

Request for Qualifications



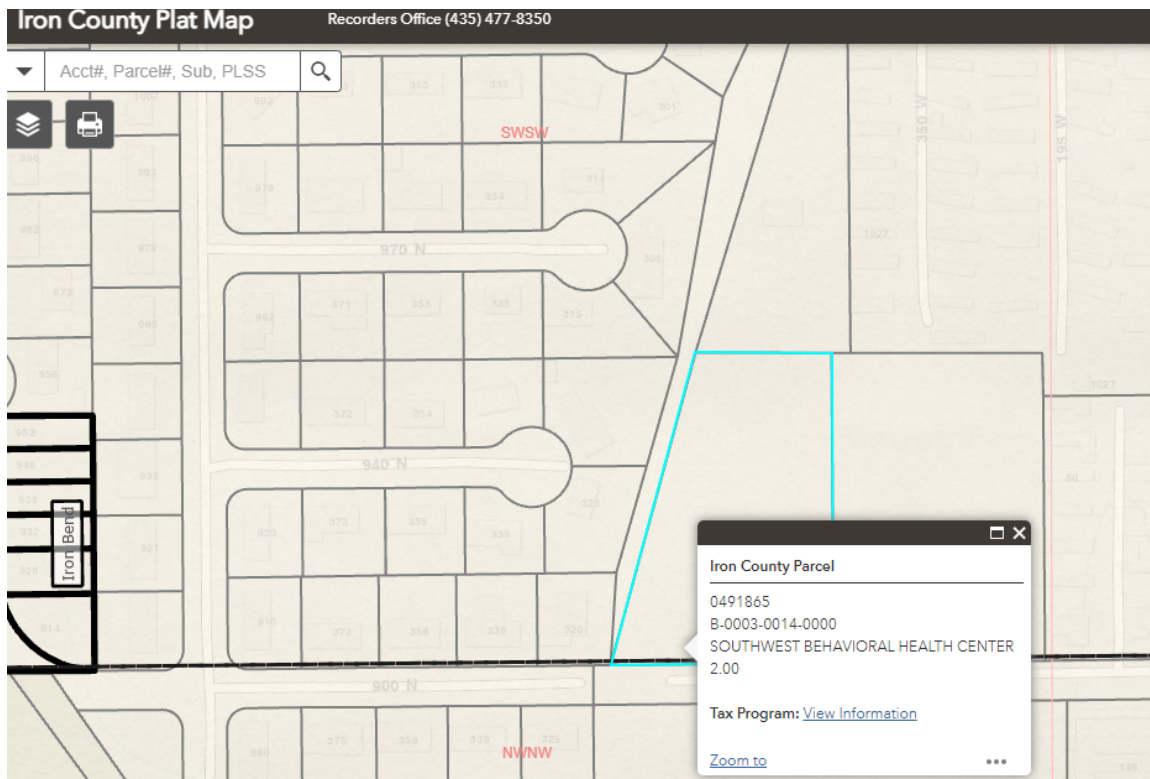
**Request for Qualifications
Bid #23-001**

For the Purchase and Conceptual Plan and
Design of Approximately 2.0
Acres of Property Located at
About 250 W 900 N
Cedar City, UT 84721

**Issue Date:
December 14, 2023**

**Submission Deadline:
January 22, 2024
1:00 P.M.**

Submit to:
Southwest Behavioral Health Center
Attn: Bill Dudleston,
Bid # 23-001
474 West 200 North
St. George, Utah 84770



INTRODUCTION

Southwest Behavioral Health Center (SBHC) is the five-county, public behavioral health authority and treatment provider, serving the residents of Beaver, Garfield, Kane, Iron and Washington counties. SBHC, in recognizing the important role of stable, secure and affordable housing in one's mental well-being, desires to make this surplus property (2.0 acres) available for the purchase and development of extremely affordable housing units that will benefit those most in need within Iron County.

To this end, SBHC invites proposals from any project team and developer experienced with extremely affordable, multi-family residential rental projects, public/private partnerships, and the financing and operation of mixed-income housing. SBHC will participate in the Project by selling (at Fair Market Value) all the land specified in Exhibit A for this specified purpose.

The project team and developer selected by SBHC must be willing to complete a well-designed Project for the Property containing a vibrant mix of uses, including, but not limited to, extremely affordable and market rate housing, resident amenity spaces and parking improvements.

SITE CHARACTERISTICS

Located in a General Commercial Zoning District, the Property is 2.0 acres in size and is in close proximity to the Iron County Care and Share Pantry and Shelter. The property is currently a flat, undeveloped field with no structures present. The project team and developer will be responsible for all soils assessment and site work necessary to construct the selected developer's preferred project on the Property. Land will be sold "as is" and all statements and descriptions herein are general in nature subject to responders' verification of site conditions and site inspection prior to submission and final agreements. The selected respondent will have the opportunity for due diligence to examine the condition of title. SBHC makes no implied or express warranties or warranties for particular purpose regarding the Property.

SUBMISSION REQUIREMENTS

Respondents must submit *three (3) hard copies* of their Statement of Qualification packet and *one (1) digital copy*. All materials will become the property of the SBHC. All submittals must be delivered to the SBHC St George Offices at the address listed on the cover page delivered no later than 1:00 PM on January 22, 2024. No submissions will be accepted at any other location.

Each submission must contain the following information:

A. Formal Letter of Interest addressed to:

Southwest Behavioral Health Center
c/o Bill Dudleston, Resource Manager
Bid # 23-001
474 West 200 North
St. George, Utah 84770

B. Firm Overview and Experience to include the following:

- Company name and location
- Brief description of company
- Number of years in business
- Number of years providing similar solutions to those contemplated herein
- Team bios for this Development Proposal, including any subconsultants

C. Project Approach

Description of your understanding of the project scope, which should include a brief overview of how the team will achieve the tasks and outcomes associated with the requested Project Scope presented above.

D. Timeline, Delivery Schedule, and Availability

A proposed timeline showing major tasks and meetings needed to achieve the desired goals, including a proposed delivery schedule. An evaluation of time available for this project by significant participants.

E. Budget and Purchase Price

An itemized budget proposal for all facets of the initial project scope outlined above and a sealed bid of the purchase price for the property.

F. Commercial or Trade References

A minimum of two (2) references that attest to the respondent's financial wherewithal or capabilities, including at least one reference from a lender or depository institution with which the respondent has a current relationship.

G. Litigation.

The respondent (firms and principals) must identify and describe any current, pending, or threatened litigation against them related to their business or real estate dealings or litigation in which they are plaintiffs.

RFQ COSTS

Respondents are responsible for all costs incurred in the development and submission of their information. SBHC assumes no contractual or other obligation as a result of the issuance of this RFQ, and SBHC does not intend to be bound to any contractual terms unless SBHC and the successful Respondent have signed a final, written agreement with respect to the subject matter of this RFQ. SBHC anticipates negotiating a purchase contract with the highest rated Responder and making an award based upon the best overall value for SBHC and Iron County. The purchase contract may provide for restrictive covenants and/or deed restrictions as necessary, in the opinion of SBHC's legal counsel, to ensure that the property is used in accordance with the Respondent's proposal. If the parties cannot reach an agreement as to the final terms of the purchase contract, SBHC may abandon efforts to enter into the agreement and retract the conditional award. SBHC may, in its sole discretion, reject any and all proposals for any reason whatsoever. As part of any purchase contract, the successful Respondent will be required to pay for an appraisal of the property, and the purchase price must be at or above the appraised fair market value.

SELECTION COMMITTEE

All Statement of Qualification packets will be reviewed and evaluated by a selection committee established by the SBHC Authority Board. The review and evaluation will be based upon information contained in the respective submission packages and their responsiveness to the evaluation criteria delineated below. The selection committee may invite the top-scoring Respondents to present their proposals to the committee.

EVALUATION CRITERIA

The Selection Committee will consider the following evaluation criteria when evaluating submissions to determine the Statement of Qualification that is in the best interest of SBHC:

- Experience with similar projects and qualifications of consultant team (1-25 points)
- Understanding and approach that satisfies Project Scope (1-10 points)
- Demonstration that financing of the project is firmly established. (1-25 points)
- Overall evaluation of the project team and its ability to provide the required services (1-10 points)

The Selection Committee may request supplemental information when it determines the necessity, including business and personal financial statements from any of, all of, or none of the respondents.

A respondent may be disqualified if any principal or officer of the respondent, or any member of its team, has been charged or convicted of a crime chargeable as a felony within the last five (5) years.

RIGHT TO REJECT PROPOSALS; DISCLAIMER

All Statement of Qualification packets, upon submission to SBHC, shall become SBHC's property for its use as deemed appropriate. By submitting a qualification packet, the respondent covenants not to make any claim for or have any right to damages because of any misinterpretation or misunderstanding of the specification, or because of any misinformation or lack of information. Nothing contained in this RFQ shall create any contractual relationship between the respondent and SBHC. SBHC accepts no financial responsibility for costs incurred by any respondent in responding to this RFQ.

All qualification packets submitted to SBHC shall become a matter of public record and shall be regarded as public, unless the Respondent has made a valid claim as to a record as allowed under this paragraph. Under the Utah Government Records Access Management Act (Utah Code Sections 63G-2-305(1) and (2) and 63G-2-309(1)(a)(i)), if a respondent believes that a portion of a proposal or

supplemental information should be classified as a trade secret or commercial information that is protected from being released pursuant to a government records request, the respondent must include with the submittal a written claim of business confidentiality and a concise statement of reasons supporting the claim. Each element of a proposal that the respondent desires not to be considered a public record must be clearly marked. Any blanket statement (i.e., regarding entire pages, documents, or other non-specific designations) shall not be sufficient and shall not bind SBHC in any way whatsoever. If disclosure is required under the Utah Government Records Access Management Act (GRAMA) or otherwise by law (despite the respondent's request for confidentiality), SBHC shall not in any way be liable or responsible for the disclosure of any such records or part thereof.

SBHC used its best efforts in collecting and providing the information contained in this RFQ. SBHC assumes no responsibility for economic, physical, or demographic factors which may affect or alter the opinions contained in this RFQ. In preparing the RFQ, SBHC relied on information furnished by other individuals or information found in previously existing records and/or documents. Unless otherwise indicated, such information is presumed to be reliable. However, no warranty, either express or implied is given by SBHC for the accuracy of such information and SBHC assumes no responsibility for information relied upon and later found to have been inaccurate. SBHC assumes no responsibility for hidden or unapparent conditions of the property, subsoil or ground water that render the subject property more or less valuable. No responsibility is assumed for arranging engineering, geologic or environmental studies that may be required to discover such hidden or unapparent conditions.

SBHC may elect to deem a submission non-responsive if the submission fails to comply with specific requirements of this solicitation. SBHC reserves the right to reject any and all proposals in its sole discretion, and to decline to offer or withdraw the RFQ for this property.

ATTACHMENTS

The following documents are attached:

Exhibit A: Aerial Photo of the 2.0-acre project area and legal description

Exhibit B: Vicinity Map

Exhibit A
Aerial Photo of the 2.0-Acre Project Area



Parcel No. B-0003-0014-0000

Legal Description

BEG N89°22'36"E ALG SEC LN 753.71 FT FR SW COR SEC 2,T36S,R11W, SLM; N03°09'11"E 13.28 FT; N15°54'22"E 387.16 FT; N89°22'36"E 170.64 FT; S0°26'27"E 384.42 FT; S89°22'36"W 280.44 FT TO POB; SUBJ TO 20 FT UTIL EASE ALG S LN & 7.5 FT UTIL EASE ALG N & W LN OF SD PROP; SUBJ TO IRRIG DITCH EASE DESC REC BK 1132/1128; SUBJ TO U/G R/W EASE DESC REC BK 1204/824.