

Exh. JB-4

Docket UE-230172

Witness: Jayson Branch

**BEFORE THE WASHINGTON
UTILITIES AND TRANSPORTATION COMMISSION**

WASHINGTON UTILITIES AND
TRANSPORTATION COMMISSION,

Complainant,

v.

PACIFICORP dba
PACIFIC POWER & LIGHT COMPANY

Respondent.

Docket UE-230172

PACIFICORP

EXHIBIT OF JAYSON BRANCH

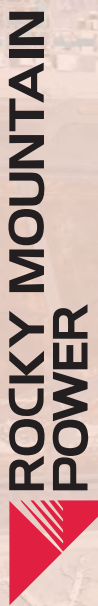
Request for Proposals

March 2023 (REFILED April 19, 2023)



REQUEST FOR PROPOSALS

Rocky Mountain Power
Power District Campus Redevelopment
Released February 12, 2021



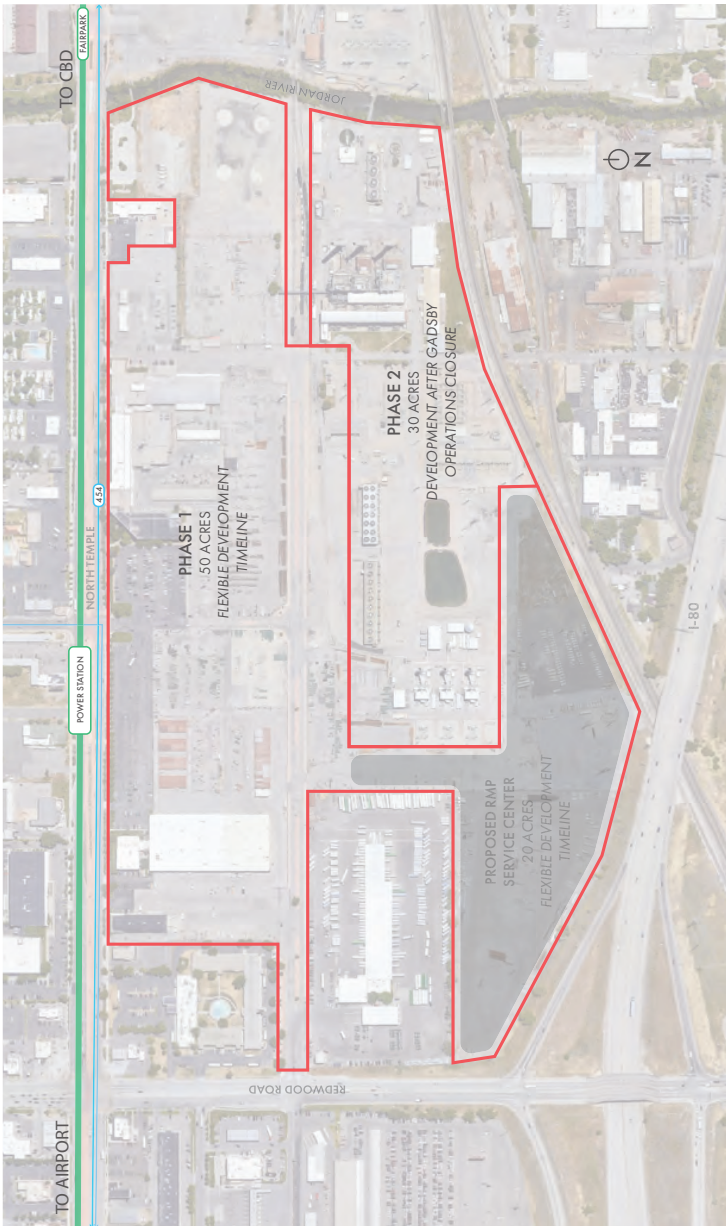


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DEFINED TERMS AND ABBREVIATIONS

| | | |
|-----------------|---------------------------------------|--|
| HQ | Corporate Headquarters | The new office building that will be built as part of the Power District Campus redevelopment project and serve as the future headquarters for RMP. |
| COS | Corporate Office Space | General office space to be used by RMP employees. |
| CS | Corporate Staff | All RMP employees that will work in the HQ. |
| CCC | Customer Care Center | Telephone call center staffed 24 hours per day. |
| | eAuction | Online auction process that is part of RMP's procurement process. |
| EGO | Electric Grid Operations | Control center that manages the electric grid 24 hours per day. |
| GSOC | Global Security Operations Center | RMP security group that provides internal security for the HQ and monitors critical electric grid infrastructure remotely. |
| ITDC | IT Data Center | RMP facility for computer servers, electronic data storage and communications equipment. |
| NTO | North Temple Office | The existing office building that serves as the current headquarters for RMP. This building will become obsolete once the new HQ is constructed and occupied. |
| NTSC | North Temple Service Center | The existing buildings and facilities that house RMP's service facilities. These buildings and facilities will become obsolete once the new SLCSC is constructed and occupied. |
| "PDC" or "Site" | Power District Campus | The 100+ acres of property proposed for redevelopment that is owned by RMP on North Temple in Salt Lake City. |
| PP | Pacific Power | A regulated electric utility headquartered in Portland, Oregon and a business unit of PacifiCorp. |
| RMP | Rocky Mountain Power | A regulated electric utility headquartered in Salt Lake City, Utah and a business unit of PacifiCorp. |
| SLCSC | SLC Service Center | The new service center that will be built as part of the PDC redevelopment project. |
| TS1 | Tier 1 Security | Security level for facilities that require visitors to check in at the security desk and receive temporary badges to gain access. |
| TS2 | Tier 2 Security | Security level for facilities that require an RMP employee badge to gain access. |
| TS3 | Tier 3 Security | Security level for facilities that require an RMP employee badge with special designations to gain access. |
| UPCU | Utah Power Credit Union | Employee owned credit union that will have a satellite location within the HQ. |
| VRTF | Visitor Rooms and Training Facilities | Conference rooms for visitors and RMP training facilities with T1S which can be directly accessed from the main lobby of the HQ. |

INTRODUCTION



Rocky Mountain Power (RMP) is pleased to release this Request for Proposals (RFP) for the Power District Campus (PDC) – an RMP owned property located on North Temple in Salt Lake City, Utah (the “Site” or the “PDC”). This RFP is released to the highest qualified respondents from a prior Request for Qualifications for the Site.

The PDC is a unique opportunity. The Site’s location, size, proximity, and history represent incredible potential coupled with design and development considerations that require an atypical level of thought and planning for execution. As such, this RFP seeks to blend several informational and practical components that will enable RMP to solidify which portions of the PDC will be released for immediate development and select the respondents best suited to move on to a formal bidding process for the assemblage.

PURPOSE AND BACKGROUND

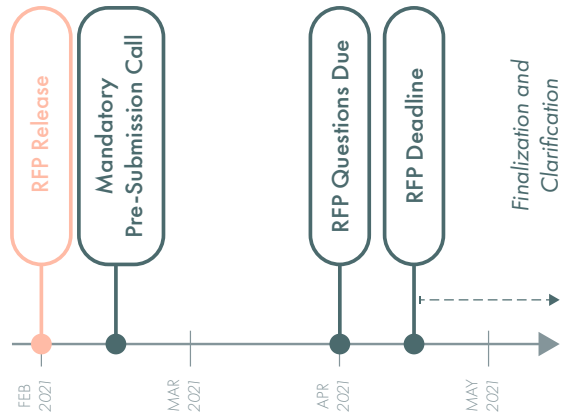


RMP desires to select an experienced team capable of overseeing the development of a new HQ, a SLCSC, and a significant number of additional acres along the North Temple corridor via land sale and long-tenor ground leases.

This RFP is intended to allow respondents to:

- Provide a cohesive vision and high-level proforma for the entire Site.
- Showcase a more detailed Phase 1 development that could be fully completed within a 10-year development plan, which must include a proposed location for the HQ.
- Provide budgetary estimates for all costs related to comprehensive Site master planning, permitting and any rezoning required for the Site.
- Deliver a vision for RMP's HQ and SLCSC, including a high-level budget and timeline on the development for each of the buildings. The budget shall specify a detailed scope of work and firm pricing for general contracting services (general requirements, insurance and fees), development/owner's representative fees and architectural and engineering services.
- Deliver insights on resource availability and construction timelines for the new HQ and SLCSC.
- Provide feedback on acres which provide the highest value for both the developer and RMP.

SELECTION PROCESS TIMELINE



RFP Release

February 12, 2021

Mandatory Pre-Submission Call

February 19, 2021

Due to the unique nature of this RFP and Site, this call is required for all interested respondents. The call will include additional information and logistics. This will also provide an opportunity for questions related to the RFP.

RFP Question and Clarification Deadline

March 29, 2021 by 5PM Mountain Time

All questions and inquiries must be submitted in writing prior to this date. RMP will endeavor to respond to any inquiries as quickly as feasible depending on the nature and depth of the questions. Any questions submitted after this deadline may or may not receive an answer before the RFP submission deadline.

RFP Deadline

April 16, 2021 at 5PM Mountain Time

All materials must be submitted to RMP's Jaggaer system by 5PM Mountain Time.

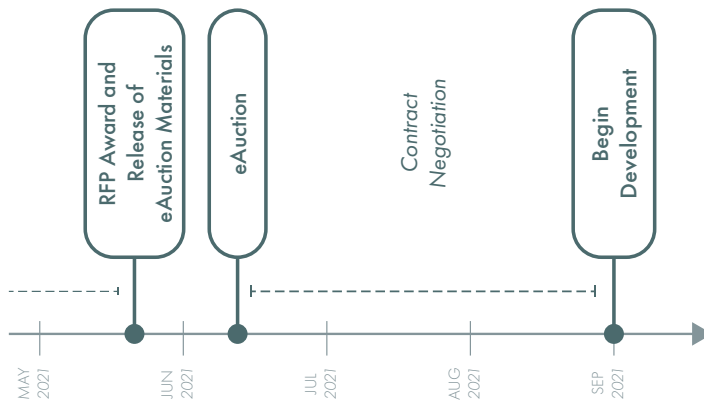
RMP Finalization and Clarification of RFP Submissions

April 17-May 24, 2021

RMP will utilize information gathered in the RFP submission phase to set the parameters for an eAuction, for the Site's first phase, HQ and SLCSC development. These parameters will include:

- Acreage available for purchase and/or lease as part of the Phase I development.
- The final general location and massing of the HQ.
- A detailed scope of work and firm fees for general contracting services (general requirements, insurance and fees), development/owner's representative fees and architectural and engineering services.
- Other general requirements.

SELECTION PROCESS TIMELINE



Release of eAuction Materials

May 24, 2021

Final guidelines, information and materials will be released to parties that are invited to participate in the eAuction. A mandatory trial and training will be required prior to this event.

eAuction

June 7-11, 2021

This is a real-time event at which approved development teams will bid to secure the rights to the designated Phase I of the PDC and the contract to design, develop and construct the HQ and SLCSC.

Participation in the eAuction will be by invitation only and will be restricted to the highest performing RFP applicants. The eAuction process will result in a final selection and backup selection for a development team. Should final contract negotiations not be concluded successfully with the selected team, RMP may enter into negotiations with the backup selection. It is anticipated that one development team will win the right to purchase/lease all of the designated land as well as design and construct the HQ and SLCSC. RMP does reserve the right, however, to competitively bid the construction of any of the RMP buildings if it deems it is in the best interest of its customers or shareholders.

Contract Negotiation & Execution of Agreement with Development Team

August 30, 2021

It is imperative that the HQ and SLCSC begin development in a timely manner. Upon selection, RMP will enter into exclusive negotiations with the selected developer that shall not exceed three months to finalize. Selected parties are expected to begin negotiation and formalizing contracts shortly after the eAuction. These will, at a minimum, involve:

- Written agreements.
- Predevelopment General Contracting Agreements that may ultimately end in a Guaranteed Maximum Price Contract.
- AIA contracts for the design of the SLCSC and HQ.
- Lease and Purchase Contracts for the designated land.

RFP REQUIRED DELIVERABLES

| | | |
|---------------------------------|------------------------|--|
| <p>1 Values Narrative</p> | <p>See Page 6</p> | <ul style="list-style-type: none"> <input type="checkbox"/> Please provide a narrative that includes the respondent's team vision and how it aligns with those of RMP. |
| <p>2 HQ Proposal</p> | <p>See Pages 7-11</p> | <ul style="list-style-type: none"> <input type="checkbox"/> Provide two site and conceptual massing concepts for the HQ. <input type="checkbox"/> Architectural perspectives and schematics of the proposed HQ. <input type="checkbox"/> Propose the team members needed to deliver 99% construction documents for the HQ by 3/31/22. <input type="checkbox"/> Provide Construction Development Project Overview and Timeline. <input type="checkbox"/> Sign Grant of Intellectual Property. <input type="checkbox"/> Sign Affirmation of Resource Adequacy. <input type="checkbox"/> Provide a budgetary cost estimate and detailed scope for the HQ inclusive of firm pricing for services. |
| <p>3 SLCSC Proposal</p> | <p>See Pages 12-13</p> | <ul style="list-style-type: none"> <input type="checkbox"/> Provide a siting and conceptual massing for the SLCSC. <input type="checkbox"/> Propose the team members needed to deliver 99% construction documents for the SLCSC by 3/31/22. <input type="checkbox"/> Provide Construction Development Project Overview and Timeline. <input type="checkbox"/> Provide a budgetary cost estimate and detailed scope for the SLCSC. |
| <p>4 Phase 1 Proposal</p> | <p>See Page 14</p> | <ul style="list-style-type: none"> <input type="checkbox"/> Provide a general massing and description of vision for Phase I. <input type="checkbox"/> Produce Financial proformas and timeline detailing property acquisitions and acreage absorption through ground leases short-term (1-10 years) and development. |
| <p>5 Full Site Proposal</p> | <p>See Page 15</p> | <ul style="list-style-type: none"> <input type="checkbox"/> Provide a high-level vision of the entire Site over the next 11-30 years. <input type="checkbox"/> High-level massing and description of master plan vision of entire Site. <input type="checkbox"/> Produce Financial proformas (11-30 years). |
| <p>6 Other Forms</p> | <p>See Page 16</p> | <ul style="list-style-type: none"> <input type="checkbox"/> Statement outlining any current development or construction-related legal activity related to the respondent or its parent company. |

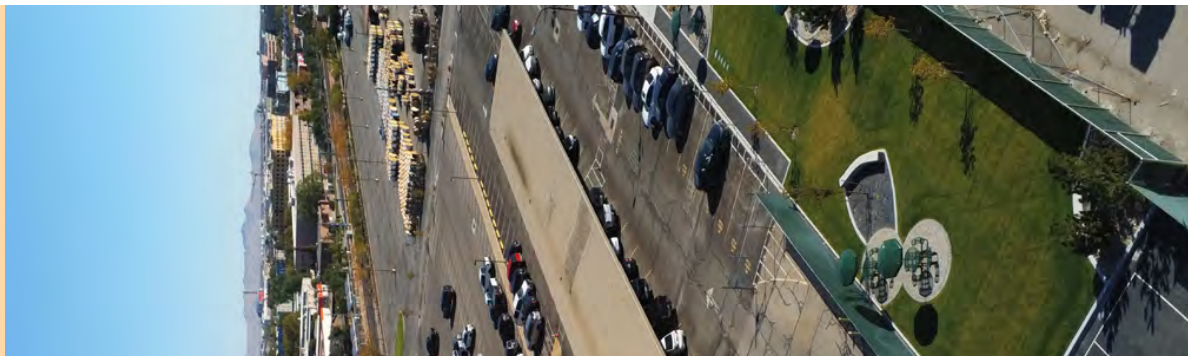
DELIVERABLE 1: PROJECT NARRATIVE AND VALUE ALIGNMENT

Overview

RMP has been an integral part of Salt Lake City and its west side community since it began generating electricity on the company's North Temple Site nearly a century ago. RMP expects to remain an integral part of this community through the PDC which envisions a vibrant, mixed-use neighborhood re-anchored by a safe, efficient, and healthy main campus for the company. RMP is committed to a redevelopment effort that combines the unique transportation access, river frontage and proximities of the Site to allow the property to reach its highest and best use for customers, shareholders and the surrounding community. It seeks a developer with the capacity and congruence needed to achieve these goals.

Please provide a narrative that includes the respondent's team vision and how it aligns with those of RMP.

- RMP is committed to its six core principles of employee commitment, regulatory integrity, customer service, environmental respect, operational excellence and financial strength:
 1. Employee Commitment – The new HQ building and the redevelopment of the PDC are expected to demonstrate RMP's commitment to its employees by enhancing their work environment in a manner that promotes teamwork and provides a safe and inclusive work environment. Public open space opportunities should be incorporated throughout the Site plan.
 2. Regulatory Integrity – As a regulated public utility, RMP is committed to ensuring a fair and open solicitation process in order to provide safe, affordable electricity that allows our customers to thrive. RMP holds itself to the highest standards to ensure regulatory integrity in all its actions. The new HQ building should conform to similar quality standards represented by other regulated utility corporate headquarters.
 3. Customer Service – Employees located at the PDC will be focused on delivering reliable, dependable energy at competitive prices and exceptional service to our customers. RMP is committed to providing innovative solutions that our customers want and need.
 4. Environmental Respect – RMP's commitment to environmental respect should be demonstrated through a design and construction process that prioritizes a reduction in emissions that adversely impact air quality along the Wasatch Front. The company prefers that its facilities be all-electric, energy efficient and reflective of RMP's commitment to innovation and environmental stewardship.
 5. Operational Excellence – Seamless integration of the design and construction of the company's SLSCSC adjacent to the proposed development and HQ building is required. Our high standards for operations and system maintenance enable us to meet and exceed our customers' expectations, perform our work safely and preserve our assets.
 6. Financial Strength – RMP seeks to replace its aging NTO facilities in a manner that maximizes customer, community and shareholder benefit.



DELIVERABLE 2: CORPORATE HEADQUARTERS DEVELOPMENT (OVERVIEW)

Overview

RMP anticipates anchoring the PDC with a new HQ that better facilitates the health and efficiency of its employees, provides a safe and resilient place for company functions in the event of an emergency, and more efficiently uses its land and other assets at the PDC assemblage. Its current facilities are near the end of their useful life. This and other portions of the site will be made available for new development which will help offset development costs of the new HQ.

RMP has some flexibility on both where its HQ is placed within the PDC and the massing and orientation the HQ ultimately utilizes. RMP will take developer feedback gained as part of this RFP and make a final selection on the size and location of the site RMP will occupy as part of the eAuction parameters released in May. Development of these facilities is anticipated to start immediately upon final contract negotiation with the selected development team.



Key Guidelines

- RMP desires to own the space that it will occupy for its HQ.
- RMP may consider owning a portion of a larger building or fully owning a multi-tenant building if it is clearly in the best interest of its customers and shareholders to do so.
- The ITDC portion of the HQ can be built in a stand-alone facility under certain conditions or may be included in the HQ building.
- The HQ shall have sufficient office space and parking for 900 employees and guests.
- Parking may be available for other, non-RMP, uses during hours that do not interfere with the operation of RMP's facility. It should be located within or directly adjacent to RMP's HQ.
- RMP's HQ will be an emission-free building.
- The PDC must be developed in a way that allows unobstructed line-of-site communications tower from the top of RMP's HQ to both Traverse Ridge and Ensign Peak.

*JEA Public Utility HQ Example.
(Jacksonville, FL)*

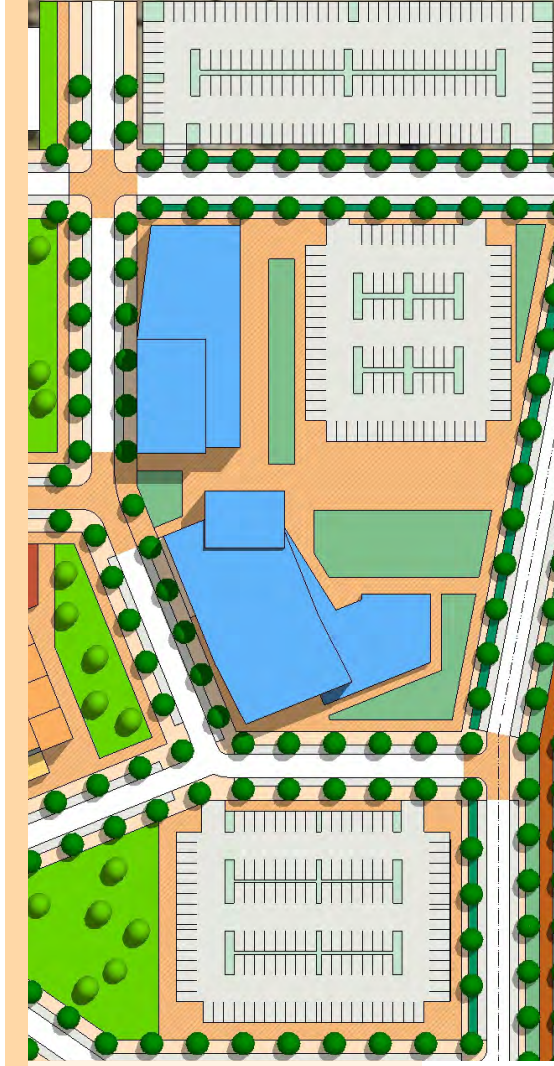
DELIVERABLE 2: CORPORATE HEADQUARTERS DEVELOPMENT (MASSINGS)

Overview

The PDC currently incorporates a host of different zones and characteristics. It is anticipated that the entirety of the site may be rezoned to a high-density zone. This section looks to help inform how much land RMP should allocate to its HQ development and where that land is ideally situated for the overall PDC and HQ. Developer recommendations from this section will inform what is made available for purchase or lease in Phase I of the PDC development.

□ Provide two site and conceptual massing concepts for RMP's HQ with the following parameters:

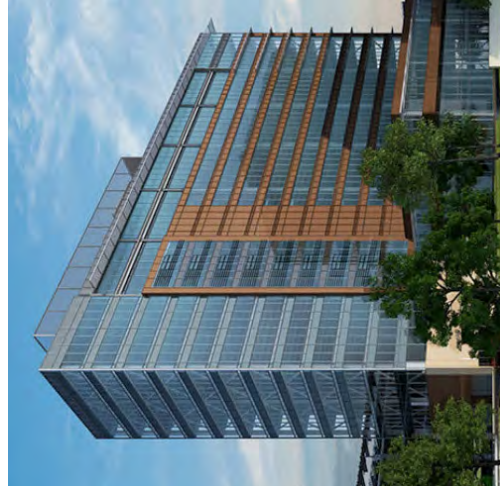
1. Provide a conceptual massing and high-level site design of an HQ campus that could at least start its city submissions in an M-1 zone. Generally speaking, this would include structures that are:
 - 65' or less in height.
2. Provide a conceptual massing that anticipates a zone of the development team's choosing. Design teams are invited to use their vision to determine the height and form of an HQ that optimizes employee health and productivity while maintaining appropriateness for a regulated entity.
 - (Not required but allowed) If deemed important to the proposal, respondents may visualize the thought process behind their siting and massing recommendations (by example, page 19, Exhibit Q).



Example of conceptual site massing.



Example under 65'.
Dominion Energy Office (Salt Lake City, UT)



Example over 65'.
CPS Energy Headquarters (San Antonio, TX)

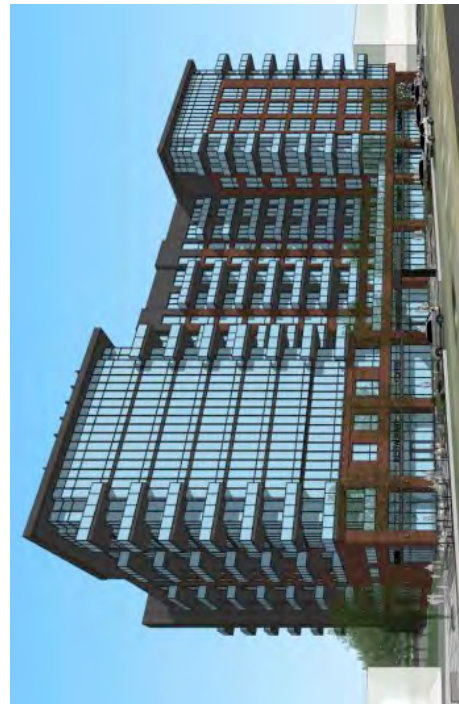
DELIVERABLE 2: CORPORATE HEADQUARTERS DEVELOPMENT (PERSPECTIVES)

Overview

This section allows the development team to showcase the feel of their recommended HQ design. Perspectives need only be generated for one of the two massings imagined in the prior section. These perspectives may take a variety of styles and do not need to be full renderings.

□ Architectural Perspectives and schematics of the proposed HQ.

- A minimum of two perspectives should be included, with at least one providing a sense of the pedestrian experience in front of the building.
- A high-level schematic indicating floor plate size and general parking location should be included.



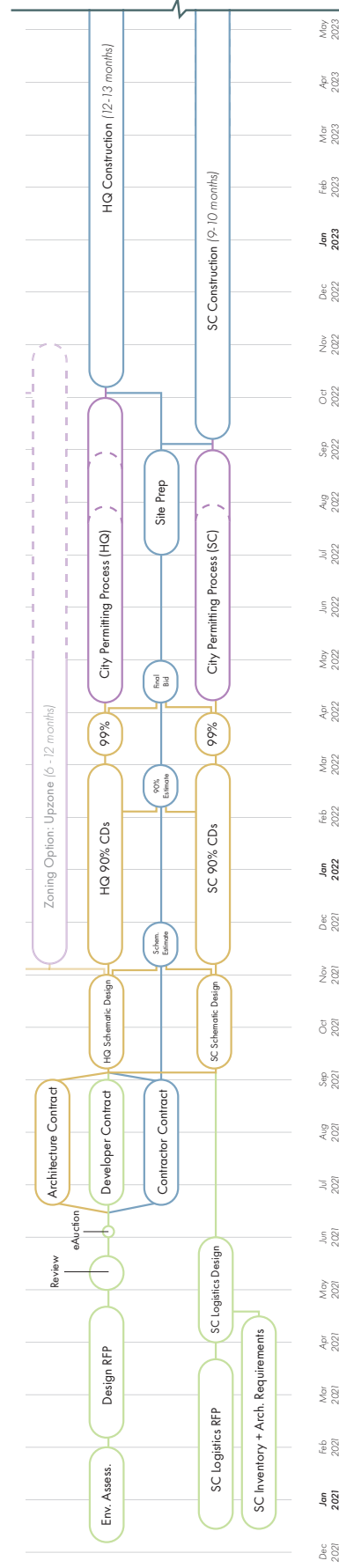
Example diagrams of HQ schematics and perspectives.

DELIVERABLE 2: CORPORATE HEADQUARTERS DEVELOPMENT (TIMELINE & TEAM)

Overview

The HQ has a targeted occupancy date of Jan. 1, 2024, which requires a coordinated and timely effort to achieve. This section allows the development team to demonstrate how they anticipate accomplishing that goal and to showcase the exact people that would be involved in doing so. It is anticipated that a full team of developer/owners representative, architect/engineers and general contractors will be selected as part of the eAuction.

- ❑ **Propose the team members needed to deliver 99% construction documents for the HQ by March 31, 2022.**
 - Include project team, relevant experience and individual time capacity.
 - The team should include the actual member/owner that would be assigned to the project from the architect and engineering team, general contracting and their subsequent team, and the developer/owner's representatives that can be expected to participate.
 - The budget outlined in the following section shall specify firm pricing for this team related to general contracting services (general requirements, insurance and fees), development/owner's representative fees and architectural and engineering services.
- ❑ **Provide construction development project overview & timeline.**
 - Provide a proposed timeline of key dates and milestones for RMP's HQ (by example, page 19, Exhibit R).
 - Bidder's adherence to the Project Timeline for the construction of the HQ will be a material factor in RMP's evaluation of the proposals.
- ❑ **Signed grant of intellectual property produced in the RFP submission (Attachment B. Grant of Intellectual Property Agreement).**
- ❑ **Signed affirmation of resource adequacy (Attachment C. Affirmation of Resource Adequacy).**



Sample from Exhibit R: Example timeline of development and construction.

DELIVERABLE 2: CORPORATE HEADQUARTERS DEVELOPMENT (BUDGET)

Overview

This section allows respondents to submit a conceptual budget for the HQ. All numbers should be based on the actual perspectives and massings in the development team's proposed design.

- ❑ Provide a budgetary cost estimate and detailed scope for RMP's HQ with the ITDC and without the ITDC.
(Budgetary estimates will be used for informational purposes only. Information will be used to further refine inputs into the eAuction process. Cost estimates shall be reasonable in nature and justified if out of market standard).
 - Budgets should break down anticipated uses (hard, soft, financial, etc.) to the subheading level of detail (wood, masonry, etc.)
 - Budgets should explicitly call out fees and detailed scope of work for general contracting services (general requirements, overhead, insurance and fees), development/owner's representative fees, and architectural and engineering services. These fees should be firm and a representation of the anticipated cost of the project.
 - Budgets should break down shell vs. tenant improvement assumptions for Office, ITDC and EGO spaces. Costs with and without the ITDC should be easily determined or highlighted in this section.
 - Budgets should include an anticipated capital requirement schedule through the project.
 - The budget should include a separate section for the anticipated costs to demolish the existing NTO and NTSC buildings.
 - If a multi-tenant building is imagined, only costs associated with RMP's share should be noted.
 - Estimates for the construction are non-binding and should be within \$5m margin of error for the total building cost.
 - Detailed specifications and visioning for the building can be found in Attachment D. Design Specification – RMP Corporate Headquarters.



DELIVERABLE 3: SLC SERVICE CENTER

Overview

In addition to its HQ, RMP anticipates utilizing the selected development team to design and build a new SLCSC. This section allows respondents to demonstrate a vision, budget, team and proposed timeline for the facility.

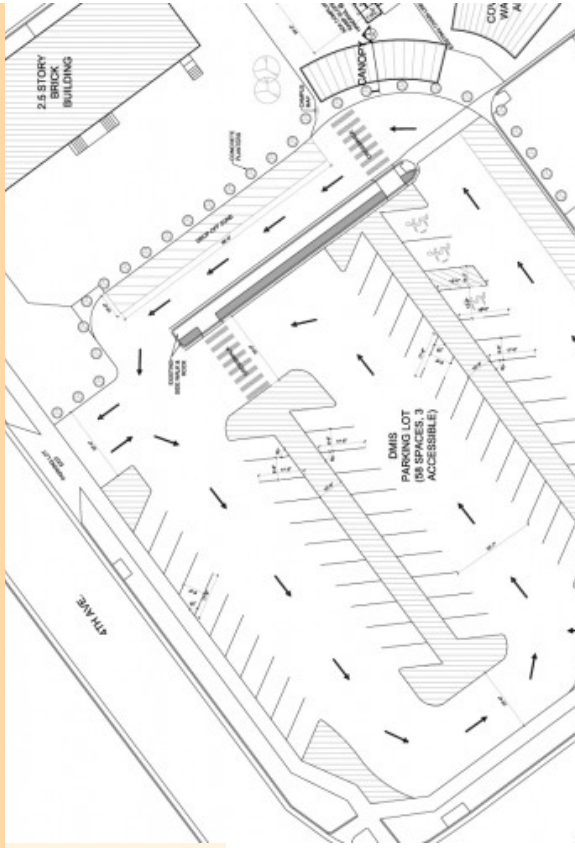
- Provide a siting and conceptual massing for the SLCSC.**
Based on information provided (see Attachment E: Design Specification – SLC Service Center), provide a massing and location for the SLCSC within the designated area that includes consideration for:

 - Circulation systems for traffic flow.
 - Parking, lay area and access to the Site.
- Propose the team members needed to deliver 99% construction documents for the HQ by March 31, 2022.**

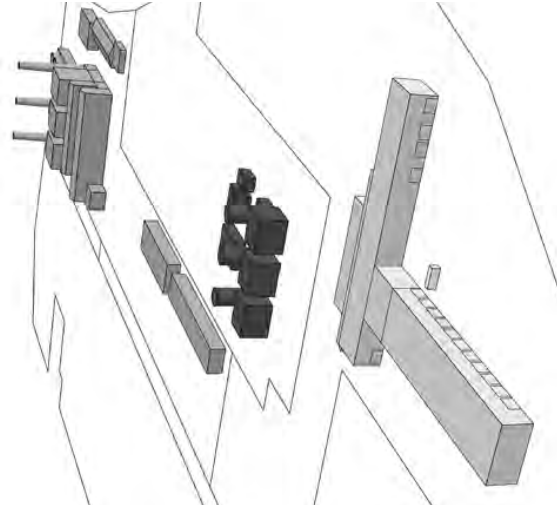
 - Include project team, relevant experience and individual time capacity.
 - The team should include the actual members that would be assigned to the project from the architect and engineering team, general contracting and their subsequent team and the developer/owner’s representatives that can be expected to participate.
 - Firm pricing/fees required from this specific team should be listed as part of the budget provided in the following section.
 - If the team is identical to the proposed team in the HQ section, applicants may state as much and avoid duplicating information in this section.

Provide Construction Development Project Overview & Timeline.

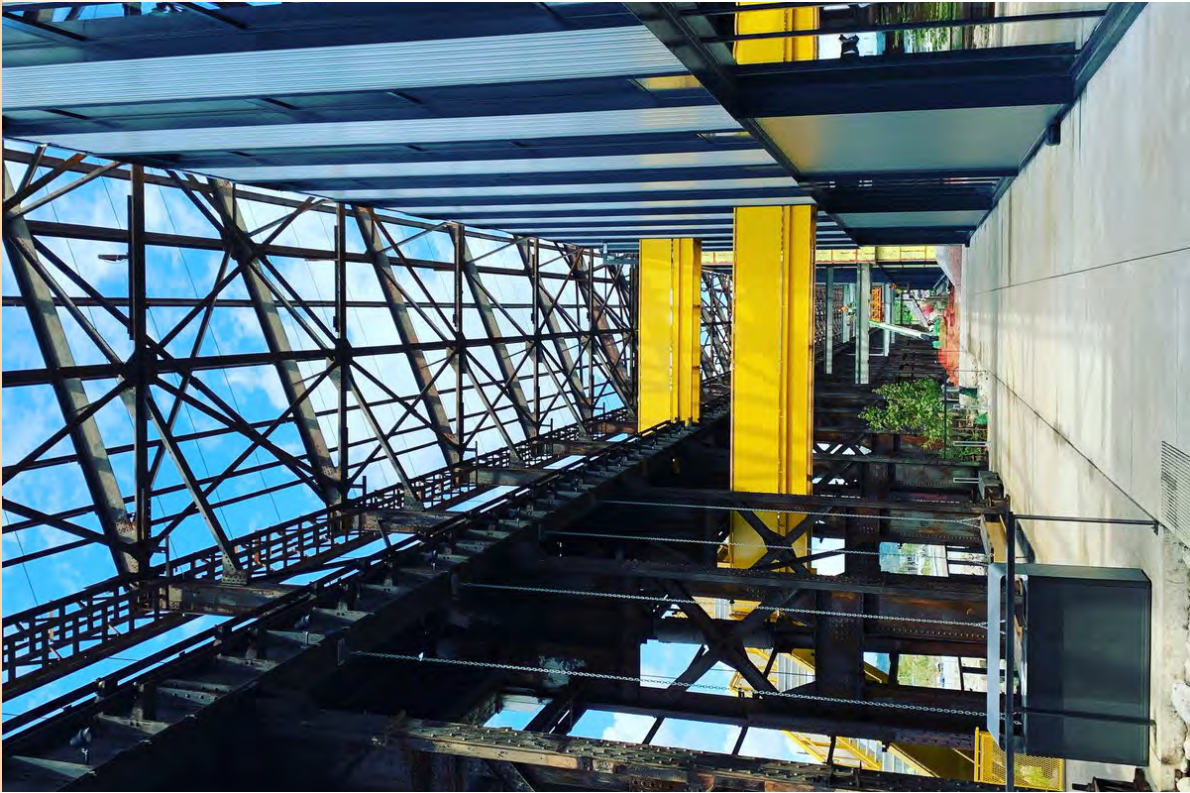
- Provide a proposed timeline of key dates and milestones for RMP’s HQ.
- Bidder’s adherence to the Project Timeline for the construction of the HQ will be a material factor in RMP’s evaluation of the proposals.
- Applicants may combine the SLC Service Center timeline with the HQ’s timeline (by example, page 19, Exhibit R).



Example massing and circulation diagrams for SLC Service Center.



DELIVERABLE 3: SLC SERVICE CENTER (BUDGET)



Overview

This section allows respondents to submit a conceptual budget for the SLCSC. All numbers should be based on the massings found in the development team’s proposed design.

- ❑ **Provide a budgetary cost estimate and detailed scope for the SLCSC.**
(Budgetary estimates will be used for informational purposes only. Information will be used to further refine inputs into the eAuction process. Cost estimates shall be reasonable in nature and justified if out of market standard).
 - Budgets should break down anticipated uses (hard, soft, financial, etc.) to the subheading level of detail (wood, masonry, etc.).
 - Budgets should explicitly call out fees and detailed scope of work for general contracting services (general requirements, overhead, insurance and fees), development/owner’s representative fees and architectural and engineering services. These fees should be firm and a representation of the anticipated cost of the project.
 - Budgets should include an anticipated capital requirement schedule through the project which assumes no leverage.
 - The budget should include a separate section for the anticipated costs to demolish the existing NTO and NTSC buildings.
 - Estimates for the construction are non-binding and should be within \$5m margin of error for the total building cost.
 - This budget may be combined into one document with the HQ budget but should be broken out in its own section within it.
 - Detailed specifications and visioning can be found in Attachment E. Design Specification – SLC Service Center.

Hazelwood Green Redevelopment Example
(Pittsburgh, PA)

February 12, 2021

DELIVERABLE 4: PHASE I: PROPOSED SHORT-TERM SITE DEVELOPMENT (1-10 YEARS)

Overview

RMP anticipates selling/leasing as much of its assemblage as can be beneficially developed. This section allows developers to propose the size, location, feel and absorption of their preferred Phase I release of land. The programming for this phase must include a new HQ and SICSC.



Provide a general massing and description of vision for Phase I.

- Massing - blocking/boxes.
- Total acreage anticipated and phasing.
- Traffic flow, zoning, permitting.
- Designated public and/or green space.
- Projected development mix/use (residential, commercial, industrial); include residential housing expectations i.e., single family, high density etc. and types of businesses that are expected to occupy the development.

Produce financial proformas and timeline detailing property acquisitions and acreage absorption through ground leases short-term (1-10 years) and development (see Attachment A. Acreage Selection Map: Excel File).

Lease and purchase value are for information purposes only and will not be scored at this time. They should be reasonable in nature and justified if out of market standard.

- Ground Leases - Include rates, tenor, locations and general terms and conditions including escalation provisions.
- Property Purchase – Include rates, timeline, locations and general terms and conditions.
- Proforma should calculate a return for the developer and RMP using an XIRR Excel function.
- Proforma should calculate a net present value of the project from an RMP perspective using an XNPV Excel function. Please use a 10% discount rate when calculating the XNPV.

Example massing, traffic and use diagram for Phase I.

DELIVERABLE 5: PROPOSED LONG-TERM SITE DEVELOPMENT (11-30 YEARS)

Overview

This section allows applicants to share their complete vision for the Site.

❑ Provide a high-level vision of the entire Site over the next 11-30 years.

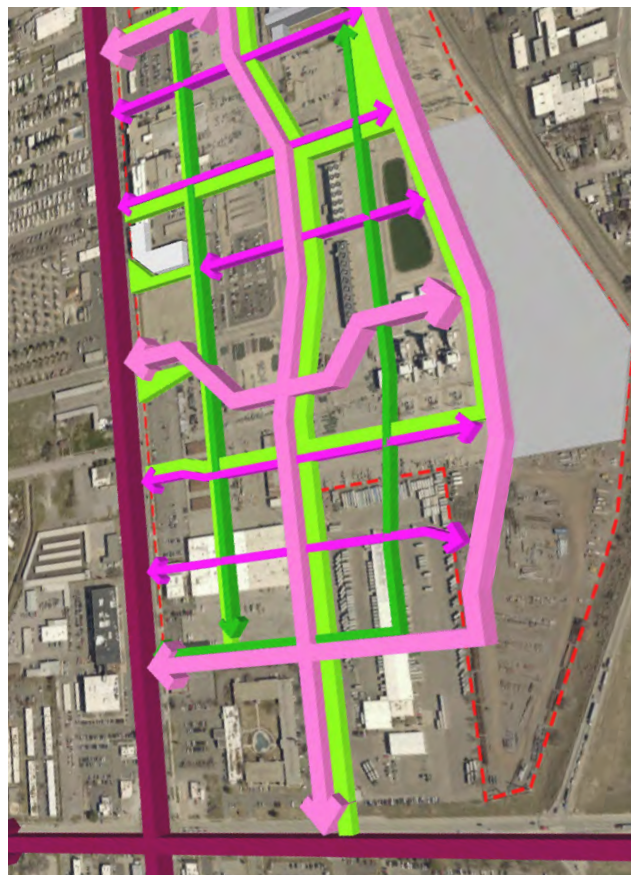
- The proposal should clearly demonstrate the ethos and vision of the development team. Master plan for PDC must allow for continued Gadsby operations through 2032. The additional acreage, outside of what is available for sale, is currently assumed to be ground leased to the developer.

❑ High-level massing and description of master plan vision of entire Site.

- Timeline, and acreage absorption through long-term (11-30 years) development.
- Massing - blocking/boxes.
- Traffic flow, zoning, permitting.
- Master Site design and development strategy (zoning, permitting, communication).

❑ Produce Financial proformas (entire project life).

- The proformas shall calculate a return for the developer and RMP using an XIRR function.
- The proformas shall calculate a net present value of the project from an RMP perspective using an XNPV function. Please use a 10% discount rate when calculating the XNPV.



Example diagrams of site showing massing, density, circulation and use programming.

DELIVERABLE 6: OTHER REQUIREMENTS

Required considerations when preparing a response:

- Required environmental remediation will be the responsibility of the developer and should be included in any budgets it provides (see Attachments: F. Environmental Information Map; G. Environmental Remediation Flowchart).
- Those acres listed as available for sale should be considered for purchase and not part of a ground lease agreement.
- RMP will not subordinate land to a lessee's lender.
- Ground leases will not transfer ownership of property to lessee upon termination of lease.
- Ground leases will be Triple-Net (NNN) to RMP.
- Unless written authorization is provided by RMP, the construction method and design for all structures in the PDC shall slab on grade.

- Statement outlining any current development or construction-related legal claims or litigation related to the respondent or its parent company.

RMP Site Concept Rendering.
(Urban Design Associates)



SUBMISSION REQUIREMENTS

- Submissions must be received in the Jaggaer system by April 16, 2021 at 5PM (Mountain Time).
- All documents must be in PDF form.
- All proforma schedules must be in Excel.
- Materials should be organized in the following format:
 - Cover page with contact, organization and project vision statement.
 - Table of contents.
 - Statement regarding compliance with all required criteria.
 - Content submission should follow the order laid out herein.
 - » Deliverable 1: Project Narrative
 - » Deliverable 2: HQ
 - » Deliverable 3: SLCSC
 - » Deliverable 4: Phase I: Short Term Development (1 - 10 years)
 - » Deliverable 5: Phase II: Entire Site Development (11 - 30 years)
 - » Deliverable 6: Other Requirements
 - All financial information must be sent in an Excel workbook. Please label each tab accordingly.
 - Appendix.
 - » Include relevant materials, licenses, and documents required as outlined in the disclosure section of the RFP.

** Throughout its entirety, this process will align with the procurement procedures established as part of RMP's adopted procurement policies. This will include formal RFP proposal submission via the Jaggaer system. Throughout the process, all questions, inquiries, clarifications regarding the submission process are to be submitted to Justin.Swenson@pacificcorp.com. Any and all questions related to the Request for Proposals and their subsequent responses will be managed through the Jaggaer portal. In addition, an interdisciplinary team will meet and review each proposal and score accordingly. RMP may at any time seek additional information or clarification. This will be considered as part of the final scoring criteria.*

RMP reserves the right to terminate the process, reject an application or cease negotiations at any time during the RFP process for any reason. Any incomplete or late proposal forfeits the opportunity for consideration.

*The Pearl District Redevelopment Example.
(San Antonio, TX)*



ADDITIONAL ITEMS, LIST OF DISCLOSURES, AND ATTACHMENTS

Contract Terms

Written Agreements Required

Selected respondent team must be willing to enter into the following agreements with RMP pertaining to the development. These agreements will outline timeframes, types, size of the development, environmental responsibility/protocol, financial agreements and other relevant parameters of Site development. They include but are not limited to:

- Signed pre-development contract agreeing to a deadline of August 30, 2021.
- Warranty deed.
- Insurance bond.
- Payment and performance bonds and/or letters of credit.
- Lease agreement/development agreement.
- Purchase and sale agreement.

Developer Obligations

Agreements will be focused on a short-term and development agreement and process for RMP assets. Agreements will be structured according to phasing, milestone and the ability of the developer team to deliver over time. General obligations include:

- Master plan, develop and provide management of the entire Site.
- Work within city zoning and partner for potential incentives.
- Performance bonds.
- Abide by timing, design review and approval processes as outlined by RMP.
- Failure to meet RMP timeline will result in liquidated damages.



Photo & Illustration Credits

- 1 Urban Design Associates
- 7 JEA HQ: Ryan Companies
- 8 Bottom Right: CPS Energy; Jake Groth Architecture
- 9 Top Left: 255 S State St. Brinshore Development: KTG Architecture
Bottom Left: Moda Luxe: JF Capital: HPA Design Group
Right: Urban Design Associates
- 11 Urban Design Associates
- 12 Top: EVStudio: Plan for Montclair Int'l School
- 13 Hazelwoodgreen.com
- 14 Urban Design Associates
- 15 Top: Evolve Environment Architecture
Bottom: Urban Design Associates
- 16 Urban Design Associates
- 17 Pearl District: Travelparttime.com
- 19 Seaholm Power: Charles Rose Architects

All other images and graphics provided by Giv Group in partnership with RMP

ADDITIONAL ITEMS, LIST OF DISCLOSURES, AND ATTACHMENTS

This RFP includes a series of disclosures and attachments. It is the responsibility of the development team to review and understand the documents supplied and described here. Please note that not all attachments and disclosures are referenced within the document, but are integral to understanding the Site and the expected responses.



Example former power plant redevelopment:
Seacholm Power Plant (Austin, TX)

Referenced Attachments

Files Requiring Completion/Signatures for RFP Submission

- A. Acreage Selection Map: Excel File
- B. Grant of Intellectual Property Agreement
- C. Affirmation of Resource Adequacy

Requirements for RMP Buildings

- D. Design Specification – RMP Corporate Headquarters
- E. Design Specification – SIC Service Center

Environmental and Land Disclosures

- F. Environmental Information Map: Known and Anticipated Environmental Conditions
- G. Environmental Remediation Flowchart
- H. Gadsby Power Plant Disclosure
- I. Deed Restrictions for Property Sale
- J. Geotechnical Report (October 2019)
- K. Geotechnical Report (December 2020)

Additional Information Provided

Utilities

- L. Gas Line Map
- M. Transmission Lines and Substations Disclosure
- N. Water and Sewer Line Map

Easement Contracts

- O. Salt Lake City (Jordan River Access)
- P. Salt Lake Garfield & Western Railroad (South Temple Access)

Exhibits

- Q. Siting Process Example
- R. Development Timeline Example