

REQUEST FOR PROPOSAL

development opportunity
in downtown Livermore



CORNERSTONE

at downtown livermore



CORNERSTONE
at downtown livermore

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– THE OPPORTUNITY –

Downtown Livermore is an attractive, growing East Bay location within the historic Livermore Valley. Public and private investments in downtown Livermore have led to an exciting renaissance with a limitless future.

These prominent, high-identity 8.18 acres are the most visible and significant building blocks remaining in the downtown core. Livermore is looking for developers who can deliver a destination hotel, mixed-use/residential with appropriately scaled retail development, and a public parking structure that will continue to contribute to downtown Livermore's emergence as a regional destination. The City's investment continues to be significant with over \$17 million in the current financial plan designated for design and construction of the parking garage on the larger subject site west of South Livermore Avenue.



– THE LOCATION –

The City of Livermore is located in the Tri-Valley region along Interstate-580, east of San Francisco Bay, in Alameda County. Nearby cities in the Tri-Valley include Danville, Dublin, Pleasanton and San Ramon. The Tri-Valley is a suburban business center, home to a number of major employers, company headquarters and small businesses. Founded in 1869, Livermore is the largest city in the Tri-Valley with a population of 87,000. Located just 45 miles east of San Francisco and 35 miles northeast of San Jose, Livermore's geographic position supports regional connectivity, not only for its workers and residents, but also for businesses and guests with its close proximity to Silicon Valley, the greater San Francisco Bay Area and Northern California's Central Valley.

Livermore's centralized location attracts many major employers, company headquarters and small businesses to Livermore and the Tri-Valley including Chevron, SAP, Ross Stores, FormFactor, Comcast Cable, Workday, Oracle, AT&T and Stanford Health Care-ValleyCare. In addition, Livermore is home to two national laboratories, Lawrence Livermore National Laboratory and Sandia National Laboratories. The labs employ more than 6,800 employees plus many visiting scientists from around the world.



Come to play... stay.

Less than an hour east of San Francisco lies Livermore, a valley steeped in tradition and history with an exciting future. This stirring community offers its visitors plenty of reasons to come around. And they do!

Set amidst rolling hills, vineyards and grand oak trees, Livermore's classic American charm and distinguished wine heritage shines while the city continues to grow.

Livermore, along with its neighbors, Pleasanton, Dublin, San Ramon and Danville, is bustling with events, restaurants, cafés, galleries, theaters and shops, so there's never a shortage of things to do. It's no wonder why Livermore has been hailed as one of the "Hottest Neighborhoods in America" (Business Insider, 2013).

Winemakers started planting vineyards in the Livermore Valley in the 1800s, making it the oldest appellation in California. As one of California's oldest wine regions, the Livermore Valley played a key role in shaping California's wine industry. Today, the Livermore Valley Winegrowers Association and wineries host welcoming tasting rooms and several regional events each year, bringing in over 345,000 visitors annually. The region has nearly 60 wineries showcasing internationally acclaimed, award-winning wines. Wente and Concannon are both recognized as pioneers in the wine industry and have grown to be industry leaders. In addition to the weekend wine tasting, outdoor concerts and festivals, the wineries also hold an estimated 500 weddings each year.

Livermore has much to offer year-round visitors. The San Francisco Premium Outlets is the largest shopping outlet in the state of California with 180 high-end retailers and draws nine million visitors annually, from 60+ countries. Only Disneyland (16 million) and Disney World (18 million) attract more guests on an annual basis.

Livermore also has a vibrant, active and diverse visual and performing arts community. For more information, see the website for the Livermore Cultural Arts Council at www.lcac.org. The Livermore Valley Performing Arts Center operates three venues, including the 500-seat Bankhead Theater, the Bothwell Arts Center and Downtown Arts Studios. The LVPAC Presents series, together with performances by Resident Companies, local community groups and touring shows, include nearly 100 live performances a year that draw crowds from the greater San Francisco Bay Area.

Recreation is not hard to come by in this community. Livermore hosts the World's Fastest Rodeo, which attracts over 15,000 guests during its annual three-day event. There are four public golf courses, including Poppy Ridge, an NCGA Course with more than 100,000 rounds played each year, and The Course at Wente. Designed by golfing great Greg Norman, The Course is one of the Bay Area's premier golf courses

and has played host to the Livermore Valley Wine Country Championship, part of the PGA Nationwide Tour. The Livermore Area Recreation and Park District offers miles of regional trails and hundreds of acres of parks and open space preserves. Del Valle Regional Park brings out the adventure seekers, offering hiking, horseback riding, boating, kayaking and stand up paddle boarding. Visitors to Livermore often find themselves wishing they could stay. And with your help, they can!

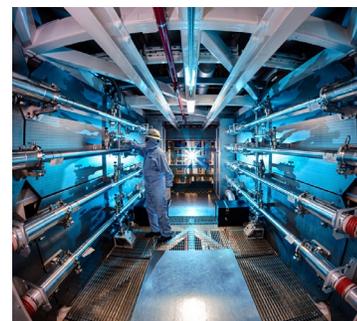
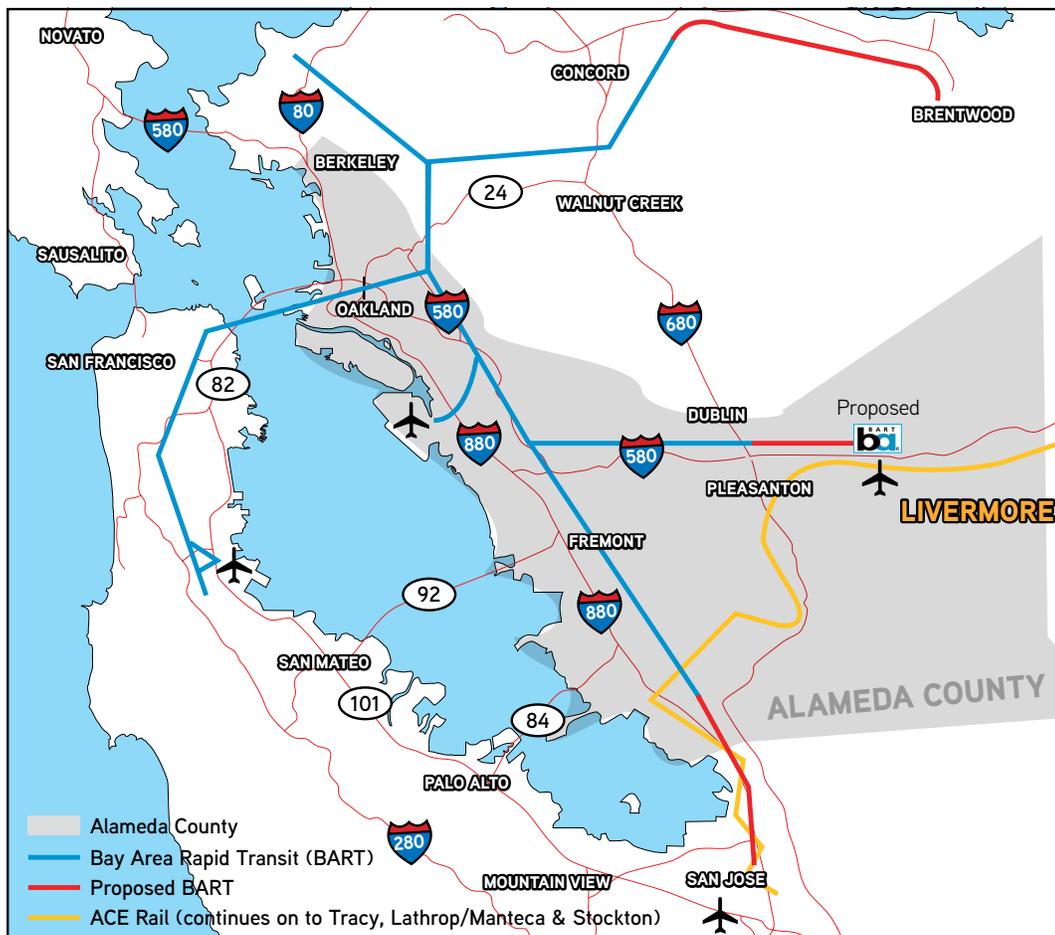
**Top 5 'Hottest
Neighborhoods
for 2013'**

-Redfin

**Voice of the People Award
for Transformation in
Foundations of Livability**

-The National Citizen Survey

CITY OF LIVERMORE: A DYNAMIC BAY AREA CITY



Livermore is a city of dynamic achievers. From the success of our wine country to the groundbreaking science and innovation of our National Laboratories, Livermore is a city that breeds success. Nearly half of Livermore's residents have attended college, with 10% achieving a Master's Degree and nearly 3% achieving a Doctorate, which exceeds most cities of comparable size across the state. The City's connections to the laboratories have helped to inspire a strong innovation economy with a broad business and employment base across areas such as manufacturing, research and development, business services, trade, government and construction.

Livermore is home to award-winning education programs, including two 2015 Gold Ribbon High Schools. The Livermore School District is also a member of the International Baccalaureate (IB) World Schools Programme, which is offered in 4,000 schools across 144 countries. In addition, Livermore is home to a fully accredited community college,

Las Positas College. Las Positas currently enrolls approximately 10,000 day and evening students and offers a two-year curriculum for students seeking career preparation, to transfer to a four-year college, or personal enrichment.

Livermore and the Tri-Valley are easily accessible from the rest of the Bay Area through the Bay Area Rapid Transit (BART) stations located in Dublin/Pleasanton, with easy public transit connections bringing visitors right into the heart of downtown. A BART to Livermore extension to the I-580/Isabel Avenue interchange is in the planning and design phase. In addition, the Altamont Corridor Express (ACE) train system runs from Stockton through Livermore to Silicon Valley with a stop in downtown Livermore. Another travel option that distinguishes Livermore from many other Bay Area cities is the Livermore Municipal Airport, a General Aviation Reliever Airport, which serves private, business and corporate customers.



DOWNTOWN LIVERMORE



“A year-round destination to dine, shop, visit wineries and enjoy the iconic history and fun nightlife, downtown Livermore attracts more than 400,000 visitors to the city annually.”

Part of the charm of downtown Livermore is its ambiance where old meets new. The city’s deeply rooted history is still celebrated, but many modern touches from public and private investment have been added to keep downtown Livermore fresh, family friendly, and exciting.

Boutiques and alfresco dining line First Street. A diverse collection of restaurants, globally inspired and locally sourced, offer menus for sophisticated and straightforward palates and every taste in between. On any day or night of the week, live music and entertainment pour out from 19 different locations to the wide and welcoming walkways and public plazas.

The City invested nearly \$25 million in the updated First Street Streetscape featuring widened walkways, outdoor dining areas, trellises, fountains, benches and landscaping, and the Livermore Valley Center Parking Garage.

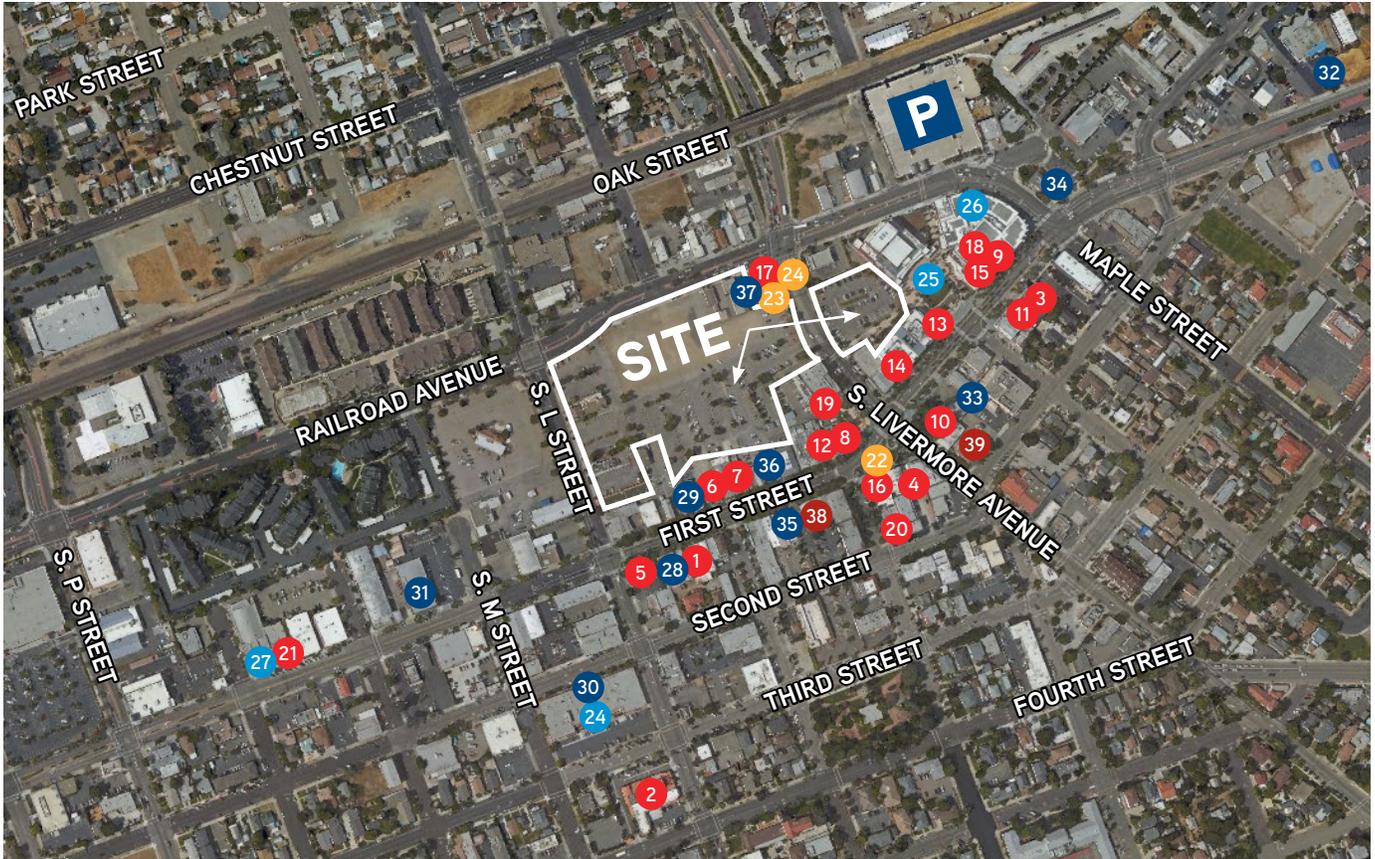
Private projects in the downtown core that are already attracting and promoting further revitalization include a 13-screen, state of the art cinema, the 500-seat Bankhead Performing Arts Theater and over 80,000 square feet of office over ground floor retail and restaurants.

Livermore Downtown is an active member of the California Main Street Association and hosts many weekend events in the downtown. Events include the Livermore Valley Wine Country Festival, the Altamont Cruisers Car Show and the Livermore Half Marathon. Hundreds of thousands attend these events. Livermore Downtown’s weekly Certified Farmers Market is also a crowd favorite. There is always something going on in downtown Livermore!

More in-depth information regarding additional tenants and businesses in downtown Livermore can be found in the [Downtown Livermore Amenities Map](#).



AMENITIES



DINING & COCKTAILS

- 1 Bruno's Italian Cuisine
- 2 Casa Orozco Mexican Restaurant
- 3 Clay Oven
- 4 Demetri's Taverna
- 5 Donut Wheel
- 6 Double Barrel Wine Bar
- 7 First Street Alehouse
- 8 Lemon Grass Restaurant
- 9 Patxi's Pizza
- 10 Peet's Coffee & Tea
- 11 Sanctuary Ultra Lounge & Restaurant
- 12 Sansar Indian Cuisine
- 13 Sauced BBQ & Spirits
- 14 Simply Fondue

- 15 Star Anise
- 16 Strizzi's Restaurant
- 17 Swirl on the Square
- 18 The Last Word
- 19 Uncle Yu's Restaurant
- 20 The Riata Diner & Tavern
- 21 Zephyr Grill & Bar

WINE/BEER TASTING

- 22 First Street Wine Co.
- 23 John Christopher Cellars
- 24 Tap 25

ART & ENTERTAINMENT

- 25 Bankhead Theater - LVPAC
- 26 Livermore Cinemas
- 27 Vine Cinema & Alehouse

SHOPPING

- 28 Baughman's Western Outfitters
- 29 Caratti Jewelers
- 30 Cooleykatz Toys
- 31 Dom's Outdoor Outfitters
- 32 Livermore Cyclery
- 33 Street Science Skate Shop
- 34 Sunrise Mountain Sports
- 35 Uptown Girls Boutique & Salon
- 36 Van's Health Foods
- 37 Victorine Olive Oil

NON-PROFIT

- 38 Chamber of Commerce
- 39 I-Gate Innovation Hub



PROJECT DETAILS

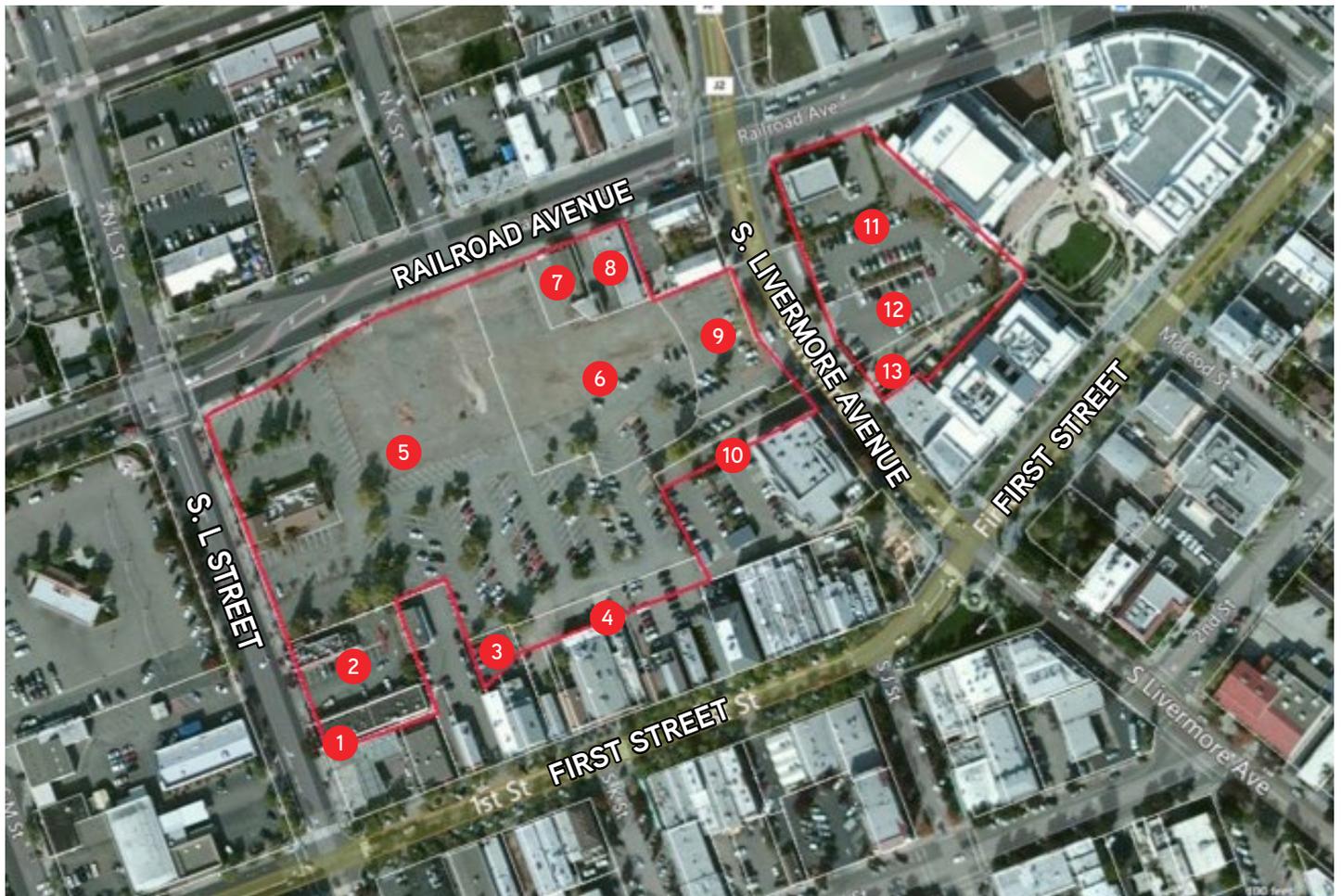


Colliers International and DTZ have been selected by the City of Livermore to assist in developing two (2) comprehensive Request For Proposals that lead to the disposition and development of approximately 8.18 acres in the heart of downtown Livermore. This Request For Proposal (RFP) is for a residential development with potential mixed-use retail and will be consistent with the Downtown Specific Plan. It is envisioned to be of a higher density with its own dedicated parking and may be for sale housing or rental housing. (Refer to [Downtown Specific Plan](#) for additional criteria.)

The second RFP is for the development of a hotel in downtown Livermore that would accommodate visitors to the surrounding area performing arts, the local Livermore Valley wineries and other dining and/or entertainment activity that occur regularly in downtown Livermore and the surrounding areas. The City is interested in the development of a signature hotel that would complement its [Downtown Livermore Specific Plan](#). The hotel may include a conference center, meeting rooms, restaurants, etc.



PROJECT DETAILS



- | | | | | |
|-------------|--------------|--------------|-------------|-----------------|
| 1 97-1-26-1 | 4 97-1-28-2 | 7 98-289-20 | 9 98-289-19 | 11 98-407-29-2 |
| 2 97-1-26-2 | 5 098-298-21 | 8 98-289-2-1 | 10 97-1-32 | 12 98-289-13-11 |
| 3 97-1-36 | 6 98-289-18 | | | 13 98-407-13 |

The western 6.75-acre site is bound on the west by South L Street, on the east by South Livermore Avenue and on the north by Railroad Avenue. The southern portion of the property abuts a number of other small businesses that face First Street. The western site consists of ten (10) separate parcels and is currently primarily used for parking to support the area businesses.

The eastern 1.43-acre site consists of three parcels. It is bounded by South Livermore Avenue on the west, the Bankhead Theater on the east, Railroad Avenue on the north, and Livermore Valley Plaza and

another multi-tenant retail building on the south. It also includes a [lease with Speedee Oil Change \(LED 11/25/2018\)](#) and currently serves as downtown parking.

The City is seeking responses for both uses – a hotel and mixed-use development. The city has not identified preferred locations for these uses because there is flexibility with siting the uses in order to achieve a comprehensive and functional site plan that best meets the needs of the downtown and the investment criteria of prospective developers.



PROJECT DETAILS



The parcels were acquired by the Redevelopment Agency in May, 2008. In 2012, the City of Livermore's Redevelopment Agency was dissolved by the State of California and was succeeded by the Livermore Successor Agency. The City anticipates that it will be the Owner of Record for all parcels for both sites by December 31, 2015, or otherwise obtain a commitment from the Livermore Successor Agency to participate in the sale and disposition of the properties, consistent with the State Settlement Agreement.

While pricing is a consideration (both sites are unpriced), primary objectives include an iconic signature downtown design, scale and attractiveness of design, establishment of vibrant, interconnected uses that enhance the pedestrian character of the district, developer financial strength and financing

capacity, consistency with the city's vision for downtown, amenities offered, and other criteria as established by the City of Livermore. The City is willing to be flexible in its permitting, allocation of fee credits and adherence to the Downtown Specific Plan, as long as the developments meet the City's overall goals.

In summary, the City is looking to identify one or more developers that can successfully purchase the sites, deliver a destination hotel with meeting/conference space and an exceptional residential/mixed-use development (with the possibility of a 550+ car public parking structure). These are prominent, high-visibility downtown Livermore parcels of land which the community and City Council have expressed much interest in and want to ensure successful redevelopment will occur to complete the community's vision for downtown Livermore.



We look forward to your response. If you have questions, please address them to:

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PROPOSAL PROCESS: MULTIFAMILY

The City of Livermore is requesting qualifications from developers interested in the acquisition and construction of this iconic real estate development. The City requests qualifications from firms able to develop a mixed-use development on two parcels of land totaling 8.18 acres located in the heart of downtown Livermore. The City owns or controls both sites and is looking for the most qualified developer according to the criteria outlined in this RFP. Interested developers are invited to submit responses.

I. BACKGROUND

Downtown Specific Plan

In 2004, the City adopted The [Downtown Specific Plan](#) over 270 acres in the heart of the city. Divided into three distinct district types (Core, Gateway and Neighborhoods), the Specific Plan calls for the future development of approximately 2,000 residential units downtown, as well as extensive new commercial and office development. The subject site is located in the core downtown area, which is a mixed-use district including retail, office and residential product, offering the highest level of development density in the downtown area. The Specific Plan seeks to provide a unique, pedestrian-friendly shopping environment in downtown with higher-density residential development providing support for the commercial core.

The introduction of new housing in and around the downtown area, especially in close proximity to the City's Downtown Transit Center is an important component of the plan's success. The City recognizes the dual benefits of housing in downtown: providing downtown businesses with a captive market to support the sale of goods and services and providing residents with a desirable place to live. This development will establish a strong sense of place, easy pedestrian access to transit, a multitude of cultural dining options and copious entertainment amenities.

Since the adoption of the Downtown Specific Plan, a coordinated series of catalyst projects has re-established the downtown as a popular destination. These projects include a major streetscape project, which moved Highway 84 out of Downtown Livermore, added angled parking, trees and street furniture, created new parks and turned First Street into a pedestrian oriented shopping and dining district.

Development standards and guidelines for the downtown core can be found in Section IX ([Exhibits](#)).

In summary, the City's goal for the redevelopment of this site is for the development of a high quality mixed use project consistent with the density established by the Downtown Specific Plan. The City is looking for a development that will benefit its downtown core area and is not discriminating in terms of for-sale or rental housing units, nor specific square footage of any related retail space. More importantly, the City wants a development with economic merit as well as iconic value to its residents and to the downtown district as a whole. Open space, public gathering places, and strong pedestrian connections through the project to the rest of downtown are important project amenities.

Parking Garage

As part of this re-development, the City requires a parking garage. This public parking garage will benefit the downtown businesses and will need to break ground before the development of other uses that remove existing public parking. If the developer chooses to build the garage, the City will either lease back the garage on a short term basis or purchase the garage upon completion. The parking garage is intended to provide over 550 new parking spaces to meet future parking demand on the western edge of the Downtown Core and may also include some additional spaces for project related residential or commercial use. Participation in the development of the parking garage is an [optional component](#) for the selected developer and is further described under proposal criteria.

For more information, please review the [Downtown Parking Management Study](#) in Section IX ([Exhibits](#)).

Remnant Parcel

There is a parcel creating a notch into the southern edge of the proposed project that is held in private ownership. The City of Livermore or their representatives (Paul Spence) can provide guidance if there is interest in acquiring some portion of this property for inclusion in the project.



PROPOSAL PROCESS: MULTIFAMILY

Entitlements

The selected developer of the site will be responsible for securing the project-specific entitlements and any internal subdivision desired by the developer. The City has an affordability requirement of 10 percent low-income units (80% of median) or equivalent fees. Any development will require this affordable component.

The City will work with the selected developer to complete the entitlement process for the site. Based on previous experience, an entitlement time frame of 8-12 months, from the date of entering into exclusive negotiations, should be anticipated.

City of Livermore Objectives

Consideration will be weighted towards proposals that best meet the City of Livermore and City Council's objectives:

- Develop a high quality multi-family, mixed-use development that capitalizes on its proximity to Downtown Livermore.
- Develop an iconic project that incorporates a high standard of design quality and character that will complement and enhance the existing retail, restaurants, and performing arts of Downtown Livermore.

II. REQUESTS FOR QUALIFICATIONS

The City is seeking submittal of qualification from developers interested in pursuing the acquisition and development of the "Cornerstone at Downtown Livermore." We are most interested in experienced developers with demonstrated capacity on similar development projects:

- Ability to close on the land purchase in a timely manner.
- Bring experience from development of similar projects.
- Develop high quality, multi-family projects that will enhance the mixed-use, pedestrian-oriented area of the subject property.

- Provide all necessary (equity & debt) financing of the private development.
- Fund expenses required for the project-specific entitlements upon execution of an exclusive right to negotiate with the City of Livermore.
- The City of Livermore is most interested in a development plan for the site that integrates the development with the existing land uses and enhances the overall area of Downtown Livermore.
- The City of Livermore's disposition requirements include: project value, consistency with the [Downtown Specific Plan](#), efficiently maximizing density on the site while providing public and open spaces, highest and best use, and delivery of a quality, iconic development project.

Submittal Requirements

The City will review all submittals and schedule interviews with the most qualified developers beginning in October 2015. Submittals will be reviewed and evaluated based on the City's disposition requirements and responses to the criteria identified herein. Developers who are ranked highest in the evaluation process will move forward for final selection by the City Council, with the selected developer entering into a Negotiating Rights Agreement with the City. Acceptance of qualifications and proposals by the City in no way limits the right to deny any or all proposals that do not meet the City's expectations for development of the site.

Experience & Capacity

Provide information on your firm's professional experience. Identify similar projects, especially high density residential in-fill rental product or for-sale housing townhome development you have worked on in California, the San Francisco Bay Area, or other regions with similar housing markets. Describe how your firm is organized and how its resources will be utilized for this project. Describe any partners or sub-consultants that will be involved in the development of the project.



PROPOSAL PROCESS: MULTIFAMILY

Access to Capital

Identify the sources of equity and debt financing to construct the project, describe current access to the proposed financing, and outline the process and timing needed to secure the financing.

Business Proposal

The City encourages prospective developers to have discussions with staff (Paul Spence) to better understand how the Business Proposal might be structured.

The Business Proposal must include all of the following information:

(A.) Project Description

1. Product mix, indicating the number of units by type.
2. Description of each unit type, including number of plans, size of units, unit amenities (balconies, fixtures, etc.), and other key features of the development, such as parking accommodation and project amenities.
3. Projected sales prices and/or rental rates for the units.
4. Development Pro Forma, including: Land purchase price; breakdown of all estimated construction costs, including building costs and on-site infrastructure costs; detailed estimate of all soft costs, including A&E, all City of Livermore/Utility and other development fees and permits (*utilizing the schedule of assumed fees provided in herein*), marketing and leasing, financing fees and costs, insurance and taxes, and developer's overhead and profit; and an operating budget, including anticipated sales/rental schedule, operating expenses, net operating income, cash flow and financing/equity assumptions.

(B.) Project Development and Marketing Plan

1. Detailed predevelopment schedule, with milestones and proposed date for start of construction.
2. Planned construction schedule and lease up/sales schedule for development.
3. Planned phasing of development, if any.

(C.) Project Financial Terms

1. Land Price: Proposed financial terms of the land purchase.
2. Deposits: The prospective developer is required to make a specific proposal regarding the amount of the Deposit(s).
3. Closing Conditions: Proposed Outside Close of Escrow Date and Buyer's Conditions for the Close of Escrow (*the City of Livermore is currently anticipating a Close of Escrow Date of October, 2016*).
4. Financing Contingencies: A clear statement regarding any financing contingency.
5. Financial Structure: Sources and terms for financing, including amount of equity contribution and amount of debt requirement.
6. Lenders: If debt financing is proposed, list three potential lending sources, including contact name and phone number.

Assumptions for Business Proposal

For the purposes of the business proposal only, the following assumptions should be used. Actual business terms may vary for the selected developer, based on the outcome of negotiations with the City.

1. Assume that no major off-site infrastructure will be required. Assume that any minor off-site infrastructure will be the financial responsibility of the Buyer/Developer.
2. Assume that the Buyer/Developer will be responsible for the cost of all improvements within the site, including all utility hook-ups and back -of-curb improvements within the adjoining City of Livermore Street rights-of-way.
3. Assume that all fees and exactions will be the responsibility of the Buyer/Developer. Fees attached herein contain a list of assumed fees that should be used by the prospective developer for estimating development fees. It should be noted that this list represents the City's best estimate of fees and exactions at this time, but such fees and exactions are likely to change at any time. However, to permit an equal evaluation of all proposals, this fee list should be used for the purposes of this proposal only.



PROPOSAL PROCESS: MULTIFAMILY

4. Assume that all costs of completing the entitlement of the Site are the responsibility of the prospective developer.

Proposed Project

Describe the project you would propose for the site with details including: anticipated number of units which will meet the City of Livermore's minimum density requirement, a description of how the project would meet the City's request for an iconic development in the City's core marketplace, types of units to be constructed, samples or references for the type of product proposed, number of stories anticipated, whether the project would have a mixed use component and any requirements therein and expectations on how and where the site would be parked.

Proposals are encouraged to include, as an option, the development of a 550± space public parking garage immediately adjacent to the site on City owned lands. Prospective developers shall identify any experience they or their subs have in developing parking garages. Prospective developers should identify what, if any, "wrap around" land use options would best suit their project goals and maximize return for the project. Prospective developers should also address how this activity would affect project financing issues.

Anticipated Project Timeline

Identify a rough timeline for the project, including how soon you would expect to complete entitlements, secure financing, and begin and complete project construction. Also indicate whether you would pursue a phased project or would anticipate building the entire project at one time. If applicable, identify the number of units in each phase and how long the overall project would take to complete.

References

Please provide three references from other cities or counties in which you or your team have worked on residential projects. You may also provide any additional seller references you believe would be helpful in giving us a more complete understanding of your professional experience in completing similar projects.

RFP General Terms and Conditions

No Financial Responsibility

The City of Livermore accepts no financial responsibility for any costs incurred by a prospective developer in responding to this RFP. All RFP responses and corresponding materials will become the property of the City upon submittal to the City.

III. SUBMITTAL FORMAT INFORMATION

Please respond with six copies of your submittal, addressing the requirements identified above, formatted to standard letter-size paper and one electronic (PDF) file of your submittal. Additional promotional materials outlining your firm or previous projects may also be submitted. The issuance of this RFP does not constitute an agreement by the City of Livermore that any contract will actually be entered into by the City. All responses must be received by November 2, 2015 at 3:00 pm PST.

IV. RIGHT TO REJECT

The City of Livermore reserves the right, at its sole discretion, based on the objectives stated herein, to select or reject any of the submittals received pursuant to this Request for Qualifications.

CONDITIONS AND DISCLAIMERS

The information presented in this RFP is provided solely for the convenience of the Prospective developers and other interested parties. It is the responsibility of the Prospective developers and other interested parties to assure themselves that the information contained in this package is accurate and complete. No assurances pertaining to the accuracy of the information in the RFP are provided by the City of Livermore, Colliers International or DTZ.

BROKERAGE FEES

The City of Livermore is not offering a commission to a procuring Broker; any fees and/or commissions payable to Prospective developer's Agent/Broker shall be borne solely by the Prospective developer. The City will pay a fee pursuant to separate agreement between the City and Colliers/DTZ.

V. PROPOSAL SELECTION PROCESS

Please see the [Timeline](#) for the Project Tasks and Timeframes.



TIMELINE

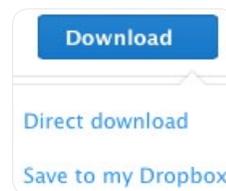
Tasks	2015						2016											
	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec
Planning																		
Request for Proposal (RFP) draft to City Council	█																	
RFP reviewed and approved by City Council		█																
RFP to circulate market			█	█														
Final call for offers					█													
Evaluation, Submittals and Closing																		
Review of offers and staff meetings with developers						█												
City Council review and selection of top developers/projects							█											
Negotiation of Development Agreement/ Purchase and Sale Agreement								█										
City Council review of Purchase and Sale Agreement									█									
Developer(s) preparation of entitlement submittal package										█	█	█						
Staff review & work with developer(s) on entitlement submittals													█	█				
Review with project stakeholders (Downtown Association, etc.)															█			
Planning Commission review of project entitlements																█		
City Council approval of project entitlements																	█	
Close of Escrow																		█



Please refer to the following linked exhibits for more information about this development site.

To print or save the Dropbox documents to a computer, follow the steps below.

- 1) Click each link below, and Dropbox will open in your browser.
- 2) Click download, direct download in the upper right hand corner of the browser (example shown to the right).
- 3) A PDF version will then download to your computer for you to print or save.



[Downtown Specific Plan](#)

This plan lays out the community vision for downtown revitalization. It summarizes the goals to be implemented by the Plan, describes geographic location of the Plan area, and the process used in the Plan's primary components.

[City of Livermore General Plan](#)

Fundamental land use and development policy document which shows how the city will grow and conserve its resources

[Parcel Maps](#)

Land division maps, showing all related parcels

[Preliminary Title Reports](#)

Shows all various liens, encroachments, easements and anything else recorded against the property

[Topography & Boundary Surveys](#)

Survey establishing the perimeter of the property as it relates to the legal description

[Speedee Oil Change Lease](#)

Eastern 1.46 acre potential hotel site includes a lease with Speedee Oil Change (LED 11/25/2018)

[Residential For-Sale Projects](#)

List of residential for-sale projects in Livermore (approved, under construction, or completed since 2008)

[Multifamily Rental Comparables](#)

List of residential multi-family rental comparables in and near Livermore

[Downtown Parking Management Study](#)

Represents the City's efforts to address parking challenges in downtown, existing and future

[Livermore Demographics and Area Information](#)

Statistical study encompassing the size, structure, and distribution of population in Livermore – also includes information regarding major employers, healthcare, schools, major retail and entertainment centers, and transportation corridors and public transit in the area

[Downtown Livermore Amenities Map](#)

Map detailing downtown Livermore attractions, businesses, retailers, restaurants and other amenities

[Map of Livermore Wineries](#)

Location map showing Livermore wineries – for more info, go to lwine.org

[Development & Impact Fees](#)

City of Livermore fees associated with the project development

[City of Livermore Video](#)

Video detailing Livermore area attractions



LIVERMORE



a milieu for
anyone eager to

**DISCOVER
& EXPLORE**

TRI-VALLEY
**TRIPLE
THREAT**
WINE
BEER
RECREATION

sudden surge
of
BREWERIES

it's a
buzzing nightlife
destination —
but by day,
it's a **wine
paradise**

**PREMIUM
OUTLETS**
such a **tourism
draw**

RANCHING & FARMING PAST
blended with
**SMART,
CONTEMPORARY
PRESENT**

small
community
charm

TOP
LIVERMORE
VALLEY **20**
PLATINUM PICKS

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We look forward to your response. If you have questions, please address them to:

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LIVERMORE

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CORNERSTONE

at downtown livermore