

REQUEST FOR QUALIFICATIONS (RFQ)

FROM

**REAL ESTATE DEVELOPERS OR
DEVELOPMENT TEAMS**

As Requested by

THE CITY OF RIO RANCHO, NEW MEXICO

For the sale or long-term ground lease of Tract No. 4 in the City of Rio Rancho's Central Business District for the sole purpose of constructing a Class A retail/office building adjacent to Rio Rancho's new City Hall



RFQ No.: 09-AD-07

RFQ SUBMITTAL DUE DATE: MAY 18, 2009

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Request for Statement of Qualifications Requirements and Submission Instructions

The RFQ due date is May 18, 2009 at 10:00 a.m. local time. Respondent's submissions will be received at the City Clerk's Office, first Floor, City of Rio Rancho, City Hall, 3200 Civic Center Circle NE, Rio Rancho, New Mexico, 87144.

Submit 1 Original and 5 copies of your response this RFQ

FINANCIAL SERVICES OFFICE

This RFQ is issued on behalf of the City of Rio Rancho, New Mexico by the Financial Services Department, which is the sole point of contact during the procurement process. Communications initiated by respondents with members of the Governing Body or City personnel, other than as coordinated by Financial Services Staff, shall be grounds for respondent disqualification. Responses must be submitted in a sealed package or envelope listing the following information on the outside:

RFQ Title:

For the sale or long-term ground lease of Tract No. 4 in the City of Rio Rancho's Central Business District for the sole purpose of constructing a Class A retail/office building adjacent to Rio Rancho's new City Hall

Any inquiries or requests during this shall be submitted in writing to Steve Ruger, the City's point of contact, at the following address:

City of Rio Rancho
Department of Financial Services
Attention: Steve Ruger, Contracts Administrator
3200 Civic Center Circle NE
Rio Rancho, New Mexico 87144
(505) 896-8763 or sruger@ci.rio-rancho.nm.us

Pre-Submission Meeting / Site Review

An optional pre-submission / site review meeting will be held on **April 20, 2009**, at 10:30 AM in the Financial Services West conference room located on the 3rd floor of City Hall, 3200 Civic Center Circle NE, Rio Rancho, New Mexico 87144. Please telephone or e-mail Steve Ruger at the above number or e-mail address to confirm your attendance.

Written Questions

The last day for submission of written questions will be **April 27, 2009**. Any questions received by the City after that date will be deemed late and **WILL NOT** be answered.

SECTION 1 – GENERAL INFORMATION & REQUIREMENTS

1.1 GENERAL INFORMATION: The City of Rio Rancho, New Mexico (“City”) is soliciting Statements of Qualifications (“SOQ”) for the selection of a real estate developer or a development team for the sole purpose of constructing a Class A retail / office building adjacent to Rio Rancho’s new City Hall on Tract No. 4 (“the Project”), in accordance with the terms, conditions, and requirements set forth in this RFQ.

1.1.1 This RFQ is the first step in the City’s three-step process for selecting a firm for the Project. The RFQ provides the information necessary for interested respondents to prepare and submit a package for consideration and initial ranking by the City. Based on the initial ranking, the City may select up to ten (10) of the top ranked respondents to participate in the second step of the selection process.

1.1.2 In the second step of the selection process, Request for Proposals (“RFP”) may be issued by the City to the top ten (10) firms selected in step one. The RFP will ask the selected respondents to submit additional information to the City, such as a proposed site plan, building elevations, and expected lease rates. The City will then rank the responsive submissions based on the selection criteria published in the RFP.

1.1.3 In the third and final step of the selection process, interviews with the highest ranked respondent(s) will be conducted. The City will then make a final decision on and select the “most” qualified firm for negotiations. Should negotiations be unsuccessful with the City’s first choice, the City will evaluate whether to pursue negotiations with lower ranked responses, terminate the process or start again.

1.2 PUBLIC INFORMATION: All information, documentation, and other materials submitted in response to this RFQ are considered non-confidential and/or non-proprietary and are subject to public disclosure after the RFQ is completed.

1.3 TYPE OF CONTRACT: The ultimate contract resulting from this selection process (described above) will be the sale of fee simple real property or a long-term ground lease of Tract No. 4. The City hereby reserves the option to select or modify the contract format as part of final negotiations with the company deemed to be most qualified for the City of Rio Rancho.

1.4 EVALUATION OF RESPONSES: The evaluation of the responses shall be based on the requirements described in this RFQ. All properly submitted responses will be reviewed, evaluated, and then ranked by the City. The top ten (10) ranked respondents may be selected by the City to participate in step two of the selection process.

1.4.1 Respondents need not include any information expected to be requested in round two of this selection process. Such information will be further identified and solicited from firms qualified by the City to participate in step two of the selection process.

1.5 CITY’S RESERVATION OF RIGHTS: The City may evaluate the responses to this RFQ based on the anticipated completion of the Project. The City reserves the right to reject any and all responses and re-solicit for new responses, or to reject any and all submissions and temporarily or permanently abandon the Project. The City makes no representations, written or oral, that it will enter into any form of agreement with any respondent to this RFQ and no such representation is intended or should be construed by the issuance of this RFQ.

- 1.6** **RESPONDENT’S ACCEPTANCE OF EVALUATION METHODOLOGY:** By submitting a response to this RFQ, respondents accept the evaluation process and acknowledges and accepts that ranking the packages received by the City will require subjective judgments by the Evaluation Team.
- 1.7** **NO REIMBURSEMENT OF COSTS:** Respondent acknowledges and accepts that any costs incurred from the respondent’s participation in this RFQ shall be at the sole risk and responsibility of the respondent. Respondents submit packages at their own risk and expense.
- 1.8** **ELIGIBLE RESPONDENTS:** Only lawfully formed businesses may submit responses to this RFQ (this does not preclude a respondent from using consultants or teaming arrangements). The City will review, evaluate and rank the formal legal entity submitting the response to the RFQ. Should respondents expect to create a special purpose entity, such as a limited liability company to ultimately undertake the project, respondents should disclose this fact within the formal submission.
- 1.9** **BRIBES GRATUITIES & KICKBACKS:** The City of Rio Rancho Procurement Code, Section 36.37 paragraph B, notes that New Mexico criminal statutes impose felony penalties for illegal bribes, gratuities, and kickbacks.
- 1.10** **RFQ EVALUATION CRITERIA / SCORING**

The following table presents the evaluation criteria / points that the Evaluation Team will employ to score response to this RFQ. The maximum point total is 200.

RFQ EVALUATION CRITERIA		TOTAL POINTS
(1)	<u>CRITERION ONE: STATEMENT OF INTEREST, QUALIFICATIONS AND FINANCIAL ABILITY TO UNDERTAKE THE PROJECT</u>	30
(2)	<u>CRITERION TWO: EXAMPLES OF PAST DEVELOPMENT PROJECTS</u>	35
(3)	<u>CRITERION THREE: QUALIFICATIONS OF PROJECT TEAM</u>	40
(4)	<u>CRITERION FIVE: ABILITY TO ESTABLISH BUDGETS AND CONTROL COSTS ON PAST PROJECTS</u>	30
(5)	<u>CRITERION SIX: ABILITY TO MEET SCHEDULES ON PAST PROJECTS</u>	30
(6)	<u>CRITERION SEVEN: ABILITY TO IDENTIFY AND RESOLVE PROBLEMS ON PAST PROJECTS</u>	25
(7)	<u>CRITERION EIGHT: QUALITY OF RESPONSE / ADHERENCE TO INSTRUCTIONS</u>	10
	MAXIMUM POINTS	200

1.11 EVALUATION TEAM: The Evaluation Team may include any combination of the following:

1. Representatives from the office of the City Manager, Development Services Department, Department of Public Infrastructure, and Finance;
2. Representatives from external architectural and engineering firms; and
3. Other representatives as determined by the City Manager.

SECTION 2 – EXECUTIVE SUMMARY**2.1 PROJECT DESCRIPTION:**

The new Class A retail / office building shall be built on Tract No. 4, located in the City's new CBD and adjacent to Rio Rancho's new City Hall. As a result, it will become part of Rio Rancho's 160-acre downtown development project, which also includes a 6,500 – fixed seat event center and several other impressive facilities either under construction or planned. The City expects that new Class A retail / office building will include at least three stories, a natural transition to/from City Hall and encompass between 75 and 80,000 square feet of space. The LEED rating system offers four certification levels for new construction -- Certified, Silver, Gold and Platinum. The City will require the building to meet Certified status at a minimum.

The City assumes the Class A building will consist of a practical mix of retail, office and perhaps urban residential space. Tract No. 4 consists of approximately 2.4268 acres of land. Tract No. 4 is located adjacent to the south end of the Rio Rancho's new City Hall. The site is two tiered, relatively flat and is currently covered with approximately three to four inches of two inch crushed stone to retard dust and erosion.



Tract No. 4 Facing North

The City expects to need approximately 10,000 square feet of space in the new building. The City's space would be used for the headquarter operations of the Rio Rancho Fire Department and the new location of the Rio Rancho Convention and Visitors Bureau. The City would like an option to purchase the building at any point following the third anniversary of the issuance of the building's Certificate of Occupancy.

Prior to being covered with stone, Tract No. 4 served as the laydown yard for Gerald Martin Construction, the builder of Rio Rancho's new City Hall. To the best of the City's knowledge, information and/or belief there are no environmental, biological and/or cultural issues associated with Tract No. 4. Respondents to this RFQ are, however, responsible for conducting their own due diligence. Access to Tract No. 4, for the purpose of conducting due diligence testing, as may be reasonably required, shall be granted in writing by the City.

A survey of Tract No. 4 appears as Exhibit A to this RFQ. Tract No. 4's Legal Description is attached hereto as Exhibit B. Exhibit C provides a description of the CBD and developments currently underway and/or planned. Please see Exhibit E for the CBD Zoning Ordinance. Tract No. 4's actual street address is 3100 Civic Center Circle, NE, Rio Rancho, New Mexico 87144.

2.2 PROJECT PLANNING SCHEDULE:

The City's schedule for Project milestones are as follows:

	<u>Date</u>
RFQ Issued:	April 6, 2009
Pre-Submission Meeting / Site Tour:	April 20, 2009
Last Day to Submit Questions:	April 27, 2009
RFQ Due Date:	May 18, 2009
Selection of Top Respondents:	May 25, 2009
RFP Issued to Top Respondents:	June 1, 2009
RFP last Day to Submit Questions:	June 15, 2009
RFP Due Date:	June 29, 2009
Respondent Interviews:	July 6, 2009
Final Respondent Selection: / Negotiations:	July 13, 2009
Project Closing:	August 3, 2009
Start of Construction:	ASAP thereafter

SECTION 3 – REQUIREMENTS FOR STATEMENT OF QUALIFICATIONS

Respondents shall carefully read the information contained in this RFQ and submit a Letter of Interest and complete Statement of Qualifications with answers to all questions in Section 3 formatted as directed in Section 4. Incomplete submittals will be considered non-responsive and subject to rejection.

3.1 CRITERION ONE: RESPONDENT'S LETTER OF INTEREST, QUALIFICATIONS AND FINANCIAL ABILITY TO UNDERTAKE THE PROJECT:

3.1.1. Please provide a Letter of Interest as the introduction to your submission. The letter should summarize your firm's submission and unique qualifications as they pertain to this particular Project.

- 3.1.2. Describe your company and provide a statement on the availability and commitment of the respondent, its principal(s), its partners, if applicable; subcontractors and assigned professionals to undertake the project.
- 3.1.3. Describe the ability of the respondent to finance the project, including the level of expected equity required.
- 3.1.4. Please identify any development projects that your firms started to construct, but was unable to complete and explain the reason(s) for the inability to complete the project.

3.2 CRITERION TWO: EXAMPLES OF PAST DEVELOPMENT PROJECTS:

- 3.2.1 Provide examples of past development projects completed by your firm. This information should be presented project profile format and include the following, at a minimum:
 - Name of Facility
 - Location
 - Owner
 - Original Budget and Final Budget
 - Time to complete from Notice to Proceed to Certificate of Occupancy
 - Lease Rates / Type
 - Picture of Facility
- 3.2.2 Provide details of any past or pending litigation, or claims filed, against your firm that may affect your performance should your firm or development team be selected for this project.
- 3.2.3 Please provide details of any municipal or county incentives that were used to help facilitate the above referenced projects and your expectations regarding the City of Rio Rancho's involvement in this Project.
- 3.2.4 References: For each project listed above, identify the following:
 - The Owner's name and representative who served as the day-to-day liaison during the design and construction phases of the project, including telephone number
 - Architect/Engineer's name and representative who served as the day-to-day liaison during the construction phase of the project, including telephone number
 - Length of business relationship with the Owner

References shall be considered relevant based on specific project participation and experience with the Respondent. The City may contact references during any part of this process. The City reserves the right to contact any other references at any time during the process.
- 3.2.5 Did any of the projects profiles presented above receive an award for construction excellence from a recognized organization and provide descriptive information for each.

3.3 CRITERION THREE: QUALIFICATIONS OF PROJECT TEAM:

- 3.3.1 Provide an organizational chart of your proposed team, including all substantive members of the Team.
- 3.3.2 Provide a one-page corporate / company profile on each entity and describe their role in the project.
- 3.3.3 Provide a résumé of the proposed construction manager that will be directly involved in the Project, including his/her experience with similar projects and the number of years with direct responsibility for similar projects.
- 3.3.4 Identify any consultants that are included as part of the proposed team, including the proposed leasing agent. List projects for which the consultant(s) and leasing agent have worked with the respondent. Provide the résumé and credentials of the leasing agent.

3.4 CRITERION FOUR: RESPONDENT'S ABILITY TO ESTABLISH BUDGETS AND CONTROL COSTS ON PAST PROJECTS:

- 3.4.1 Describe your cost estimating methods
- 3.4.2 .Describe your past experience meeting budget and controlling costs on past projects.
- 3.4.3 Describe your cost control methods during construction. From any three (3) projects listed in response to Section 3.2 of this RFQ, provide examples of how these techniques were used and the degree of accuracy achieved.
- 3.4.4 Describe your methodology for working with the Project Architect / Engineer and their consultants to deliver the project on time and on budget.

3.5 CRITERION FIVE: RESPONDENT'S ABILITY TO MEET SCHEDULES ON PAST PROJECTS:

- 3.6.1 Describe how your firm will develop, maintain and update the project schedule during design and construction.
- 3.6.2 Describe your approach, procedures, and methodology with regards to timely building commissioning, the punch-list process, timely punch-list completion and resolution, the City occupancy process, project closeout, and warranty call back issues with consideration for occupied facilities.

3.6 CRITERION SIX: RESPONDENT'S ABILITY TO IDENTIFY AND RESOLVE PROBLEMS ON PAST PROJECTS:

- 3.6.1 Describe your understanding of the City of Rio Rancho's development processes.
- 3.6.2 Describe. any special considerations/concessions you feel would help support the timely construction of the office/retail building.

- 3.6.3** For any combination of three projects listed in response to Section 3.2 of this RFQ, describe any conflicts with the Owner, Consultants, Architect/Engineer, or subcontractors and describe the methods used by the Respondent to resolve those conflicts.

3.7 QUALITY OF RESPONSE / ADHERENCE TO INSTRUCTIONS

Has the respondent submitted a Letter of Interest and professional SOQ following the directions as contained in this RFQ.

SECTION 4 – FORMAT FOR STATEMENT OF QUALIFICATIONS

4.1 GENERAL INSTRUCTIONS:

- 4.1.1 Responses shall be prepared SIMPLY AND ECONOMICALLY, providing a straightforward, CONCISE description of the respondent's ability to meet the requirements of this RFQ. Emphasis shall be on the QUALITY, completeness, clarity of content, responsiveness to the requirements, and an understanding of City's needs.
- 4.1.2 Responses shall be limited to a MAXIMUM OF SIXTY (60) PRINTED PAGES. The cover, table of contents and divider sheets do not count as printed pages.
- 4.1.3 Respondents shall carefully read the information contained in this RFQ and submit a complete response to all requirements and questions as directed. Incomplete submissions will be considered non-responsive and subject to rejection.
- 4.1.4 The Statement of Qualifications and any other information submitted by respondents in response to this RFQ shall become the property of the City.
- 4.1.5 Submissions that are qualified with conditional clauses, alterations, items not called for in the RFQ documents, or irregularities of any kind are subject to rejection by the City, at its option.
- 4.1.6 The City makes no representations of any kind that an award will be made as a result of this RFQ, or subsequent RFP. The City reserves the right to accept or reject any or all submissions, waive any formalities or minor technical inconsistencies, or delete any item/requirements from this RFQ when deemed to be in City's best interest.
- 4.1.7 Submissions shall consist of answers to questions identified in Section 3 of the RFQ. It is not necessary to repeat the question in the Qualifications; however, it is essential to reference the question number with the corresponding answer.
- 4.1.8 Failure to comply with all requirements contained in this RFQ may result in the rejection of the submission.
- 4.1.9 Receipt of an addendum of this RFQ by a respondent must be acknowledged either: (a) by signing and returning the addendum or (b) by letter. Such acknowledgment may be submitted with your response. This acknowledgment must be received prior to the hour and date specified for receipt of offers.

4.2 PAGE SIZE, BINDING, DIVIDERS, AND TABS:

- 4.2.1 Submissions shall be printed on letter-size (1-1/2" x 11") paper and assembled with spiral-type bindings or contained in three (3) ring binders.
- 4.2.2 The respondent may submit additional attachments, but shall NOT be included with the Qualifications. Only the responses provided by the respondent to the questions identified in Section 3 of this RFQ will be used by the City for evaluation.
- 4.2.3 Separate and identify each criteria response to Section 3 of this RFQ by use of a divider sheet with an integral tab for ready reference.

4.3 TABLE OF CONTENTS:

- 4.3.1 Submittals shall include a "Table of Contents" with corresponding page numbers for each part of the Qualifications.

4.4 ACKNOWLEDGEMENT FORM:

All firms interested in submitting Qualifications must complete and return the Acknowledgement Form attached hereto as Exhibit F.

4.5 SUBMISSION OF RESPONSE:

- 4.5.1 Time:** Submissions not received by the time and date indicated in this RFQ will not be accepted.
- 4.5.2 Hand Carried:** Submissions may be hand carried to the City Clerk's Office on the 1st floor of the Rio Rancho City Hall, 3200 Civic Center Circle NE, Rio Rancho, New Mexico, 87144.
- 4.5.3 Mailed:** Responses may be mailed to the attention of the City Clerk's Office, City of Rio Rancho, 3200 Civic Center Circle NE, Rio Rancho, New Mexico, 87144. The City shall not be responsible for offers that are mailed and not received by the opening date and time specified in the solicitation.
- 4.5.4 Receipts:** Receipts for hand delivered SOQs shall be issued by the City Clerk's Office (upon request) for submissions, which are hand carried.
- 4.5.5 No Other Methods of Response Delivery:** Neither telephone, telegraphic, nor facsimile submissions shall be accepted.

EXHIBIT A
SURVEY TRACT NO. 4

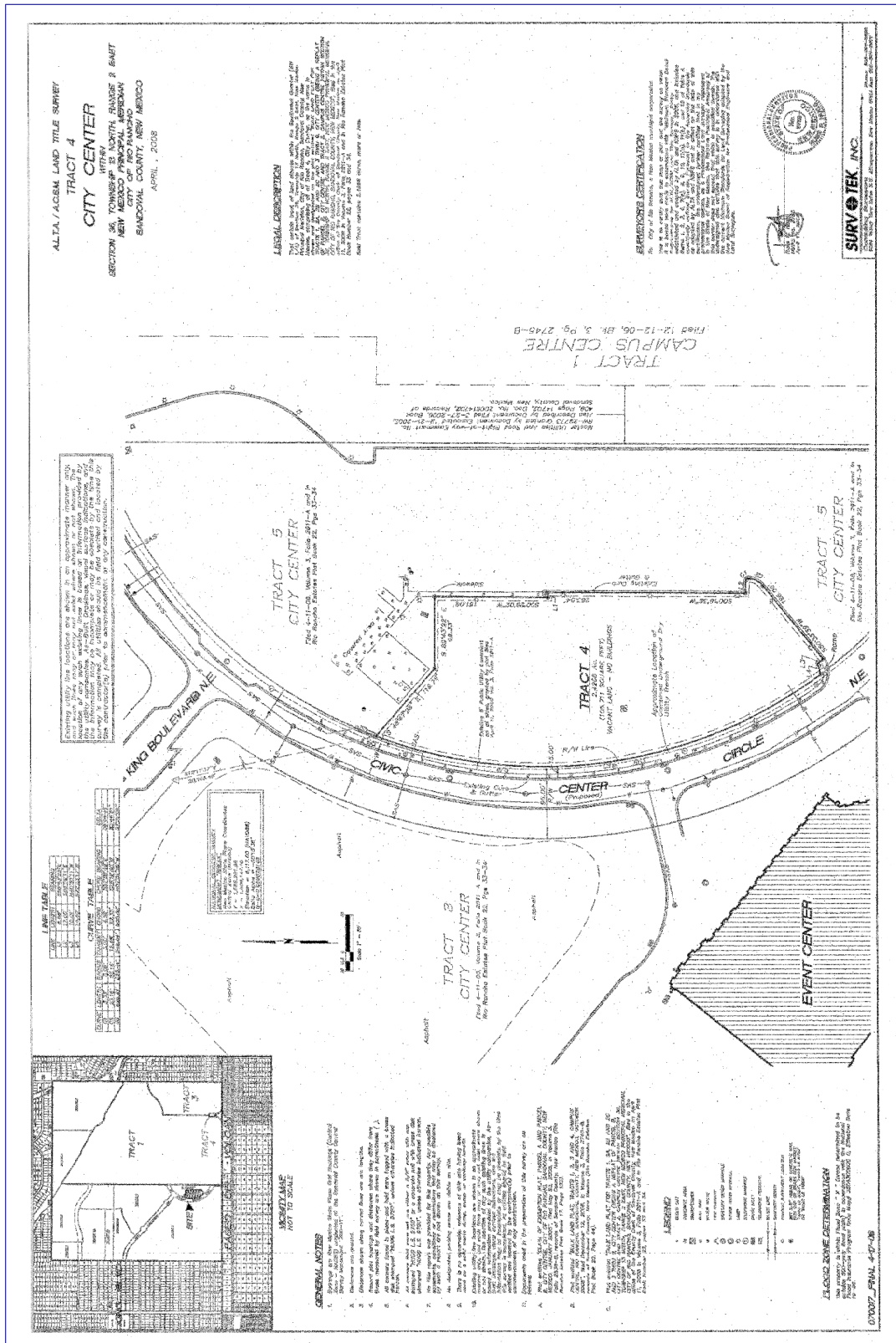


EXHIBIT B
LEGAL DESCRIPTION OF TRACT NO. 4

That certain parcel of land situate within Section 36, Township 13 North, Range 2 East, New Mexico Principal Meridian, City of Rio Rancho, Sandoval County, New Mexico, comprising a Southeasterly portion of Parcel B, City Centre, as the same is shown and designated on said plat filed for record in the office of the County Clerk of Sandoval County, New Mexico on May 23, 2005, in Volume 3, Folio 2538-B, being more particularly described by survey performed by Russ P. Hugg, New Mexico Professional Surveyor Number 9750 using New Mexico State Plane Grid Bearings (Central Zone - NAD83) and ground distances as follows:

Beginning at the Northwest corner of the parcel herein described, said point being a point on the Easterly proposed right of way line of City Centre Drive from whence the National Geodetic Survey Monument "BREAK" bears N 12°17'37" W, 20,105.46 feet distant; Thence,

S 48°47'28" W, 119.75 feet to a point; Thence,

S 89°43'22" E, 96.33 feet to the Northeast corner of the parcel herein described; Thence,

S 00°28'02" W, 151.09 feet to a point; Thence,

S 89°43'22" E, 6.68 feet to a point; Thence,

S 00°16'38" W, 263.54 feet to a point; Thence,

S 86°59'11" W, 17.00 feet to a point of curvature; Thence,

Southeasterly, 5.33 feet on the arc of a curve to the right (said curve having a radius of 3.09 feet, a central angle of 98°44'46" and a chord which bears S 37°36'48" W, 4.69 feet) to a point of compound curvature; Thence,

Southwesterly, 23.16 feet on the arc of a curve to the right (said curve having a radius of 25.14 feet, a central angle of 52°46'51" and a chord which bears S 28°16'45" W, 22.35 feet) to a point of tangency; Thence,

S 50°33'39" W, 126.05 feet to a point; Thence,

N 40°50'11" W, 10.01 feet to a point; Thence,

S 72°23'17" W, 14.40 feet to a point on curve, said point being on said Easterly proposed right of way line of City Centre Drive; Thence,

Northwesterly, 626.91 feet on the arc of a curve to the right (said curve having a radius of 623.41 feet, a central angle of 57°37'02" and a chord which bears N 07°51'58" W, 600.82 feet) to the point and place of beginning of the parcel herein described.

Said parcel contains 2.4268 acres (105,711 Square Feet), more or less.

EXHIBIT C

CENTRAL BUSINESS DISTRICT DESCRIPTION

Introduction

The City of Rio Rancho is New Mexico third largest City in terms of population. It is regularized recognized as having one of the lowest crime rates in the state and being the fastest growing community. Among the City's recent accolades' are: 1.) America's Best Places to Live in 2005 rank # 83 by Money Magazine poll of 745 places using 38 quality of life indicators, 2.) America's Best places to Live in 2006 Rank # 56 by Money Magazine, and 3.) United States 83rd best place to live and launch a business in March of 2008 by Fortune Small Business Magazine.

As previously mentioned, Tract 4 is part of the City's new Central Business District project. The development of the CBD was initiated following the purchase of approximately 160 acres of property from the New Mexico State Land Office.. The CBD is located in central Rio Rancho near the intersection of Unser Boulevard and King Blvd NE.

The 160-acre CBD project is intended to serve as a pedestrian friendly town center with a focus on entertainment, civic and cultural activities and providing a variety of attractive and inviting public gathering spaces. The City's main goal is to develop City Center to the highest standards and at a practical market driven pace, comprised of a traditional mix of government, retail, housing, and entertainment venues.

Several developments in the CBD have already been completed and others are underway and still others are getting ready to start. Completed projects include the City's \$16 million, four story, new City Hall (pictured below) and its \$47 million, 6,500 – fixed seat events center (Santa Ana Star Center), totaling some 165,000 square feet.

Rio Rancho City Hall



The new City Hall Opened August 2007, Hartman / Majewski Design Group, Inc. of Albuquerque served as architect with Gerald Martin Construction as the builder.

CBD Zoning Ordinance

Tract 4 lies within the City's Central Business District zone. Attached hereto as Exhibit E is the CBD Zoning Ordinance. The construction of a Class A office / retail building is consistent within the CBD zone and is a permissible use.

CBD Master Plan

The City's Department Services Department (DSD) developed and the City's Governing Body has adopted the CBD Master Plan. The purpose of the CBD Master Plan is to guide the development of the CBD. See Exhibit D for a Web link to this document.

CBD Regulating Design Standards

The City's DSD also developed a set of Regulating Design Standards for the CBD. The Regulating Design Standards supplement the Master Plan and are to be used as a further guide to the development of the CBD. See Exhibit D for a Web link to this document.

Infrastructure

Tract 4 of the CBD lies in close proximity to both wet and dry utilities. The City provides water and wastewater services, Public Service Company of New Mexico, electric service; New Mexico Gas Company, natural gas; CableOne, CATV and broadband, and Qwest, telecommunications and broadband. The City would assist Respondents confirm the location and capacity of services by helping to arrange meetings with the respective utilities personnel. Waste Management, Inc. (WMI) provides solid waste services to all of Rio Rancho. See Exhibit D for Web links to these businesses.

Santa Ana Star Center

The Santa Ana Star Center (SASC) (pictured below) is a 6,500 fixed seat multi-purpose event center. The SASC opened in October of 2006 and is currently home to the New Mexico Scorpions hockey team,



New Mexico Wildcats arena football team, and recently hosted the first round of the women's intercollegiate National Invitational Tournament.

Sink Combs Dethelfs Architects of Denver designed the facility, Hunt Construction of Dallas served as Construction Manager at Risk with local contractor, Bradbury and Stamm. The SASC was completed on time and within budget. The SASC occupies approximately 165,000 square feet of space, features 26 luxury suites, 500 club seats, a VIP Lounge, and four club suites. The SASC events range from tradeshow, conventions, graduations, performing arts, concerts, and sporting events. The facility cost approximately \$47 million.

Hewlett Packard Company

Hewlett Packard Company (HP) is currently having a 3 story, 218,000 square foot office building built that HP will lease just to the west of Tract 4 in the CBD. HP is expected to initially employ around 1,350 and has enough space in the building to employ up to 1,800 people. An artist rendering of the facility is presented below. The 218,000 square foot building will serve as an HP customer service and technical support center. Ground was officially broken on January 7, 2009, and HP's target operational date is December 2009. The facility sits on approximately 17 +/- acres of CBD property and the projects total cost is expected to reach about \$63 million.



University of New Mexico Rio Rancho Campus

The University of New Mexico (UNM) has acquired approximately 220 acres of land immediately to the east of the Tract 4. UNM broke ground on its first campus building in February of 2009. This 42,000-square-foot building is anticipated to be completed in time for classes to begin for the spring semester of 2010. This Phase 1 building will have classroom space, a small bookstore, a food service area, a common area, and office space for student support and for the UNM Medical Group as they prepare for the construction of the UNM Sandoval Regional Medical Center. The estimated cost for the Phase 1 building is \$10.5 million. This two-story building will be a half mile from CNM's first Rio Rancho campus building, with a new road connecting both buildings.

UNM's existing partnership with CNM will allow students to get a two-year community college degree with the opportunity to earn a bachelor's, master's or eventually a PhD from UNM West. A $\frac{1}{4}$ of 1% increase in the City's Gross Receipts Tax rate was passed by voters to assist with construction of the campus in March of 2008.

An artist's rendering of UNM's first building appears on the next page.



UNM Sandoval Regional Medical Center

In May 29, 2008, UNM also announced plans to build a medical center as part of its campus site. The medical center's anticipated opening date is 2011. This facility will be built and financed in conjunction with the Legacy Hospital Partners Group. In November of 2008, voters in Sandoval County voted to raise their property taxes by 4.25 mills or \$283.33 in taxes per year for a home with an assessed value of \$200,000 for the purpose of supporting the operations of hospitals in Sandoval County.

Once open, the medical center will have 75 private rooms and with the capability to expand to 120 beds. More than 400 workers are expected in the first year, growing to over one thousand by year 10 of operations. Services provided at this teaching hospital will include emergency services, urgent care, surgical services, orthopedics, oncology, physical therapy, and much more. It is anticipated that the economic impact of this medical center will be over one billion dollars.

Central New Mexico Community College

Central New Mexico Community College (CNM) has acquired 40 acres of property just to the north of the UNM campus and is planning to begin construction on its first building within approximately ninety days (approximately July of 2009) and be ready for classes in 2010. The campus will open its doors offering classes in nursing, computer and information technology, business administration, and liberal arts classes. The first building, pictured on the top of the next page, will comprise approximately 47,500 square feet of space. Among the uses of the space will be biology classrooms and labs; chemistry classrooms and labs; nursing lab; simulation lab; and general classrooms plus faculty offices and a student services center. The building is designed to achieve LEED Silver Certification. Rio Rancho residents voted to increase their property taxes to support the opening of the CNM campus in November of 2007.



Rancho Public School District

The Rio Rancho Public School District is also in the process of constructing a new \$70 + million high school approximately two miles to the East on approximately 150 acres of property. Students residing north of Northern Blvd. will attend the new high school. For the 2009 – 2010 school year estimates of student population range from a low of 1,651 to a high of 1,849. In the 2010 -2011 school year, these estimates increase to a low of 2,207 to a high of 2,604.

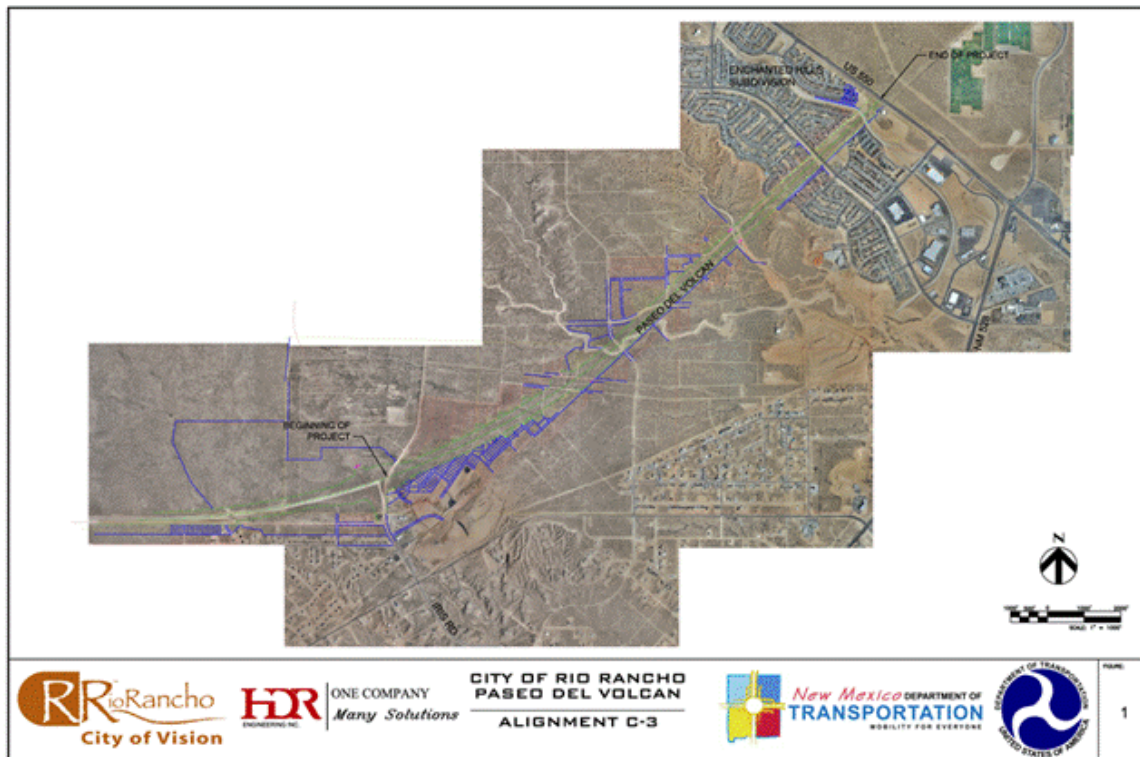


Paseo del Volcan

Access to the CBD (East / West) is from Paseo del Volcan (PDV); a limited access state highway with access interchanges approximately every mile and Unser Blvd (North / South). Funding to construct PDV has been secured via federal, State, and local funding. The City is currently working to complete the Iris to US 550 portion of the PDV project as depicted on the following page.

The City was previously awarded a \$14.4 million grant from the New Mexico Department of Transportation via federal funds for this project. On March 05, 2009, the Mid-Region Council of Governments awarded the City \$14 million of its forthcoming federal stimulus package funding for this project. On March 10, 2009, voters approved a general obligation road improvement bond for \$25 million. Of this amount, \$2.9 million will be used to fund the matching requirement necessary to access the previously awarded grant amount of \$14.4 million.

The most recent estimate to complete this extension is approximately \$28 million. Construction on this extension is anticipated to begin in August of 2009. About 3.9 miles of Paseo del Volcan is already in place and is located between Unser and Iris Boulevards. It provides access to Rio Rancho City Hall, the Santa Ana Star Center, forthcoming V. Sue Cleveland High School, and the entire CBD.



Sandoval County Property Tax Rates

The Sandoval County Property Tax Rate Certificate is attached to this RFQ as Exhibit F.

Disclaimer

Information obtained from sources deemed reliable, but not guaranteed.

EXHIBIT D
ADDITIONAL DOWNLOADABLE RESOURCES

City of Rio Rancho Website	http://www.ci.rio-rancho.nm.us/index.asp
CBD Zoning Ordinance	http://www.ci.rio-rancho.nm.us/index.asp?nid=663
CBD Master Plan	http://www.ci.rio-rancho.nm.us/index.asp?nid=663
CBD Regulating Design Standards	http://www.ci.rio-rancho.nm.us/index.asp?nid=663
City Retail Development Web Page	http://www.ci.rio-rancho.nm.us/index.asp?nid=663
Greater Rio Rancho Chamber of Commerce	http://www.rrrcc.org/
Rio Rancho Economic Development Corp.	http://www.rredc.org/
Rio Rancho Public School System	http://www.rrps.net/
Sandoval County	http://www.sandovalcounty.com/
Public Service Company of NM	http://www.pnm.com/
New Mexico Gas Company	http://www.nmgco.com/
CableOne	http://www.cableone.net/AAU/Pages/default.aspx
Qwest	http://www.qwest.com/
City of Rio Rancho Water and Wastewater	http://www.ci.rio-rancho.nm.us/index.asp?nid=1190
Waste Management, Inc.	http://newmexico.wm.com/riorancho/index.html
Bureau of Business and Economic Research	http://bber.unm.edu/
UNM Rio Rancho Campus	www.unm.edu
CNM Rio Rancho Campus	http://cnm.edu/riorancho/index.php
UNM / Legacy Group Hospital	www.unm.edu
Hewlett Packard Company	www.hp.com
Rio Rancho Convention and Visitors Bureau	http://www.rioranchoonm.org/

EXHIBIT E
CBD ZONING ORDINANCE

154.41 CBD: CENTRAL BUSINESS DISTRICT

(A) Intent; purpose.

(1) It is the intent of this section to create a Central Business District (CBD) to provide a mixed land use environment consisting of concentrated retail, commercial, government, recreational and entertainment, residential and office uses that are intended to serve as a destination and service the needs of the regional trade area. The CBD is intended to be used to establish the City of Rio Rancho's first downtown.

(2) The downtown is modeled as a "lifestyle center" providing a "main street" environment with open-air shopping, planned and developed as a unit and intended to serve consumer demands for the citizens of the city, as well as the region, with the primary offering consisting of a mix of specialty retailers, restaurants, entertainment and theater facilities and civic uses (i.e., City Hall).

(3) The CBD shall utilize the City Centre Master Plan and accompanying regulating design standards to provide guidance pertaining to the landscaping, architecture, parking, pedestrian, multi-modal transportation, and specific design features of the downtown area of the city. It is the purpose of this section to:

(a) Encourage a greater intensity of development in order to attract the people and commerce necessary to create a vibrant and diverse urban center.

(b) Encourage primary retail oriented land uses in combination with civic recreational and entertainment uses. Ancillary uses would include service, residential, office and mixed uses.

(c) Promote the vertical mixture of uses rather than horizontal segregation of uses. The vertical scale of this center is more pronounced to encourage a greater density and intensity of uses. The regional center includes multi-storied buildings and maximizes floor-to-area ratios.

(d) Encourage a mixed-use density creating walkable, multi-level, live-work-play neighborhoods intended to stimulate and engage pedestrian-level detail such that the CBD user experiences the core of exciting urban living.

(e) Encourage planning, design and detailing that reflects the needs of pedestrians, establishes multi-modal circulation opportunities, and creates memorable civic spaces.

(f) To encourage uses such as theaters and restaurants, which provide "life" to the CBD. These types of businesses help attract people to the area and can provide more efficient use of shared parking facilities.

(g) To create small blocks within which commercial uses can be sited as groupings of shops attractive to on-street parking and pedestrian use.

(h) Parking accommodations are primarily made with on-street, diagonal and parallel parking, parking structures, and underground parking facilities that have attractive street facades and/or ground floor commercial/retail.

(i) Retail buildings shall orient their entrances together along a sidewalk network in an open-air setting, complemented by landscaping, street furniture and urban furnishing amenities.

(j) Pedestrian amenities such as gathering places for sitting/eating outdoors shall be encouraged.

(B) Land use.

(1) Permitted uses. The following uses and structures are permitted in the CBD.

Amusement and places of entertainment

Antique shops

Apparel and accessory stores

Artist studios, shops and galleries

Automobile supply accessory stores

Auditorium

Bakery and pastry shops (retail only)

Banks and other financial institutions

Bicycle shops (sales and repair)

Books and stationery stores

Cigar and tobacco stores

Clothing retail stores

Commercial recreation uses

Delicatessens, cafes and catering establishments

Department stores

Dry goods and notion shops

Fire stations, police stations and other public buildings

Florist (without greenhouses) or gift shops

Furniture and home furnishing shops and stores

Grocery stores

Hardware stores

Hotels - full service

Household appliance stores

Interior decorator shops

Jewelry stores

Leather goods and luggage stores

Libraries and museums

Mail order catalogue stores

Medical facilities

Music and music instrument stores and studios

Newspaper offices

Newsstands

Offices and office buildings

Office and computer supply stores

Personal services - beauty and barber shops, fitness centers, laundry/dry cleaning, tailor and dressmaking, shoe repair, tanning and manicure salons

Photographic studios

Parking lots and garages (public and private)

Radio and television studios

Restaurants, coffee and tea rooms, patio/al fresco dining facilities

Shoe stores
Above ground level residential uses
Sporting goods stores
Taverns
Theaters
Toy and hobby shops
Travel bureaus
Utility company offices

Other uses compatible with the intent and purpose of this chapter, uses similar in character and operation to the permitted uses described above and uses complementary and an enhancement to the permitted uses

(2) Uses requiring administrative review and permitting.

(a) Farmers' market;

(b) Street performers;

(c) Sidewalk and street sales (right-of-way vending and mobile vending). Any person intending to sell or purchase, offer to sell or purchase, or display for sale or purchase, any food, fruit, goods, wares, merchandise, personal services or any other article of any kind or description upon any public or private street, alley, sidewalk or other right-of-way shall apply for a permit through the Department of Development Services. Sidewalk and street sales conditions:

1. The proposed sale or display will not obstruct or interfere with the free, safe and orderly movement of vehicular and pedestrian traffic, and will not hinder or impede access required for emergency vehicles or buses.

2. For sales or displays occurring during any hours of darkness, the applicant shall provide, or conduct activities within, sufficient illumination so as to prevent any safety hazard to persons and property.

3. The location of sidewalk café fixtures and operation of the sidewalk café shall provide for and maintain on the sidewalk running parallel to the curb a four-foot wide minimum clear zone for pedestrian and wheelchair movement.

(3) Conditional uses. The following uses and structures may be permitted only after they have been reviewed and approved by the Planning and Zoning Board:

(a) Drive-thru facilities.

(b) Vehicle sales.

(4) Conditional use process. Application shall be submitted to the Department of Development Services for Planning and Zoning Board consideration. At that time the Planning and Zoning Board may grant or deny the permit, or grant the permit with such conditions and limitations as the Planning and Zoning Board may determine to be in the best interests of the public and the neighborhood.

(5) Prohibited uses. Prohibited land uses include those that may negatively impact the health, safety and welfare of the citizens of the community. Prohibited land uses include limited service

hotels/motels, outdoor storage, warehouse-type stores, general building supply stores, adult businesses as defined under Chapter 111, other than by licensed massage therapists under New Mexico Therapy Practice Act, NMSA §§ 61-12C-1 et seq., and those uses which are or will become an annoyance, nuisance or hazard to the surrounding area or to the general public.

(C) Design guidelines.

(1) The CBD design guidelines provide special guidance for the development review process to include, but not be limited to landscaping, architecture, color palette, external parking, pedestrian and traffic circulation, signs and all specific design features in the downtown area of the city. The guidelines are included within the City Centre Master Plan as the "regulating design standards."

(2) Development review process. CBD zoning shall require the approval of a site development plan prior to development of the land. An applicant wishing to develop property zoned CBD must submit a site development plan application to the Director of Development Services for review and approval.

(3) The design, siting, site coverage, yards, height of buildings, external finish, architectural appearance, landscaping and any accessory buildings or structures shall be to the satisfaction of the Director of Development Services. The Director, or his designee, shall, in determining such matters, pay due regard to the existing uses and prospective uses of land in the vicinity and the regulations governing CBD zoning district to include adopted plans so that the proposed use of land or buildings will not prejudice the orderly development of the areas and is consistent in all respects with the general purpose of the CBD.

(4) Site development plan checklist. The Department of Development Services will provide applicants with a checklist of required items. The checklist will include, but is not limited to, the following:

- (a) General and structural information;
- (b) Non-structural and parking information;
- (c) Utility information;
- (d) Phasing and financing information; and
- (e) Landscape plan information.

(D) Streetscape. Street appearances represent the most and prevalent public space within the CBD. The quality and design of streetscapes is important to define the CBD as an attractive, pedestrian-scaled destination. Specific streetscape design criteria are further defined within the City Centre Master Plan.

(E) Signage. The CBD may be enhanced as a unique destination by the use of signage. Signage shall conform with Chapter 156 and further supplemented with specific signage criteria as defined within the City Centre Master Plan.

(F) Public spaces. The CBD may be further enhanced as a unique and attractive downtown center by the use of public art and landscaping. Specific public space design criteria are further defined within the City Centre Master Plan.

(G) Environmental sustainability. Development of the CBD shall consider environmental impacts associated with a built urban environment, i.e., outdoor lighting and the Night Sky Protection Act, erosion control, use of drought tolerant landscape materials and green building sustainability measures.

(H) Findings. The following are findings for approval of an amendment to this chapter to establish a CBD district as a new zoning district:

(1) The State of New Mexico has granted the city the power, authority, jurisdiction and duty to enforce and carry out the provisions of law relating to zoning pursuant to NMSA § 3-21-1, as amended, for the purpose of promoting the city's health, safety and welfare; and

(2) In accordance with NMSA § 3-21-1, as amended, the city has the authority to amend this chapter to create new zoning districts and to divide the city's jurisdiction into districts as is necessary to carry out the purposes of NMSA §§ 3-21-1 through 3-21-14; and

(3) Pursuant to NMSA § 3-21-6, as amended, public hearing notice requirements have been met.

(I) Amendment to the Comprehensive Plan. Adoption of this chapter shall constitute approval of an amendment to the Vision 2020-Integrated Comprehensive Plan Preferred Growth Scenario Map.

(Ord. 05-38)

EXHIBIT F

SANDOVAL COUNTY CERTIFICATE OF PROPERTY TAXES

CERTIFICATE OF TAX RATES SANDOVAL COUNTY Tax Year 2007									
NET TAXABLE VALUE:		\$2,866,720,531							
MUNICIPALITY:	Corralles								
TAXABLE VALUE:	31,580,387								
CATEGORY:	2A IN NR								
		36,000 813	4,174 481	Rio Rancho	Rio Rancho	10,084 086	81,701 718	0	
		2AC IN R	2AC IN R	94 IN R	94 IN R	94 OUT R	94 OUT NR	31 RR NR	
State Debt Service		1,221	1,221	1,221	1,221	1,221	1,221	1,221	
County Operational		5,116	5,354	5,116	5,354	5,116	5,354	5,354	
County Debt Service		0,000	0,000	0,000	0,000	0,000	0,000	0,000	
Bern. County Debt Service		0,841	0,841	0,841	0,841	0,841	0,841	0,841	
Bern. County Open Space		0,000	0,000	0,000	0,000	0,000	0,000	0,000	
Bern. County Judgement (A)		0,016	0,016	0,016	0,016	0,016	0,016	0,016	
Total County		5,973	5,211	5,800	6,038	5,800	6,038	6,038	
Municipal Operational		1,941	2,950	5,914	2,484				
Municipal Debt Service		1,349	1,349	2,060	2,060				
Total Municipal		3,290	4,299	7,974	4,544	0,000	0,000	0,000	
School District Operational		0,500 (2)	0,500	0,209	0,142	0,209	0,142	0,500	
School District Debt Service		4,308 (2)	4,308	8,538	8,538	8,538	8,538	9,258	
School Dist. Cap. Improvement		2,000 (2)	2,000	1,877	0,884	1,877	0,884	2,000	
HB 33 School Building		4,344 (2)	4,344						
School Dist. Educ. Tech. Debt Service									
Total School District		11,152	11,152	10,624	9,564	10,624	9,564	11,758	
Total State, County, Municipal, & School District		22,710	22,883	25,619	21,367	17,645	16,823	19,017	
Other:									
Central NM Comm College Albuq. (1) (Ria TVI)		2,945	2,945	2,442	2,945	2,442	2,945		
Central NM Comm. College Debt Service (Ria T		0,550	0,550	0,550	0,550	0,550	0,550		
UNM Hospital		6,400	5,500						
Total Other		3,495	3,995	2,992	3,495	2,992	3,495	0,000	
GRAND TOTAL		30,235	32,878	28,611	24,862	20,637	20,318	19,017	
Where Applicable:									
Cattle Indemnity	10,000								
Sheep and Goats	10,000								
Swine	5,000								
Dairy Cattle	10,000								
Horses	10,000								
Bison	10,000								

**EXHIBIT G
CITY ACKNOWLEDGEMENT FORM**

**CITY OF RIO RANCHO
DEPARTMENT OF FINANCIAL SERVICES**



RFQ No.: 09-AD-07

ACKNOWLEDGEMENT FORM

Please complete this form and return it to the City of Rio Rancho Financial Services Department. Failure to return this form will not exclude a firm from submitting a proposal; however, only those prospective respondents who elect to return this form will receive addenda, if issued, and/or other information pertaining to this RFP.

Name of Firm: _____

Firm Representative: _____

Title: _____

Phone: _____ **Fax:** _____

E-Mail: _____

Address: _____

City: _____ **State:** _____ **Zip:** _____

When completed, please fax or mail this form to the following contact:

STEVE RUGER, CONTRACTS ADMINISTRATOR
CITY OF RIO RANCHO
DEPARTMENT OF FINANCIAL SERVICES
3200 CIVIC CENTER CIRCLE NE
RIO RANCHO, New Mexico 87144
Phone: (505) 896-8763
Fax: (505) 891-5762
ruger@ci.rio-rancho.nm.us