



Procurement and Contracting Services

Request for Proposals for Developer-Operator Services

Addendum #1

**Please mark all proposal submission
Files with the following information**

**Sealed RFP # L052502
Due on June 4, 2025 no later than 2:00 PM MST**

This Addendum is issued to answer questions received prior to the March 24th deadline.

1. Is the lease option firm and there is no option to purchase down the road?

Correct. This is for a long-term ground lease only.

2. Are the existing buildings on the site to remain and be repurposed for other uses?

The buildings currently on site may be demolished for redevelopment, provided the Proposer works through the appropriate processes with the State Historic Preservation Office (SHPO) and the City of Tucson.

3. Would an additional building or buildings be permitted on the site (meeting of course City of Tucson development standards)?

The Authority having Jurisdiction for the subject property is the City of Tucson. The existing buildings may be demolished by the Proposer and new facilities constructed. The land will remain in University ownership under the terms of the long-term ground lease and newly constructed building(s) would be owned and operated by the Proposer.

4. In Exhibit A, Project Overview, page v, please modify:

1. Bullet point 7, modify **City** shall be the authority having jurisdiction. The **City** shall be responsible for performing all inspections...
2. Bullet point 8, The University will review (~~delete 'and approve'~~) design plans. Add: **The City shall review and approve design plans, issue building permits, and issue final certificate of occupancy.**

5. Clarifications that came up at the Pre-Proposal meeting:

- This project is open to neighborhood review and comment in accordance with the City's process.
- The West building will be demolished first. The East building can be demolished after the lease with the UA terminates and we have vacated the premises.
- Demolition of the building(s) requires historical review by the University of Arizona and the State Historic Preservation Office.
- Market value of the property to be determined by the Developer.
- Developer will be subject to City of Tucson zoning if the site is to be used for a commercial/residential development. If used for governmental purposes, it could be exempt. Developer is responsible for all applicable permits.
- The minimum lease period to propose is 50 years, the maximum is 80 years.
- Developer will be required to have an archaeological monitor on site during any activities that create ground disturbance. The buildings are over 50 years old and any alteration or demolition to the buildings will require consultation with the State Historic Preservation Office.
- The site is currently being used by the University of Arizona Materials Laboratory for office space. There are no wet labs on site and neither building has a basement.
- No environmental studies have been performed at this time.
- There is no preference for local developers.
- The University would be open to looking at sublease options if proposed.
- As the owner of the real property, the University understands it may need to facilitate or work with the Proposer to obtain a demolition permit for the buildings on behalf of the Proposer.

All else remains the same.