

**CITY OF FORT WORTH in Collaboration with TEXAS A&M UNIVERSITY SYSTEM
REQUEST FOR PROPOSALS
TEXAS A&M UNIVERSITY SYSTEM FORT WORTH CAMPUS DEVELOPMENT PARTNER**

The City of Fort Worth (“City”) is soliciting proposals in collaboration with the Texas A&M University System (“A&M”) and Tarrant County (“County”) for selection of a real estate developer (“Developer” or “Respondent”) to enter into a real property ground lease and development agreement for approximately 1.86 acres of land in Downtown Fort Worth. The project is part of a larger site, totaling approximately 3.54 acres, that will be the TAMUS Fort Worth Campus – a mixed-use hub for education, innovation, and corporate collaboration.

The A&M System, owner of the sites, envisions three new buildings across four parcels that will house the Texas A&M University School of Law (“Law School”) and other A&M functions alongside private firms in a manner that encourages innovation and entrepreneurship within an urban research campus environment. A&M intends to self-develop the new Texas A&M Law & Education building. The A&M System intends to enter into a long-term ground lease (under nominal terms) with the City (either directly or via a special purpose entity such as a Local Government Corporation (“LGC”) for the remaining parcels. The City or the LGC will in turn sublease the property and enter into a development agreement with the Developer.

The City invites Developers to submit proposals to ground lease and develop two of the properties in a manner that fulfills the vision, goals and objectives of A&M, the City, and the County. Another parcel that will be a central plaza for the campus may be included in an agreement with the Developer. The remaining parcel, which will primarily house Law School and A&M functions, and which will not include any commercial space, is intended to be self-developed by A&M under a separate process, in which the selected Developer will participate in order to ensure continuity across the projects.

Proposals shall be in accordance with the terms, conditions, and requirements set forth in this Request for Proposal (“RFP”).

I. SUBMISSION INSTRUCTIONS

Proposals should include information **regarding similar projects, qualifications, proposed team and project management plan, consultants and their qualifications, ownership, financial capacity, development approach, planning and design, and client references with names, titles, telephone numbers, project names, and other information as required in the RFP.** All proposals must be submitted electronically no later than **5:00 p.m. CT Wednesday, November 16, 2022** via the following Airtable link: <https://airtable.com/shr8Z3Soe0cfWLuS>

II. SELECTION PROCESS

Following the RFP submission deadline, a Selection Committee will convene to review submitted proposals, which will include representation from A&M, the City of Fort Worth, Tarrant County, local industry and community.

The Selection Committee will score proposals according to the Selection Criteria described in RFP document. The selection of the successful proposal may be made by the City of Fort Worth on the basis of the proposals initially submitted, without discussion, clarification, or modification. In the alternative, selection of the successful proposal may be made by the City of Fort Worth on the basis of negotiation

with any of the Respondents. The City shall not disclose any information derived from the proposals submitted by competing Respondents in conducting such discussions.

The Selection Committee will recommend that the Respondent with the highest final score enter into negotiation with the City for a development agreement for all or part of the site. The Selection Committee reserves the right to conduct interviews with the top two or three respondents prior to choosing a final Respondent with whom to negotiate. The Selection Committee may recommend award of part of the site to one Respondent and another part to another Respondent, although this is not the preferred structure.

The City reserves the right to reject any or all offers, in whole or in part, for any or no reason. Similarly, the City of Fort Worth reserves the right to award development rights to the site to parties other than those that respond to this RFP.

No award will be made until the City is fully satisfied that the developer and/or its affiliated entity or non-profit entity is professionally, financially and otherwise competent and capable of entering into a long-term ground lease and comply with the conditions specified in the lease.

By submitting its proposal in response to this RFP, Respondent accepts the evaluation process and acknowledges and accepts that determination of Selection Criteria scores will require subjective judgments by the Selection Committee.

All proposals must be complete and convey all of the information requested to be considered responsive. If a proposal fails to conform to the essential requirements of the RFP, the City alone will determine whether the variance is significant enough to consider the proposal susceptible to being made acceptable, and therefore a candidate for further consideration, or not susceptible and therefore not considered for award.

The City may perform reference checks and seek further information, as needed from all Respondents whose proposals the System, at its discretion, considers viable, based on the initial evaluation and scoring. The Proposer's response to this requirement officially authorizes the City of Fort Worth to contact these organizations to discuss the services and other considerations which the Proposer has provided to such organizations and authorizes the organizations to provide such information to the City of Fort Worth and Proposer shall and hereby does release and hold harmless the City of Fort Worth, and the organization of any and all liability whatsoever, in connection with providing and receiving all such information. Any negative responses received from reference checks may be grounds for disqualification of the proposal.

The City reserves the right to reject any or all proposals and re-solicit for new proposals, or to reject any or all proposals 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 RFP for any project and no such representation is intended or should be construed by the issuance of this RFP.

III. PRE-PROPOSAL CONFERENCE and SITE TOUR

A pre-proposal conference and site tour is scheduled for *Wednesday, October 12, 2022 at 12:00pm CT*. Attendance is NOT mandatory at this conference although highly encouraged. The exact location is still to be determined and a notice of this information will be provided as soon as available. Please send an email of interest to afix@u3advisors.com no later than 3 days before the event, and the notice will be sent to you directly once available.

IV. BUSINESS EQUITY PROVISIONS

All proposers shall note that the Business Equity Ordinance [No. 25165-10-2021](#) (codified in Chapter 20, Article X of the Fort Worth Code of Ordinances, as amended), and any relevant policy or guidance

documents, was adopted to ensure the full and equitable participation of certified Minority – and Women-owned business enterprises (M/WBEs), (collectively, “Business Equity Firms”) in City contracts for the procurement of goods and services where a contract’s total dollar value is greater than \$100,000, as detailed below.

V. ADDITIONAL INFORMATION

This request for proposal and additional information, as required, will be posted on the Autodesk Buzzsaw website and can be accessed by logging onto:

<https://docs.b360.autodesk.com/shares/0e60b819-cd23-4c66-9243-69698fd76426>

For questions, contact Andrew Fix, U3 Advisors, at Email address afix@u3advisors.com or Eric Anderson, U3 Advisors, at Email address eanderson@u3advisors.com or by phone, (617) 429-2049.

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