of homes including 6-plexes, cluster homes (sharing common driveway), and traditional single-family homes with an overall average density of 11.2 units per acre. Housing unit prices range from about $550,000 to nearly $1.0 million.

Eleven older multi-family communities with over 500 units are located in East Sacramento neighborhoods near the Property. Newer multi-family housing development near the Property is comprised largely of student housing located closer to the campus of California State University Sacramento. Seven student housing projects near California State University Sacramento are either newly built or soon to be available and will add hundreds of new student beds. In addition, the University plans to add 1,100 beds on-campus for student housing. The newest and closest market rate multi-family development to the Property is The Gio, a 213 unit five-story apartment project currently under construction in the Elmhurst neighborhood of Sacramento, about two miles west of the Property.

The Property is located east of single-family neighborhoods comprised of smaller, older (built during the 1940's and 1950's) homes on small lots. Homes proximate to the Property average approximately 1,332 square feet in size on average lot sizes of nearly 5,700 square feet. Homes sold in the past year in the neighborhood adjacent to the Property have sold in the range of approximately $480,000 to $550,000 ($345 to $413 per square foot).

**Site Conditions and Infrastructure**

**Utilities**

The SMUD former Corporation Yard is served by the following utilities and providers:

- Water - City of Sacramento
- Storm drainage and sewer service - City of Sacramento
- Trash collection - City of Sacramento
- Electricity - Sacramento Municipal Utility District (SMUD)
- Gas - PG&E

**Environmental Site Condition**

The Supplemental Information Package contains details on the site environmental history and investigation activities.

SMUD has recently completed a soil investigation to define the extent of Tetrachloroethene (PCE) and arsenic contamination on onsite soil. The Site Characterization Report for this investigation is currently with the Department of Toxic Substance Control (DTSC) for review and approval. Upon approval of the Site Characterization Report from DTSC, SMUD will prepare a Remedial Action Plan and a Remedial Design and Implementation Plan for the remediation of PCE in soils to appropriate cleanup levels. SMUD also intends to conduct a human health risk assessment for arsenic on the property to evaluate areas that require cleanup. It is SMUD's intent to work with DTSC to determine the necessary level of cleanup, outline any areas that require a limited deed restriction such as building foot prints or paved surfaces, identify areas that must be restricted to commercial/industrial use, and conduct the necessary soil cleanup to meet these conditions.

**Title**

A copy of the preliminary title report for the SMUD Corporation Yard property is part of the Supplemental Information Package.

**Survey**

A copy of the SMUD Corporation Yard survey is part of the Supplemental Information Package.

**On-Site Infrastructure**

SMUD has begun planning the infrastructure for the Property. Cost estimates suggest the additional roadways, sanitary sewer system, sidewalks, landscaping, street lighting, water lines and utility trenches for the backbone infrastructure system necessary to build out the Property as illustrated in the Land Use Concept Plan will cost approximately $6.9 million. The estimated costs of the anticipated improvements needed are more fully described in the Supplemental Information Package.

Proposers should structure the proposals on the assumption that the selected developer(s) will be responsible for the design and development of the needed infrastructure.

For any proposals contemplating the purchase of individual parcels but not the entire Property specify whether the proposer is willing to pay for infrastructure development costs allocated to the relevant parcels and suggest how to make such allocation and coordinate with other developers of other parcels to complete the infrastructure.

**Demolition**

The selected proposers will be responsible for the completion of demolition of existing buildings other than the Hazardous Materials Building for which SMUD will be responsible for demolition and for a portion of a warehouse building which is anticipated to be preserved and reused. Demolition costs are estimated at $2,000,000.
Additional Financial Considerations
SMUD will consider development proposals that call for SMUD participation in the development process or a reduction in price for the land to below fair market value if the proposal most effectively reflects SMUD’s goals, objectives and vision for the property. However, participation by SMUD may trigger state prevailing wage requirements for all or part of the development of the property. Developers will be solely responsible for determining whether the terms of the transaction with SMUD will trigger prevailing wage requirements and or building the appropriate assumptions in their development pro formas. SMUD will require the selected developer(s) to indemnify and hold SMUD harmless against any risk associated with the triggering of prevailing wage requirements.

Land Use Regulations, Policies, and Entitlements
SMUD has worked closely with City of Sacramento staff and neighborhood stakeholders to develop the draft Land Use Concept Plans. If selected, the developer or developers will be expected to work with SMUD to refine the Plans and to seek City approval of the development program consistent with the vision for the reuse of the Property.

Located in a “Corridor Opportunity Area” identified for infill, reuse, and redevelopment, the Property is included in “A Guide to Transit Oriented Development” prepared by the Sacramento Area Council of Governments (“SACOG”). The area around the 59th Street Station is identified as a higher density and intensity “Urban Center”. The Property is also located within the 59th Street Station “Transit Priority Area” designated under the Draft 2016 SACOG Metropolitan Transportation Plan/Sustainable Communities Strategy indicating the Property has priority for smart growth and transit-oriented development. The “Transit Priority Area” designation is consistent with the SB 375 definition of “Transit Priority Projects”. The importance of this consistency is Transit Priority Projects are eligible for CEQA streamlining benefits.

Describe the steps and processes that proposers would take in conjunction with SMUD to obtain a General Plan Amendment, Zoning Change, associated planning entitlements, and comply with all environmental regulations under the California Environmental Quality Act (“CEQA”). SMUD will cooperate with the selected developer or developers in securing all entitlements. SMUD’s preference is for the selected developer to pay entitlement processing costs, but SMUD is willing to entertain cost sharing proposals.

Affordable Housing
Currently, the City of Sacramento affordable housing ordinance requires either 10 percent of on-site units be affordable, or in-lieu fees be paid, for developments smaller than 100 acres in size. Affordable units must be targeted to 80 percent of Area Median Income (“AMI”) or below and restricted for a minimum period of 30 years. Land dedication to the SHRA or other nonprofit affordable housing entity may also be used to satisfy the minimum 10 percent on-site affordable housing unit requirement. SMUD would prefer to dedicate land for affordable housing development but is receptive to other methods that improve supportable land values and enhance the degree of community benefit resulting from redevelopment of the site. The SMUD Board of Directors has indicated a preference to exceed the minimum affordable housing requirement set forth under existing City policy.

Land Use Concept Plans
Land use concept plans have been prepared for the Property. The following tables summarize two potential land use concepts, graphics of which are presented above on page 4.

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<th>Concept A</th>
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<th>Potential Housing # Units</th>
<th>Commercial Space # Square Feet</th>
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</table>
The Request for Qualifications / Proposals Process

This Request for Qualifications (“RFQ”) is the first of a two-step process. The second step will be a Request for Proposals (“RFP”) to a limited number of finalists selected from developers responding to this RFQ.

Development Goals, Objectives, and Guiding Principles

• To create a high-quality, revenue-generating state-of-the-art sustainable, transit-oriented, mixed-use infill development.
• To provide a distinctive sense of place with market responsive, financially feasible land uses that delight occupants, visitors and the surrounding community.
• Represent SMUD’s energy and climate goals through a variety of measures, as set forth in the Development Objectives on page 2.
• A mix of single-family and multi-family residential uses and retail/restaurant or creative office uses that positively brand the “new community”.
• A planning and development process that actively engages community stakeholders.

Minimum Submittal Requirements

The submissions must be sufficiently detailed and descriptive in SMUD’s sole discretion to assess the qualifications of the respondents. The qualifications, capabilities, and experience of the project team and quality of the development program and process consistent with the objectives of SMUD and proposed financial terms and conditions will be important considerations. Submissions of qualifications and preliminary proposals should at a minimum provide the following information:

1. Structure and Management of the Legal Entity
   • Provide the legal name of the entity submitting a response to this RFQ.
   • Identify the party authorized to represent and make decisions on behalf of the entity.
   • Describe the composition, principals, and legal form of the entity.
   • Identify the responsibilities and relevant qualifications and experience of key individuals, both “in-house” staff and consultants for the entity.

2. Statement of Financial Qualifications
   • The response should make clear the financial capability of the entity proposing to acquire the land needed for the intended development and to develop the Property consistent with the goals and objectives of SMUD and commensurate with the subsequent definitive proposal.
   • Provide information on financial roles, responsibility, and strength of the members of the legal entity.

   • Provide a description and evidence of the financial capability of the entity submitting the response to this RFQ to: (a) provide necessary capital to fund predevelopment activities; (b) secure construction and permanent loan financing if applicable; (c) provide required equity either directly and/or with capital partners; and (d) provide funding for ongoing operations (including maintenance, reserves, etc.).
   • Provide a description or examples of financing for projects the proposer has completed like the type of financing envisioned to be utilized by the proposer for acquisition and development of the Property.

3. Qualifications and Relevant Project Experience
   Provide examples and descriptions of relevant development and operating experience, including references on prior recent developments of uses like those proposed to be built (including infill, mixed use, transit-oriented, adaptive reuse, or redevelopment projects) marketed, and operated on the Property. Information should include the following:
   • Name, location, and date of the development(s);
   • Project description, including (a) infrastructure developed; (b) land uses developed, including (i) amount of gross and net building space in square feet, (ii) number of units and number of floors as applicable; (c) development phasing and timing; (d) approximate amount of equity investment and debt financing and funding sources; (e) role in project; and (f) outcome or status of project (e.g., occupancy rate, rental rates, or sales prices and absorption of housing units or nonresidential building space);
   • The original permitted land use(s) and the outcome of the entitlement process;
   • A description of the planning and entitlement process, including whether General Plan amendments, zoning changes, and associated planning entitlements were implemented for the projects;
   • Experience with the City of Sacramento entitlement process; and
   • References.

4. Land and Uses Intended to be Developed
   • Describe the land parcels and associated land uses proposed to be acquired and developed.
   • Describe the approach to meet or exceed City of Sacramento affordable housing requirements, including a brief description of the method proposed to create affordable units, the income (AMI) levels for which the units will be affordable, and the type and quantity of affordable units proposed to be developed.

5. Development Program Including Timing and Phasing
   • Describe the intended development program for the land parcels proposed to be acquired and developed.
   • The description should include initial estimates of the density/amount of building
space and parking space.

- Provide an estimate of the per-square-foot or per unit construction costs anticipated, excluding land and financing.
- Provide a preliminary performance time schedule with development phases identified.

6. Preliminary Purchase Price

- Provide a preliminary indication of the purchase price for all or portions of the Property proposed to be acquired and developed.
- Indicate whether in addition to a base price, provision would be made for SMUD to participate in future increments in value or a revenue sharing formula that reflects the value added upon development and achievement of occupancy thresholds; refinancing; and/or resale of the developed property (“Profit Participation”).

At the conclusion of the RFP process, SMUD intends to enter into an Exclusive Right to Negotiate Agreement with the selected proposer or proposers who, in the sole discretion of SMUD, offers the highest and most certain return in a reasonable time period to SMUD while implementing development consistent with SMUD’s goals, objectives, and vision for the Property. The selection process will not rely on a single monetary figure (i.e., high bid) but rather will reflect the consideration of both economic and non-economic factors.

The result of the Exclusive Right to Negotiate Agreement is intended to be a purchase and sale/development agreement (“Agreement”) with one or more developers covering the disposition and development of the Property. The Agreement(s) will specify:

- The amount of money the selected developer(s) will pay to acquire the Property and terms of payment;
- The amount and type of building space and parking facilities the selected developer(s) will construct;
- The infrastructure the selected developer(s) will construct;
- The timing (phasing) of construction of building space and infrastructure and demolition of existing improvements;
- Responsibilities for processing entitlements; and
- Other relevant terms customarily included in a purchase and sale/development agreement.

SMUD reserves the right to make its selection or selections in its sole discretion. SMUD reserves the right to consider and negotiate with more than one developer for the same parcel or parcels. In addition, SMUD reserves the right to reject any or all qualifications and proposals at any time.

Submittal Deadline

Responses to this RFQ must be submitted to Daniel Manfredi, as detailed in the Appendix to this RFQ, no later than 5 p.m. on November 26, 2019. Please see the “Time and Manner of Submission” section of the Appendix for details regarding the format and process for submissions.

Selection of Short-List of Respondents Invited to Respond to RFP

SMUD will notify interested parties of the selection of one or more respondents to be invited to submit proposals in response to the RFP issued by SMUD. During the time between the RFQ submittal deadline and the selection of finalists, SMUD may request additional information from respondents, including conducting interviews with a short-list of respondents.

Selection Criteria

The selection criteria SMUD will employ to select the developers to whom Request for Proposals will be issued will include the following:

- Qualifications and experience in planning, entitling, financing, developing, marketing, leasing and selling, managing, and operating developments consistent with the development proposed and the development vision, goals, and objectives of SMUD;
- Financial capacity, sources, and relationships to implement the proposal;
- Project qualities and features and consistency with SMUD goals and objectives;
- Approach to obtaining necessary entitlements, completing the required infrastructure and demolition and construction and marketing of building space and project development schedule; and
- Financial consideration to SMUD.

Disclosures, Representations and Warranties

SMUD and its consultants obtained the information contained in this solicitation, including Supplemental Information Package from sources deemed reliable. However, SMUD and its consultants make no guarantees, warranties or representations, nor express or imply any opinion concerning the accuracy or completeness of the information provided. Such information is furnished solely as an aid to interested parties. Interested parties are responsible for undertaking all necessary investigations on and off the property. The property is being sold “as-is” except for conditions of sale that may be negotiated.

SMUD intends to dispose the Property in an “as-is” condition subject to certain limited representations and warranties related to SMUD’s current actual knowledge: (i) SMUD has not received any written notice that the Property is in violation of any applicable laws; (ii) there are no pending or threatened condemnation proceedings, governmental investigations, or any other litigation that affects the Property; and (iii) SMUD has not received any written notice of the presence of any hazardous materials on, in, under or adjacent to the Property except for permitted hazardous materials used in conjunction with SMUD operations or as otherwise disclosed.
Appendix - Request for Qualifications No. 190180

Time and Manner of Submission:

Statements of Qualifications shall be submitted to and received by SMUD’s Supply Chain Services office no later than 5:00 p.m. November 26, 2019.

By U.S. Mail:  
Sacramento Municipal Utility District  
Supply Chain Services Office  
Attention: Daniel Manfredi, MS B404  
Request for Qualification No. 1190180.DJM  
4401 Bradshaw Road  
Sacramento, CA 95827

By Overnight or Hand Delivery:  
Sacramento Municipal Utility District  
Warehouse Operations/Supply Chain Services  
Attention: Daniel Manfredi, MS B404  
Request for Qualification No. 1190180.DJM  
9774 Kiefer Blvd.  
Sacramento, CA 95827

The mailing envelope must be clearly marked as a statement responding to SMUD Request for Request for Qualifications No. 1190180.DJM, Attention: Daniel Manfredi. The envelope shall also show the proposer’s name and address.

Statements of Qualifications shall give the full address of the Proposer(s) and shall be signed by an authorized representative or representatives. The name of each person signing the response shall be typed or printed below the signature. When requested by SMUD, satisfactory evidence of the authority of the person(s) signing on behalf of the Proposer shall be furnished.

Provide five (5) complete hard copies of the Statement of Qualifications along with a flash drive containing the contents of the submittal. In addition, Proposer must upload an electronic copy of a file containing the complete Statement of Qualifications to SMUD’s secure file transfer (SFT) site by the submission date and time. In order to receive access to the site, Proposer must send an email to Daniel.Manfredi@smud.org requesting access to the SFT site NO LATER THAN TWO (2) BUSINESS DAYS PRIOR TO DUE DATE. Any request for access to the SFT site received by SMUD less than two (2) business days prior to the due date, may be granted at the sole discretion of SMUD.

Statements of Qualification shall cover the entire scope of the Request for Qualification.

All Statements of Qualification submitted become the property of SMUD.

Revisions and Supplements:

Addenda: If it becomes necessary to revise or supplement any part of this RFQ an addendum will be provided.

Acknowledgment of Addenda: Receipt of an addendum to this RFQ by a Proposer must be acknowledged by signing and submitting the addendum signature sheet as part of the Proposer’s Statement of Qualifications.

Notice:

Finalists will receive a Notice to Proceed to the second step of the process, the Request for Proposals to purchase and develop the 59th Street site.

Once SMUD has selected finalists to submit for the Request for Proposal process, any unsuccessful Proposer(s) for the Request for Qualification process may request the reason(s) their proposal was not selected. In the event a Proposer elects to protest SMUD’s selection, the protest must be submitted in writing to SMUD’s Manager, Supply Chain, within five (5) business days of the Notice to Proceed to the Request to Proposal Process. SMUD’s Protest Policy is available upon written request to the Supply Chain Services Department.

Notice Related to Proprietary/Confidential Data:

Proposers are advised that the California Public Records Act (the “Act”, Government Code §§ 6250 et seq.) provides that any person may inspect or be provided a copy of any identifiable public record or document that is not exempted from disclosure by the express provisions of the Act. Each Proposer shall clearly mark any information in its proposal as either “proprietary” or “confidential” to be treated as such under the Act. If Proposer marking its proposal as “proprietary” or “confidential” shall be provided copies of such records or documents in SMUD’s possession which were submitted to SMUD by any Proposer pursuant to this RFQ. The Public Record Indemnity Agreement each Proposer will be required to sign and submit along with its response to this RFQ is included below.
Public Record Indemnity Agreement

_________________________, ("Proposer") shall indemnify, defend and hold SMUD, (Print Company Name) its directors, officers, agents, and employees (collectively, "Indemnitees") harmless against all claims or causes of action brought against Indemnitees seeking to cause the release or disclosure of Proposer’s submittal and related materials submitted to Indemnitees in response to SMUD Request For Qualification No. 1190180.DJM.

In the event Proposer(s) fails or refuses to indemnify or defend Indemnitees upon a timely request as provided hereunder, Proposer shall unconditionally waive all claims against, completely release and forever discharge Indemnitees from all claims, damage, loss, expense and liability Proposer may incur arising from or in any way connected to Indemnitees release of Proposer’s submittal and materials related thereto.

It is agreed that in the event of any litigation arising hereunder, the Proposer at the request of the SMUD shall submit to the jurisdiction of any court of competent jurisdiction within the State of California and will comply with all requirements necessary to give such court jurisdiction, and that all matters arising hereunder shall be determined in accordance with the law and practice of such court. It is further agreed that service of process in any such litigation may be made in the manner provided for in Section 415.40 of the California Code of Civil Procedure or in any other manner provided for in said code for service upon a person outside the State of California.

Accepted for Proposer

Company or Proposer Name: __________________________________________

Signed: ____________________________________________________________

Print Name: ________________________________________________________