



City of Phoenix

Request for Proposals (RFP) for the Purchase and Development of 38 City-Owned Lots in the Isaac Redevelopment Area (RDA) NSD-RFP-26-004

SCHEDULE

ACTIVITY (All times are local Phoenix time)	DATE
Issue RFP	December 30, 2025
Pre-Proposal Meeting at 10:00 a.m.	January 22, 2026
Submittal of Written Questions Deadline by 2:00 p.m.	February 3, 2026
Responses to Written Questions	February 10, 2026
Intent to Submit (Attachment G) Deadline by 2:00 p.m.	March 27, 2026
Proposal Deadline by 2:00 p.m.	April 3, 2026
Evaluations; Proposer Interviews, if applicable	May 2026
Posting Notice of Award Recommendation	June 2026

Requests for alternate formats to:

Kevin Jin, Procurement Officer

City of Phoenix Neighborhood Services Department

200 West Washington Street, 4th Floor

Phoenix, Arizona 85003-1611

Telephone: 602-534-4444 (7-1-1 Friendly)

kevin.jin@phoenix.gov

Solicitation Webpage

<https://www.phoenix.gov/administration/departments/nsd/solicitations.html>

This RFP does not commit the City to award any contract. All dates subject to change.

CITY OF PHOENIX
Neighborhood Services Department
38 CITY-OWNED LOTS IN ISAAC RDA (NSD-RFP-26-004)

TABLE OF CONTENTS

SECTION

PAGE

I. RFP PROCESS

A. Housing Phoenix Plan	4
B. Invitation.....	4
C. Proposer Questions and Notification	4
D. Proposal Requirements	5
E. Minimum Qualification	5
F. Pre-Proposal Meeting	6
G. Changes to the RFP	6
H. Intent to Submit	6

II. BUSINESS OPPORTUNITY

A. Description of Lots	6
B. Surrounding Area	9
C. Desired Project.....	9
D. Return to the City	11

III. PROPOSAL INSTRUCTIONS

A. Form of Proposals	11
B. Exceptions Not Allowed	14

IV. PROPOSAL EVALUATION

A. Evaluation Panel	14
B. Evaluation Criteria	15

V. GENERAL TERMS AND CONDITIONS OF THE PROPOSAL

A. Solicitation Transparency Policy	15
B. Materials Submitted: Public Record	16
C. Award Recommendation	16
D. Negotiations	17
E. Community Involvement.....	17
F. City's Reservation of Rights.....	17

CITY OF PHOENIX
Neighborhood Services Department
38 CITY-OWNED LOTS IN ISAAC RDA (NSD-RFP-26-004)

G. Best and Final Offers (BAFO)	18
H. City's Right to Disqualify for Conflict of Interest or Not in Good Standing....	18
I. Preparation Costs	18
J. Additional Investigations	18
K. Proposer Certification and Affidavit	19
L. Covenant Against Contingent Fees Paid by Proposer	19
M. No Gratuities	19
N. Protests	19

VI. STANDARD CONTRACT PROVISIONS

A. Indemnification	20
B. Insurance Requirements	21
C. Legal Worker Requirements.....	21
D. Organization Employment Disclaimer	21
E. Third Party Beneficiary Clause.....	22
F. Governing Law; Forum; Venue	22
G. Contractor Requirements for the Mitigation of Heat-Related Illnesses and Injuries in the Workplace	22

VII. ATTACHMENTS

Attachment A	Affidavit
Attachment B	Conflict of Interest and Solicitation Transparency Disclosure Form
Attachment C	Lot Information and Site(s) Map
Attachment D	Water/Sewer Infrastructure Information
Attachment E	Development Details Form
Attachment F	Offered Purchase Price
Attachment G	Intent to Submit Form

CITY OF PHOENIX
Neighborhood Services Department
38 CITY-OWNED LOTS IN ISAAC RDA (NSD-RFP-26-004)

I. RFP PROCESS

A. Housing Phoenix Plan

The City is seeking to address a critical need for affordable housing in Phoenix. The [Housing Phoenix Plan \(HPP\)](#) was adopted by Mayor and City Council in June of 2020, and it identifies the housing gaps and needs in our community. The HPP set the goal of creating or preserving 50,000 homes by 2030 and recommended nine policy initiatives to explore. Initiative 3 focuses on the redevelopment of City-owned land with mixed-income housing, and accordingly, Mayor and City Council approved a list of City-owned parcels for future affordable housing, including these sites.

B. Invitation

The City of Phoenix (City), through its Neighborhood Services Department (NSD), invites electronic proposals for the purchase and development of **five property packages**, totaling 38 City-owned vacant lots located in the Isaac Redevelopment Area (RDA) located near 35th Avenue and McDowell Road in Phoenix (**Lots**). Lot information and Site(s) Map, separated by package, are included in this RFP as **Attachment C**.

This RFP seeks market-viable development proposals that: 1) make the best use of the Lots; 2) are consistent with the Housing Phoenix Plan, General Plan, Isaac Redevelopment Area (RDA) Plan and/or Transit Oriented Communities (TOC) Policy Plan (if applicable), zoning codes and all other applicable codes, regulations, and guidelines; and 3) are compatible with the neighborhood in scale, design, materials, and appearance; and 4) increase affordable residential housing.

By inviting the disposition of the Lots, the City seeks to continue to revitalize and strengthen the community within the Isaac RDA by eliminating blight, developing vacant land, reactivating property and creating quality, affordable housing and sustainable housing opportunities. Residential development is being re-initiated through the RFP process to facilitate the sale and compatible infill development of land.

C. Proposer Questions and Notification

Proposers are advised to read this RFP in its entirety. Failure to read and/or understand any portion of this RFP will not be cause for waiver of any portion of the RFP or any resulting contract.

All questions about this RFP must be submitted in writing no later than the deadline listed on page 1 to kevin.jin@phoenix.gov. Please list the name of this RFP in the subject line when submitting questions. All written questions received by the deadline will be responded to in a written addendum and posted on <https://www.phoenix.gov/administration/departments/nsd/solicitations.html>.

CITY OF PHOENIX
Neighborhood Services Department
38 CITY-OWNED LOTS IN ISAAC RDA (NSD-RFP-26-004)

D. Proposal Requirements

Proposals that do not meet the following proposal requirements will be deemed non-responsive and disqualified.

1. The proposer must be authorized to transact business in Arizona and be in good standing in the State of Arizona, with the Arizona Corporation Commission, at the time its proposal is submitted. The City will not enter into contracts with foreign corporations not granted authority to transact business, or not in good standing in the State of Arizona, with the Arizona Corporation Commission.
2. If required by law for the operation of the business or work related to this RFP, proposer and/or any member or affiliate of a proposing team must possess all valid certifications and/or licenses as required by federal, state or local laws at the time of submittal.
3. Any proposer or any member or affiliate of a proposing team that currently contracts with the City must be in good standing for its proposal to be considered responsive. For this RFP, good standing refers to compliance with all existing contracts, including payment of financial obligations.
4. Proposer may choose to propose on any or all five packages of Lots, as desired. If proposer wishes to propose on more than one package of vacant Lots, the proposer is required to **submit separate proposals for each package**. The City intends to award and execute separate contracts for each package.

E. Minimum Qualification

1. The minimum purchase price for the Lots can be found in **Attachment C**. The minimum purchase price is based on the appraised value of the Lots.
The appraisals are available through the City of Phoenix Solicitation page at <https://www.phoenix.gov/administration/departments/nsd/solicitations.html>. Any proposal submitted with a proposed purchase price less than the minimum must clearly state what public benefit(s) will be generated to compensate for the less-than-appraised bid(s) and the estimated quantifiable value of those benefits as described in **Section II (D)**.
2. A member of each proposing team must have experience successfully completing and managing at least one residential and/or multi-family and/or mixed-use development project in the last five years.
3. At minimum, 50% of proposed residential and/or multi-family units for each proposal will be affordable to households with income levels not to exceed 80% area median income (AMI), as defined annually by HUD. Visit the following link for more info: <https://www.huduser.gov/portal/datasets/il.html>. Affordability

CITY OF PHOENIX
Neighborhood Services Department
38 CITY-OWNED LOTS IN ISAAC RDA (NSD-RFP-26-004)

requirements will be enforced through a Declaration of Affirmative Land Use Restrictive Covenant for a minimum of 20 years, beginning upon occupancy.

Each proposer must demonstrate these minimum qualifications in its proposal as further described in **Section III (A)** or its proposal will be deemed non-responsive and will be disqualified.

F. Pre-Proposal Meeting

Proposers are strongly encouraged to attend the pre-proposal meeting at the date and time listed on page 1 via Webex or conference call. The purpose of this meeting is to review this RFP and respond to questions. Registration is required and can be completed at:

<https://cityofphoenix.webex.com/weblink/register/rdf7a58c62c38f59d933885a25e7b6d1f>

G. Changes to the RFP

Changes to this RFP will be in writing as an addendum and posted on <https://www.phoenix.gov/administration/departments/nsd/solicitations.html>. The City is not responsible for any oral instructions given by any City employee, consultant, or official regarding RFP instruction, specifications, or documents.

Although registered pre-proposal meeting attendees and potential proposers who request such notification in writing will be notified by email when documents related to this RFP are available and posted on <https://www.phoenix.gov/administration/departments/nsd/solicitations.html>, proposers are responsible for obtaining and complying with any and all information posted on the website.

H. Intent to Submit

All Proposers are required to complete the 'Intent to Submit' form (**Attachment G**) of this document and email it to the Procurement Officer via kevin.jin@phoenix.gov no later than the deadline listed on page 1. The Procurement Officer will then provide the Proposer with an upload link unique to their proposal.

Complete proposals must be in the possession of NSD on or prior to the date and time indicated in the Schedule of Events. Late proposals will not be considered. The prevailing clock will be the date and time stamp of the NSD file sharing site.

II. BUSINESS OPPORTUNITY

A. Description of Lots

These Lots provide an opportunity for proposer(s) to design and construct mixed-

CITY OF PHOENIX
Neighborhood Services Department
38 CITY-OWNED LOTS IN ISAAC RDA (NSD-RFP-26-004)

income and/or affordable housing infill development and/or mixed-use development in the Isaac Redevelopment Area, just outside of the western boundary of the Central City area. Key strengths of the Lots include their location along the highly commuted west Phoenix corridor along the I-10 Interstate, the potential for development under the I-10 West Extension Transit Oriented Communities Policy Plan, and opportunity to add new developments in an emerging residential market. The Lots are available in “As-is” condition. The features of the Lots are as follows:

1. Zoning

The **Package 1** Lots are zoned [Walkable Urban \(WU\) Code, Transect 3:2 District](#) (Chapter 13 Walkable Urban Code, posted at <https://phoenix.municipal.codes/ZO>).

The **Packages 2 and 3** Lots are zoned [Walkable Urban \(WU\) Code, Transect 4:3 District](#) (Chapter 13 Walkable Urban Code, posted at <https://phoenix.municipal.codes/ZO>).

The **Package 4** Lots are zoned [Walkable Urban \(WU\) Code, Transect 5:3 District](#) (Chapter 13 Walkable Urban Code, posted at <https://phoenix.municipal.codes/ZO>).

The **Package 5** Lots are currently zoned [C-2 District - Intermediate Commercial](#), and [C-3 District – General Commercial](#) (Chapter 6 Zoning Districts, Section 623 and 624 of the Phoenix Zoning Ordinance, posted at <https://phoenix.municipal.codes/ZO>). A rezoning application (Z-179-25-4) was initiated on the Package 5 lots for [Walkable Urban \(WU\) Code, Transect 5:5 District](#) (Chapter 13 Walkable Urban Code, posted at <https://phoenix.municipal.codes/ZO>).

Any questions regarding this rezoning application or prior applications and associated zoning stipulations can be directed to the Maryvale Village Planner, Matteo Moric at matteo.moric@phoenix.gov.

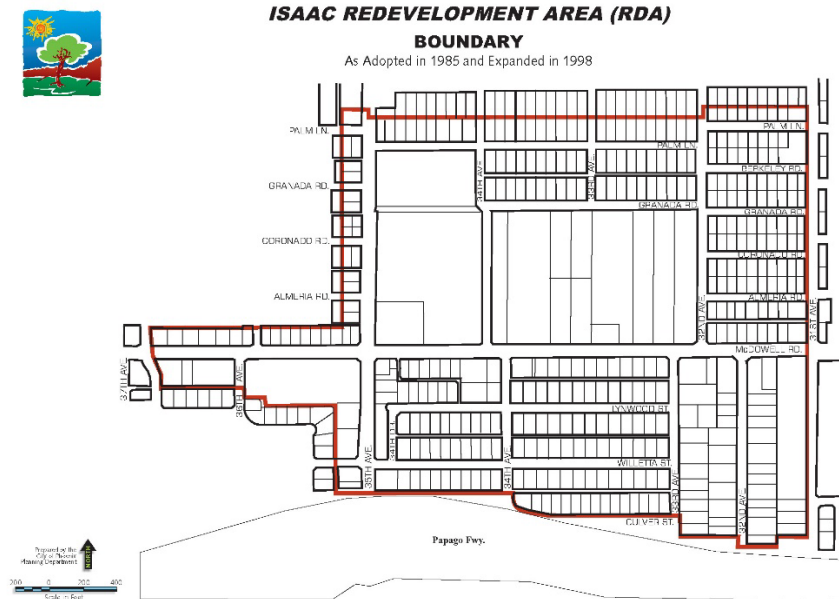
The purposes of the Walkable Urban (WU) Code are to implement the vision and policies of the Transit Oriented Communities Policy Plans; encourage an appropriate mixture and density of activity; to increase transit ridership in general and along transit corridors; to promote multiple modes of transportation; to improve pedestrian safety from crime; to avoid or mitigate nuisances; to promote public health; to decrease automobile dependence; and to mitigate the effects of congestion and pollution.

2. Policy Plans

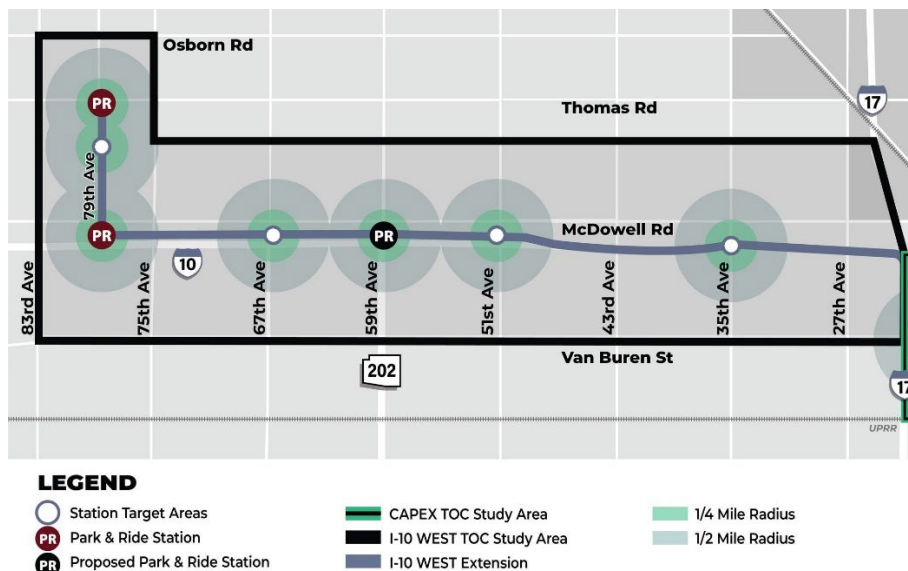
Policy Plans, including Special Planning Districts and Area Specific Plans, provide additional regulation and guidance regarding specific areas and neighborhoods within Phoenix. The following are Policy Plans that have been adopted, or are in the planning and draft process, in the City of Phoenix that the Lots would be subject to:

CITY OF PHOENIX
Neighborhood Services Department
38 CITY-OWNED LOTS IN ISAAC RDA (NSD-RFP-26-004)

Isaac Redevelopment Area (RDA) Plan



I-10 West Extension Transit-Oriented Communities (TOC) Policy Plan



Over the past two years the City of Phoenix has been working with the community to craft a plan for the development of the areas around light rail stations along the future I-10 West Extension. The policy plan will follow the same framework used previously in all City of Phoenix policy plans, which includes planning for land use, mobility, economic development, housing, green systems, and health. It will be a major policy consideration for land use decisions such as rezonings, as well as public investment. While the policy plan is not yet adopted by Council, the community has shared preferences and visions for the future.

CITY OF PHOENIX
Neighborhood Services Department
38 CITY-OWNED LOTS IN ISAAC RDA (NSD-RFP-26-004)

For more information and materials from the I-10 Corridor TOC planning project, go to: [I-10 West Extension Transit-Oriented Communities \(TOC\) Policy Plan](#).

3. Utilities

The Lots are served by City water and sewer, Southwest Gas (natural gas), and Arizona Public Service (electric power). Information regarding utility infrastructure for City services is provided and development requirements can be found in Section IV (B) of the [City's Design Standards Manual for Water and Wastewater Systems](#).

Information on the existing domestic water and sewer systems as well as general stipulations for the five packages of Lots can be found in Attachment D Water/Sewer Infrastructure Information.

B. Surrounding Area

The subject Lots are in or adjacent to the Isaac Redevelopment Area (RDA), which was established in 1986 and expanded in 1998. The general boundaries of the district are roughly bounded by the I-10 Interstate (Papago Freeway) to the south, the alley north of Palm Lane to the north, 35th Avenue to the west, and 31st Avenue to the east. The residential portion of the redevelopment area, primarily Palm Lane, Granada, and 32nd Avenue, consists of detached, single-family dwellings. Some lots contain small cottages at the rear in addition to the main house.

Additionally, the subject Lots of the RFP are within the “West Central” policy area of the TOC Policy Plan, which has the following vision:

“The West Central Area is a lively place where the local community lives, learns, shops, and gathers. Mixed-use developments near the intersection of 35th Avenue and McDowell Road create a compact, walkable environment centered on a major transit hub. Housing stock has increased, creating more equitable options for local residents. Streets are designed for the safety and efficiency of all kinds of transportation, including walking, biking, buses, and light rail, and include significant amounts of shade and greenery. Pedestrian bridges stretching over the I-10 freeway help reconnect neighborhoods and create more direct paths to major destinations north and south of the freeway. Falcon Park and the recently developed park at 32nd Avenue and McDowell Road are community focal points that are active and well-utilized.”

C. Desired Project

This Section details the “Desired Project” that will result from a successful proposal and lists specific considerations that should be addressed in the proposals. Proposers should review all referenced materials.

CITY OF PHOENIX
Neighborhood Services Department
38 CITY-OWNED LOTS IN ISAAC RDA (NSD-RFP-26-004)

The Desired Projects for Lots should:

1. Create single-family and/or multi-family residential infill opportunities and/or mixed-use development in or adjacent to the Isaac Redevelopment Area that capitalizes on its prominent urban location and the neighborhood's unique identity. The innovative design should create functional and appropriate transitions to adjacent buildings to each lot and the surrounding neighborhood.
2. At minimum, 50% of residential and multi-family units for each proposal will be affordable to households with income levels not to exceed 80% area median income (AMI), as defined annually by HUD.
3. Create development compatible with the Isaac Redevelopment Area and consistent with a walkable, bikeable, and transit supportive development environment, considering factors such as scale (height and density), type, materials used, historic setbacks, etc. and aligns with the goals of the Isaac Redevelopment Area and stakeholders. A list of active neighborhood and community groups is available at <https://nsdonline.phoenix.gov/>.
4. Be initiated and completed within a reasonable time acceptable to the City. It is the City's desire that the proposed developments be completed in the shortest timeframe possible.
5. Be consistent with all applicable regulations, guidelines and adopted plans, including: the [Housing Phoenix Plan](#), [Complete Streets Program](#), [Bicycle Master Plan](#), [Shade Phoenix Plan](#), [Transportation Electrification Action Plan](#), [Zero Waste PHX](#), [Climate Action Plan](#), [Conservation Measures for New Development](#), [Transit Oriented Development Strategic Policy Framework](#), and [Isaac Redevelopment Area Plan](#).
6. Incorporate and implement elements of sustainability into the design, construction, and maintenance of the proposed project. A wide range of sustainability programs and concepts can be found at phoenix.gov/sustainability.
7. Require minimal, if any, City assistance and provide maximum return to the City. The City may, in its sole discretion, elect to provide funding or other assistance to projects that create a significant amount of public benefit, such as long-term affordability (e.g. – use of a permanent affordability model, deed restrictions, etc.), down payment/rental assistance or other accommodations above and beyond what would be minimally necessary for the proposed project.

There is no confirmed, identified or guaranteed City funding or other assistance for these projects.

Whether the requested assistance is financial, technical, or in any other form,

CITY OF PHOENIX
Neighborhood Services Department
38 CITY-OWNED LOTS IN ISAAC RDA (NSD-RFP-26-004)

the intended purpose and estimated cost to the City must be clearly stated in the proposal.

D. Return to the City

The “Return to the City” evaluation criterion encompasses both the financial return (cash payment) and other tangible public benefits.

These other tangible public benefits may include one or more of the following: additional affordable units or a longer affordability period above and beyond what is required, new jobs, small business opportunities, civic space, community amenities, bicycle facilities, outdoor green space, pet friendly spaces, and/or public art.

Although the City reserves the right to participate in projects that create significant public benefit, such as public infrastructure beyond what would be necessary for the proposed development, there is currently no identified City funding for redevelopment of the Lots.

III. PROPOSAL INSTRUCTIONS

All timely proposals will be reviewed to determine whether the minimum qualification requirements have been met. Proposals that do not meet all qualification requirements may be considered non-responsive and may be rejected.

If only one proposal is received for any package, the City may proceed without convening an Evaluation Committee for that particular package.

A. Form of Proposals

Proposals shall conform to the following format. Proposals that are incomplete; conditional; obscure; that contain additions not requested, changes or exceptions to material provisions or requirements of this RFP; or material irregularities of any other kind, are subject to disqualification.

Each proposal should include the following:

1. Tab 1 – General Information

- a. Executed Affidavit (**Attachment A**).

Any proposal received without a completed, signed, and notarized **Attachment A** will be disqualified.

- b. Conflict of Interest and Solicitation Transparency Disclosure Form (**Attachment B**).

Any proposal received without a completed and signed **Attachment B** will be disqualified.

CITY OF PHOENIX
Neighborhood Services Department
38 CITY-OWNED LOTS IN ISAAC RDA (NSD-RFP-26-004)

- c. Executive Summary (maximum 2 pages).

Provide a concise summary and narrative of the overall proposal. If the proposer is a joint venture, the Executive Summary must identify the lead developer. Proposers must note in the Executive Summary whether someone other than the person listed on **Attachment A** will serve as the proposer's contact person for the proposal. The Executive Summary should identify that person's name, telephone number, and email address.

2. Tab 2 – Concept to Activate the Site

- a. Completed Development Details Form (**Attachment E**) to provide the proposed number of units to be built, square footage of the units, building height, proposed type of residential units (rental or homeownership), and proposed market type of the units (i.e. affordable, mixed-income, market).
- b. A narrative description of the proposed development that includes an explanation of how the proposed project is consistent with the Desired Project described in **Section II (C)** and details for the operation and management of the proposed project after completion of construction, where applicable. This description should include details on any sustainability strategies and features and indicate affordability components to be included.
- c. Documentation of the proposed development's feasibility, including:
- 1) Research/market demand data that supports the proposed project.
 - 2) Method of property control or acquisition for the Site(s).
 - 3) A project budget that is accurate, realistic, and provides detailed project costs (including, but not limited to, permitting and construction costs), soft costs and contingencies.
 - 4) An operating proforma for the proposed project, including all revenues, expenses, debt service, taxes, and other assessments, if applicable.
- d. Conceptual building elevations and a conceptual site plan, depicting any applicable phasing.
- e. Circulation plan(s) showing transit, vehicular, bicycle, and pedestrian access and circulation within and around the Site(s), including adjacent streets. The plan(s) should show loading/unloading locations, including locations for driverless vehicles and ride share services, if included in the proposed development.
- f. A project timeline that includes major milestones and addresses all phases of the project including site acquisition, planning and design, zoning application process, if applicable, entitlements, plan review, permits,

CITY OF PHOENIX
Neighborhood Services Department
38 CITY-OWNED LOTS IN ISAAC RDA (NSD-RFP-26-004)

construction, sale, and occupancy of the proposed development.

Proposers should use reasonable assumptions to propose a realistic timeline.

- g. A construction mitigation plan that identifies potential impacts to transit, commercial, and residential neighbors and outlines viable mitigation strategies for each impact.

3. Tab 3 – Return to the City

- a. Offered Purchase Price (**Attachment F**).
- b. A description of the economic, fiscal, employment and other tangible public benefits generated by the proposed development as it relates to neighborhood / community / City redevelopment goals, if applicable.
- c. Specify any requested City assistance, including details such as the type of assistance, length of agreement term, commencement, and completion dates, etc. Any requests for City assistance must:
 - Be limited to assistance the City can reasonably accommodate;
 - Be clearly and quantitatively demonstrated to be of lesser value than the public benefit generated by the proposed development; and
 - Fill a clearly described financial, technical, or other gap in proposer's capacities.

Any proposal offering a cash payment less than the minimum purchase price listed in **Attachment C** must include the quantifiable value for each additional tangible public benefit to demonstrate the total proposed value meets or exceeds the minimum purchase price. A proposal that requests City assistance may receive fewer points from the evaluation panel.

4. Tab 4 – Qualifications and Experience of Proposer

All proposals are required to provide a detailed description of the proposed development team and documentation of successfully financing, developing, completing, and managing comparable projects, locally and/or nationally, including the following:

- List the key individuals, companies, and organizational structures of proposer.
- List roles and responsibilities of all proposed development team members.
- Detail proposer's experience successfully developing and managing affordable housing projects of similar scale and complexity, locally and nationally, including the roles and responsibilities of proposer's team

CITY OF PHOENIX
Neighborhood Services Department
38 CITY-OWNED LOTS IN ISAAC RDA (NSD-RFP-26-004)

members, and provide contact information for references for these projects.

5. Tab 5 – Financial Capacity of Proposer

Provide documentation to demonstrate proposer's financial capacity to execute and complete the proposed development successfully, which include but are not limited to the following:

- Detailed plan to fund all proposed development costs.
- Specify and clearly describe all sources, types, and amounts of equity, debt, grants, and other funding sources for the proposed development.
- Documentation of approval or pre-approval letters from potential lenders for the proposed development, if applicable.
- Detail other projects in which the proposer has worked with the proposed equity/debt/granting entities.
- Provide evidence of financing for prior development projects.

B. Exceptions Not Allowed

Proposer must not take any exceptions to any terms, conditions, or material requirements of this solicitation. Proposals submitted with exceptions may be deemed non-responsive and disqualified from further consideration, in the City's sole discretion. Proposers must conform to all requirements specified in this RFP. The city encourages Proposers to send inquiries to the procurement officer rather than including exceptions in their Proposal. See Inquiries and Schedule of Events.

IV. PROPOSAL EVALUATION

First, NSD will perform an administrative review of proposals for responsiveness. This review will focus on accurate and complete submission of all required documents based on the RFP requirements. NSD reserves the sole right to determine the responsiveness of proposals.

A. Evaluation Panel

Following NSD administrative review, the NSD Director will appoint an evaluation panel to review the proposals and recommend a proposer to be awarded the contract(s) resulting from this RFP. The NSD Director may accept this recommendation and forward it to the Phoenix City Council or reject it.

The evaluation panel may interview all the proposers or a short list of proposers, or the evaluation panel may evaluate the proposals solely on the materials submitted by the proposal deadline. If a short list process is used, the evaluation panel will use the evaluation criteria established in this RFP to identify the proposers most likely to be successful in the evaluation process. The short list of proposers may then be scheduled for interviews with the evaluation panel. If interviews are

CITY OF PHOENIX
Neighborhood Services Department
38 CITY-OWNED LOTS IN ISAAC RDA (NSD-RFP-26-004)

conducted, the evaluation panel may consider information from the interviews that clarifies the materials submitted.

The evaluation panel will determine a consensus score for each evaluation criterion, which will then be added together to determine a total consensus score for each proposal.

B. Evaluation Criteria

The evaluation panel will review the information submitted in the proposals to address the requirements listed in the corresponding tabs of **Section III (A)**. All responsive and responsible proposals will be evaluated based on the following criteria. This is a best-value-to-the-City procurement, which means the evaluation panel will look at all factors, not just financial return to the City, in selecting the recommended proposer.

- 1. Concept to Activate the Site (0-400 points)**
- 2. Return to the City (0-150 points)**
- 3. Qualifications & Experience of Proposer (0-225 points)**
- 4. Financial Capacity of Proposer (0-225 points)**

V. GENERAL TERMS AND CONDITIONS OF PROPOSAL

A. Solicitation Transparency Policy

Commencing on the date and time this RFP is published, potential or actual proposers including their representatives, employees, agents, proposed partners, subcontractors, joint venturers, members, or any of their lobbyists and attorneys (collectively for this **Section V (A)** only, the “proposer”), may discuss matters associated with this solicitation with the Mayor, any members of City Council, the City Manager, any Deputy City Manager, or any department director (including in each case their assigned staff, except for the designated Procurement Officer) only at an open public meeting until the resulting contract is awarded or all proposals are rejected and the solicitation is cancelled without any announcement by the Procurement Officer of the City’s intent to reissue the same or similar solicitation. As long as this RFP or related matters are not discussed, proposers may continue to conduct existing business unrelated to this solicitation with the City.

A proposer may discuss its proposal or this RFP with the Mayor and/or one or more members of the Phoenix City Council, provided such meetings are: 1) scheduled through the Procurement Officer identified on page one; 2) conducted in Webex virtual meeting room; link to the meeting room will be provided by the Procurement Officer, and 3) posted as open meetings with the City Clerk at least 24 hours prior to the scheduled meetings. The City Clerk will be responsible for posting the meetings. The posted notice will identify the participants and the subject matter, as well as invite the public to participate.

CITY OF PHOENIX
Neighborhood Services Department
38 CITY-OWNED LOTS IN ISAAC RDA (NSD-RFP-26-004)

With respect to the selection of the successful proposer, the City Manager and/or City Manager's Office will continue the past practice of exerting no undue influence on the process. In all solicitations of bids and proposals, any direction on the selection from the City Manager and/or City Manager's Office and Department Head (or representative) to the evaluation panel or selecting authority must be provided in writing to all prospective proposers.

This policy is intended to create a level playing field for all proposers, assure contracts are awarded in public, and protect the integrity of the selection process. "To discuss" means any contact by a proposer, regardless of whether the City responds to the contact. The City interprets the policy as continuing through a cancellation of a solicitation, until City Council approved award of the contract, or as long as the City cancels with a statement that the City will reissue the solicitation. **PROPOSERS THAT VIOLATE THIS POLICY WILL BE DISQUALIFIED.**

B. Materials Submitted: Public Record

All materials submitted by proposers become property of the City and a matter of public record available for review pursuant to Arizona law. If a proposer believes that a specific section of its proposal response is confidential, the Proposer will isolate the pages marked confidential in a specific and clearly labeled section of its proposal response. A proposer may request specific information contained within its proposal is treated by the Procurement Officer as confidential provided the proposer clearly labels the information "confidential." To the extent necessary for the evaluation process, information marked as "confidential" will not be treated as confidential. Once the procurement file becomes available for public inspection, the Procurement Officer will not make any information identified by the proposers as "confidential" available to the public unless necessary to support the evaluation process or if specifically requested in accordance with applicable public records law. When a public records request for such information is received, the Procurement Officer will notify the proposer in writing of any request to view any portion of its proposal marked "confidential." The proposer will have the time set forth in the notice to obtain a court order enjoining such disclosure. If the proposer does not provide the Procurement Officer with a court order enjoining release of the information during the designated time, the Procurement Officer will make the information requested available for inspection.

C. Award Recommendation

When the award recommendation is posted on <https://www.phoenix.gov/administration/departments/nsd/solicitations.html>, the procurement file for this RFP will be available for proposers and the public to review. The procurement file consists of all non-confidential proposal materials, this RFP and all addenda, advertising documents, agendas, meeting minutes, presentations (if any), signed conflict of interest statements by evaluation panel members, and evaluation panel consensus scoring.

CITY OF PHOENIX
Neighborhood Services Department
38 CITY-OWNED LOTS IN ISAAC RDA (NSD-RFP-26-004)

D. Negotiations

Once the award recommendation has been posted, the City may negotiate business terms with a proposer. The Procurement Officer will provide the recommended proposer with written authorization to negotiate with specific City staff. Communication between the recommended proposer and any City staff or City officials not authorized by the Procurement Officer will still be subject to the Solicitation Transparency Policy listed in **Section V (A)**.

The posting of an award recommendation or commencement of negotiations does not commit the City to accept all or any of the terms of the proposal, and negotiations may be terminated by the City at any time. These negotiations may result in minor or material changes to the proposal, including both the business terms and design and construction of the proposed development. Successful negotiations will result in an award recommendation to the City Council and a "Letter of Intent" stating the City's intent to enter into a contract with the recommended proposer on specified business terms. All terms will be subject to City Council approval. Following required approvals, City-drafted contracts addressing all terms and conditions will be entered between the parties.

City staff alone are responsible for negotiating business terms with recommended proposers. **THE TERMS AND CONDITIONS OF ANY CONTRACT RESULTING FROM THIS RFP PROCESS ARE SUBJECT TO APPROVAL BY THE PHOENIX CITY COUNCIL.**

E. Community Involvement

The recommended proposer must seek community input as needed and make reasonable efforts to address, incorporate or respond to community input regarding the proposal(s).

F. City's Reservation of Rights

The City reserves the right to take any course of action the City deems appropriate at the City's sole and absolute discretion, which may include but are not limited to:

1. Waiving any defects or informalities in any proposal or proposing procedure;
2. Accepting or rejecting any or all proposals or any part of any or all proposals;
3. Canceling the RFP in part or in its entirety;
4. Reissuing the RFP with or without modification;
5. Negotiating with any qualified proposer;
6. Terminating negotiations with any qualified proposer;
7. Extending the deadline for intent to submit and/or proposals; and/or
8. Requesting additional information from any or all proposers.

CITY OF PHOENIX
Neighborhood Services Department
38 CITY-OWNED LOTS IN ISAAC RDA (NSD-RFP-26-004)

G. Best and Final Offers (BAFO)

A BAFO is an option available for negotiations. Each Proposer in the competitive range, which is determined in the City's sole discretion, may be afforded the opportunity to amend its Proposal and make one BAFO.

If a Proposer's BAFO modifies its initial Proposal, the modifications must be identified in the BAFO. The City will evaluate BAFOs based on the same requirements and criteria applicable to initial Proposals. The City will adjust appropriately the initial scores for criteria that have been affected by Proposal modifications made by a BAFO. Based on the criteria defined in the solicitation as weighted, the City will then perform final scoring and prepare final rankings.

The Evaluation Panel will recommend the Proposal that is the best value and most advantageous to the City based on the evaluation criteria.

The City reserves the right to make an award to a Proposer whose Proposal is the highest rated, best value, and most advantageous to the City based on the evaluation criteria, without conducting written or oral discussions with any Proposer, without negotiations, and without soliciting BAFOs.

H. City's Right to Disqualify for Conflict of Interest or Not in Good Standing

The City reserves the right to disqualify any Proposer on the basis of any real or apparent conflict of interest that is disclosed by the proposal submitted or any other data available to the City. This disqualification is at the sole discretion of the City. Any Proposer submitting a proposal herein waives any right to object now or at any future time, before anybody or agency, including but not limited to, the City Council of the City of Phoenix or any court.

Additionally, any Proposer or any member or affiliate of a proposing team that currently contracts with the City must be in good standing for its proposal to be considered responsive. For the purpose of this RFP, good standing refers to compliance with all existing contracts, including payment of financial obligations.

I. Preparation Costs

Under no circumstance will the City be responsible for any costs incurred by anyone in 1) responding to this RFP; 2) in any subsequent follow up to the proposal; or 3) in any subsequent negotiations of a contract.

J. Additional Investigations

The City reserves the right to make such additional investigations as it deems necessary to establish the competence and financial stability of any proposer submitting a proposal, including, without limitation, information provided by former employees and/or creditors.

CITY OF PHOENIX
Neighborhood Services Department
38 CITY-OWNED LOTS IN ISAAC RDA (NSD-RFP-26-004)

K. Proposer Certification and Affidavit

By submitting a proposal, each proposer certifies it has not paid or agreed to pay any fee or commission, or any other item of value contingent on the award of a contract to any employee, official or current contracting consultant of the City. Any proposer unable to comply with any required certifications may be disqualified.

In compliance with A.R.S. §§ 1-501 and -502, the City will require any successful proposer that submits its proposal as a sole proprietorship or a natural person to complete the [Affidavit of Lawful Presence](#) prior to the award of any contract resulting from this process.

L. Covenant Against Contingent Fees Paid by Proposer

By submitting a proposal, the proposer certifies it has not employed or retained any person or company, other than a member of its proposed team or a bona fide employee working solely for the proposer, to solicit or secure the contract described in this RFP, and that no contract has been made to pay the proposer or any member of its team any fee, commission, percentage, brokerage fee, gift or any other consideration, contingent upon or resulting from the award or execution of such contract. For breach or violation of this certification, the City will have the right to annul any contract entered into with a proposer as result of this RFP without liability and take appropriate legal action.

M. No Gratuities

Proposers may not offer any gratuities, favors, or anything of monetary value to any official or employee of the City nor its advisors for the purposes of influencing this selection. Any attempt to influence the selection process by any means, other than disclosure of qualifications and credentials through the proper channels, is grounds for disqualification and appropriate legal action.

N. Protests

- a. Proposer may protest the contents of the RFP no later than seven (7) days before the proposal submission deadline when the protest is based on an apparent alleged mistake, impropriety, or defect in the solicitation. Protests filed regarding the RFP may be addressed by an amendment to the RFP or denied by the City. If denied, the opening and award will proceed unless the City determines that it is in the City's best interests to set new deadlines, amend the RFP, cancel or re-bid.
- b. Therefore, unless otherwise notified by a formal amendment, the Protester must adhere to all RFP dates and deadlines, including timely filing of an offer, regardless of filing a protest.
- c. Proposer may protest an adverse determination issued by the City regarding responsibility and responsiveness within seven (7) days of the date the proposer

CITY OF PHOENIX
Neighborhood Services Department
38 CITY-OWNED LOTS IN ISAAC RDA (NSD-RFP-26-004)

was notified of the adverse determination.

d. Proposer may protest an award recommendation if the proposer can establish that it had a substantial chance of being awarded the contract and will be harmed by the recommended award. The City will post recommendations on the City's website to award the contract(s) to a proposer(s). Proposer must submit award protests within seven days after the posting of the award recommendation, with exceptions only for good cause shown, determined at the City's sole discretion.

e. All protests will be in writing, filed with the Procurement Officer identified in the RFP and include the following:

1. Identification of the RFP number;
2. The name, address and telephone number of the protester;
3. A detailed statement describing the legal and factual grounds for the protest, including copies of relevant documents;
4. The form of relief requested; and
5. The signature of the protester or its authorized representative.

f. The Procurement Officer will render a written decision within a reasonable period after the protest is filed. The City will not request City Council authorization to award the contract until the protest process is complete. All protests and appeals must be submitted in accordance with the City's Procurement Code, (Phoenix City Code, Ch. 43), and administrative regulations.

VI. STANDARD CONTRACT PROVISIONS

The submission of a proposal in response to this RFP constitutes the proposer's agreement that any contract resulting from this RFP will be prepared by the City and will include, but are not limited to, the terms and conditions identified in this **Section VI**. The submission of a proposal further constitutes the proposer's agreement that it will not insist on the use of standard contracts, documents, or forms, and that it waives any demand for the use of its standard contracts. Pursuant to the City Charter, the language of the contract to be executed will be drafted under the supervision of the City Attorney and will be the controlling document.

A. Indemnification

Proposer ("Indemnitor") must defend, indemnify, and hold harmless the City of Phoenix and its officers, officials (elected or appointed), agents, and employees ("Indemnitee") from and against any and all claims, actions, liabilities, damages, losses or expenses (including but not limited to court costs, attorney fees, expert fees, and costs of claim processing, investigation and litigation) of any nature or kind whatsoever ("Losses") caused, or alleged to be caused, in whole or in part, by the wrongful, negligent or willful acts, or errors or omissions of Indemnitor or any of its owners, officers, directors, members, managers, agents, employees or subcontractors ("Indemnitor's Agents") arising out of or in connection with this Contract. This defense and indemnity obligation includes holding Indemnitee harmless for any Losses or other amount arising out of or recovered under any

CITY OF PHOENIX
Neighborhood Services Department
38 CITY-OWNED LOTS IN ISAAC RDA (NSD-RFP-26-004)

state's Workers' Compensation Law or arising out of the failure of Indemnitor or Indemnitor's Agents to conform to any federal, state or local law, statute, ordinance, rule, regulation or court decree. Indemnitor's duty to defend Indemnatee accrues immediately at the time a claim is threatened or a claim is made against Indemnatee, whichever is first. Indemnitor's duty to defend exists regardless of whether Indemnitor is ultimately found liable. Indemnitor must indemnify Indemnatee from and against any and all Losses, except where it is proven that those Losses are solely as a result of Indemnatee's own negligent or willful acts or omissions. Indemnitor will be responsible for primary loss investigation, defense and judgment costs where this indemnification applies. In consideration of the award of this Contract, Indemnitor agrees to waive all rights of subrogation against Indemnatee for losses arising from or related to any work performed by Indemnitor or Indemnitor's Agents for the City of Phoenix. The obligations of Indemnitor under this provision survive the termination or expiration of this Contract.

B. Insurance Requirements

The successful proposer must procure and maintain until all of its obligations have been discharged, including any warranty periods under the future contracts are satisfied, insurance against claims for injury to persons or damage to property that may arise from or in connection with the performance of the work hereunder by the proposer, its agents, representatives, employees or subcontractors. Specific insurance requirements will be outlined within the contract that results from the selection of a successful proposal.

C. Legal Worker Requirements

The City is prohibited by A.R.S. § 41-4401 from awarding a contract to any contractor that fails, or whose subcontractors fail, to comply with A.R.S. § 23-214(A). Therefore, each proposer agrees by submitting a proposal that:

1. The proposer and each subcontractor it uses warrants their compliance with all federal immigration laws and regulations that relate to their employees and their compliance with § 23-214 (A).
2. A breach of a warranty under paragraph 1 will be deemed a material breach of the contract and is subject to penalties up to and including termination of the contract.
3. The City retains the legal right to inspect the papers of the proposer or subcontractor employee(s) that work(s) on this contract to ensure that contractor or subcontractor is complying with the warranty under paragraph 1.

D. Organization Employment Disclaimer

Any contract entered into as the result of this RFP will not constitute, create, give rise to or otherwise recognize an agreement or relationship, partnership or formal

CITY OF PHOENIX
Neighborhood Services Department
38 CITY-OWNED LOTS IN ISAAC RDA (NSD-RFP-26-004)

business organization of any kind between the City and the proposer as contractor, and the rights and obligations of the parties will only be those expressly set forth therein. The recommended proposer will be required to agree as part of any contract entered into as the result hereof, that no person supplied by it in the performance of the contract is an employee of the City, and further agree that no rights of the City's Civil Service, Retirement or Personnel Rules accrue to any such persons. Any contracting party will have the total responsibility for all salaries, wages, bonuses, retirement, withholdings, workmen's compensation and occupational disease compensation insurance, unemployment compensation, other benefits and taxes and premiums appurtenant thereto concerning such persons provided by such party in the performance of the contract and will save and hold the City harmless with respect thereto.

E. Third Party Beneficiary Clause

The parties expressly agree that any contract entered into as the result of this RFP is not intended by any of its provisions to create any right of the public or any member thereof as a third party beneficiary nor to authorize anyone not a party as a result of this RFP to maintain a suit for personal injuries or property damage pursuant to the terms or provisions of any contract entered into as the result of this RFP.

F. Governing Law; Forum; Venue

Any contract entered into as the result of this RFP and delivered in the State of Arizona, and the substantive laws of the State of Arizona (without reference to choice of law principles) will govern their interpretation and enforcement. Any action brought to interpret or enforce any provision of any contract entered into as the result of this RFP that cannot be administratively resolved, or otherwise related to or arising from any contract entered into as a result of this RFP, will be commenced and maintained in the state or federal courts of the State of Arizona, Maricopa County, and each of the parties, to the extent permitted by law, consents to jurisdiction and venue in such courts for such purposes.

G. Contractor Requirements for the Mitigation of Heat-Related Illnesses and Injuries in the Workplace

Any contractor whose employees and contract workers perform work in an outdoor environment under this contract must keep on file a written heat safety plan. The City may request a copy of this plan and documentation of all heat safety and mitigation efforts currently implemented to prevent heat-related illnesses and injuries in the workplace. The plan must also be posted where it is accessible to employees. At a minimum, the heat safety and mitigation plan and documentation required under this provision shall include each of the following as it relates to heat safety and mitigation:

1. Availability of sanitized cool drinking water free of charge at locations that are accessible to all employees and contract workers.

CITY OF PHOENIX
Neighborhood Services Department
38 CITY-OWNED LOTS IN ISAAC RDA (NSD-RFP-26-004)

2. Ability to take regular and necessary breaks as needed and additional breaks for hydration.
3. Access to shaded areas and/or air conditioning.
4. Access to air conditioning in vehicles with enclosed cabs. All such vehicles must contain functioning air conditioning by no later than May 1, 2025.
5. Effective acclimatization practices to promote the physiological adaptations of employees or contract workers newly assigned or reassigned to work in an outside environment.
6. Conduct training and make it available and understandable to all employees and contract workers on heat illness and injury that focuses on the environmental and personal risk factors, prevention, how to recognize and report signs and symptoms of heat illness and injury, how to administer appropriate first aid measures and how to report heat illness and injury to emergency medical personnel.

The contractor further agrees that this clause will be incorporated in all subcontracts with subcontractors, sublicensees or sublessees who may perform labor or services in connection with this contract. Additionally, the contractor agrees to require all subcontractors, sublicensees or sublessees to include this clause in all contracts with any third party who is contracted to perform labor or services in connection with this contract. It is the obligation of the contractor to ensure compliance by its subcontractors.

CITY OF PHOENIX
Neighborhood Services Department
38 CITY-OWNED LOTS IN ISAAC RDA (NSD-RFP-26-004)

ATTACHMENT A
AFFIDAVIT

Assurances

The undersigned proposer hereby submits to the City of Phoenix (City) the enclosed proposal based upon all terms and conditions set forth in the City's Request for Proposals (RFP) and referenced materials. Proposer further specifically agrees hereby to provide services in the manner set forth in the proposal submitted by the proposer.

The undersigned proposer acknowledges and states, under penalty of perjury, as follows:

1. The City is relying on proposer's submitted information and the representation that proposer has the capability to successfully undertake and complete the responsibilities and obligations submitted in its proposal and in the resulting agreement.
2. The City has the right to make any further inquiry it deems appropriate to substantiate or supplement information supplied by proposer.
3. Proposer has read and fully understands all the provisions and conditions set forth in the RFP Documents, upon which its proposal is based.
4. The forms and information provided in response to the RFP are complete and made part of the proposal. The City is not responsible for any proposer errors or omissions.
5. This proposal may be withdrawn by requesting such withdrawal in writing at any time prior to the proposal deadline but may not be withdrawn after such date and time.
6. The City reserves the right to reject any and all proposals or to accept the proposal that, in its judgment, will provide the best value development to the City.
7. This proposal is valid for a minimum of 120 days after the RFP proposal deadline.
8. All costs incurred by proposer in connection with this proposal shall be borne solely by proposer. Under no circumstances shall the City be responsible for any costs associated with proposer's proposal, participation in the RFP process, or subsequent negotiations.
9. Proposer has not in any manner, directly or indirectly, conspired with any person or party to unfairly compete or compromise the competitive nature of the RFP process.
10. The contents of this proposal have not been communicated by the undersigned nor by any employee or agent to any other person engaged in this type of business prior to the official opening of this proposal.
11. To the best of the proposer's knowledge, the information provided in its proposal is true and correct and neither the undersigned proposer nor any partner, corporate officer or managing employee have ever been convicted of a felony or a crime involving moral turpitude.

CITY OF PHOENIX
Neighborhood Services Department
38 CITY-OWNED LOTS IN ISAAC RDA (NSD-RFP-26-004)

LEGAL STATUS

1. Proposer intends to operate the business as (check one):

Corporation*	()	Non-Profit 501(c)(3)	()
Government Entity	()	Partnership*	()
Limited Liability Corporation*	()	Sole Proprietorship	()
Other (Please describe: _____)			()

Identify all the members and managers, if an LLC, all the partners, if a partnership, or all the officers and board members, if a corporation, of the proposer (add lines as needed).

For the purpose of this RFP, addenda and exhibits, any questions regarding the principals are referring to all of the officers, board members, partners, members and managers.

2. In the past 10 years, have you personally, or any business with which you have been involved, been declared bankrupt, filed a petition in any bankruptcy court, filed for protection from creditors in bankruptcy court, or had involuntary proceedings filed in bankruptcy court? If "Yes," provide date, court, case name, case number, amount of liabilities, amount of assets and the status of each occurrence. **Yes () No ()**
3. Has the proposer or any of its principals or its principal's affiliates been declared to be in default under any obligation to or contract with the City? If "Yes," please provide details concerning the nature of the default, including the City contract number. **Yes () No ()**
4. Are there any pending liens, claims or litigation in excess of \$500,000 involving proposer, or any corporation or other entity that has, directly or indirectly, a controlling interest in the proposer, or any subsidiary of the proposer or other entity in which the proposer has a controlling interest or any of the proposer's principals, officers, or directors? If "Yes," provide detailed information regarding complaints. **Yes () No ()**
5. Has the proposer, or any corporation or other entity that has, directly or indirectly, a controlling interest in the proposer, or any subsidiary of the proposer or other entity in which the proposer has a controlling interest or any of the proposer's principals, officers, or directors, been involved in any lawsuits in the past 10 years? If "Yes," provide list including date filed, court, case name, case number, amount sought/recovered and the status of each lawsuit. **Yes () No ()**
6. Has the proposer's or any of its principals or its principals' affiliate's contracts been terminated prior to their expiration terms, voluntarily or involuntarily, within the last 10 years? If "Yes," provide name, location of performance, and date of the contract(s). **Yes () No ()**
7. Has the proposer, or any corporation or other entity that has, directly or indirectly, a controlling interest in the proposer, or any subsidiary of the proposer or other entity in which the proposer has a controlling interest or any of the proposer's principals, officers, or directors ever been

CITY OF PHOENIX
Neighborhood Services Department
38 CITY-OWNED LOTS IN ISAAC RDA (NSD-RFP-26-004)

barred from bidding on federal, state, or local government contracts? If "Yes," provide the current status of such suspension or debarment proceedings. **Yes () No ()**

REFERENCES

Proposer shall furnish the names, addresses, and telephone numbers of a minimum of three firms or government organizations for which the Proposer is currently furnishing or has completed service of a similar size and scope as described in this RFP.

The Proposer may not use the City of Phoenix as a reference.

Organization Name

Address

Address

Contact

Telephone and Fax Number

Email Address

Date of Contract Initiation

Type of Services Provided

Organization Name

Address

Address

Contact

Telephone and Fax Number

Email Address

Date of Contract Initiation

Type of Services Provided

CITY OF PHOENIX
Neighborhood Services Department
38 CITY-OWNED LOTS IN ISAAC RDA (NSD-RFP-26-004)

Organization Name

Address

Address

Contact

Telephone and Fax Number

Email Address

Date of Contract Initiation

Type of Services Provided

Signature(s)

Proposer's Legal Name: _____

Printed Name of Authorized Representative*: _____

Title: _____

Business Mailing Address: _____

Telephone and Email Address: _____

Signature: _____

**Proposal must be signed by an individual authorized to contractually bind the proposer.*

Name of Joint Venture Partner (if applicable): _____

Printed Name of Authorized Representative*: _____

Title: _____

Business Mailing Address: _____

Telephone and Email Address: _____

CITY OF PHOENIX
Neighborhood Services Department
38 CITY-OWNED LOTS IN ISAAC RDA (NSD-RFP-26-004)

Signature: _____

**Proposal must be signed by an individual authorized to contractually bind the joint venture partner.*

NOTARIZED

Signed and sworn before me this _____, day of _____, _____

Notary Signature: _____

Affix Seal:

My Commission Expires: _____

CITY OF PHOENIX
Neighborhood Services Department
38 CITY-OWNED LOTS IN ISAAC RDA (NSD-RFP-26-004)

ATTACHMENT B
CONFLICT OF INTEREST AND SOLICITATION
TRANSPARENCY DISCLOSURE FORM

Each proposer shall complete, sign, and submit this form with its proposal. Any proposal received without this completed and signed form will be disqualified as non-responsive.

1. First Name, Middle Initial, Last Name, Suffix of Proposer's Authorized Representative (person submitting this disclosure form and submitting the proposal)

2. Contract Information

Purchase and Development of 38 City-Owned Lots in the Isaac Redevelopment Area (NSD-RFP-26-004)

3. Name of individual(s) or entity(ies) seeking a contract with the City (i.e. parties to the Contract)

4. List all individuals(s) or entity(ies) that are partners, parent companies, joint venturers, or subsidiaries of the individual or entity listed in Question 3. Please include all board members, members, owners, executive committee members, and officers for each entry. If not applicable, list "N/A."

5. List all individuals or entities that will be subcontractors on this Contract, including each business name and the owner's(s') name(s), or list "N/A" if no subcontractors will be used on this Contract or "TBD" if subcontractors have not yet been identified.

CITY OF PHOENIX
Neighborhood Services Department
38 CITY-OWNED LOTS IN ISAAC RDA (NSD-RFP-26-004)

6. List all attorneys, lobbyists, or consultants retained by any individuals listed in the answers to Questions 3, 4, or 5, assisting with this proposal and/or with securing the contract resulting from this solicitation. If not applicable, list "N/A."
-
-

7. Disclosure of Conflict of Interest:

Is the proposer or the proposer's authorized representative aware of any fact(s) with regard to this solicitation or the resulting contract that would raise a "conflict of interest" issue under City Code Section 43-34? City Code Section 43-34 reads:

"An elected City official or a City employee shall not represent any person or business for compensation before the City regarding any part of a procurement, including any resulting contract, if during the time the elected official is or was in office or the employee is or was employed by the City such elected official or employee played a material or significant role in the development of the solicitation, any other part of the procurement, or the contract award."

- ☐ The proposer and the proposer's authorized representative are not aware of any conflict(s) of interest under City Code Section 43-34.
- ☐ The proposer or the proposer's authorized representative is aware of the following potential or actual conflict(s) of interest:
-
-

8. Notice Regarding Prohibited Interest in Contracts:

[Arizona Revised Statutes \(A.R.S\)](#) Sections 38-501 through 38-511 and the Phoenix City Charter and Code prohibit public officers or employees, their close relatives, and any businesses they, or their relatives, own from: (1) representing before the City any person or business for compensation; (2) doing business with the City by any means other than through a formal procurement; and (3) doing business with the City without disclosing that the person has an interest in the contract. This prohibition extends to subcontracts on City contracts and also applies to parent, subsidiary, or partner businesses owned by a public officer or employee.

Although any contract in place at the time a person becomes a public officer or employee may remain in effect, the contract may not be amended, extended,

CITY OF PHOENIX
Neighborhood Services Department
38 CITY-OWNED LOTS IN ISAAC RDA (NSD-RFP-26-004)

modified, or changed in any manner during the officer's or employee's city service without following city administrative regulations.

Is the proposer or the proposer's authorized representative aware of any fact(s) regarding this solicitation or the resulting contract that would raise a "conflict of interest" issue under A.R.S. Sections 38-501 through 38-511?

- ☐ The proposer and the proposer's authorized representative are not aware of any conflict(s) of interest under A.R.S. Sections 38-501 through 38-511.
- ☐ The proposer or the proposer's authorized representative are aware of the following conflict(s) of interest:

9. Solicitation Transparency Policy (No Contact with City Officials or Staff During RFP Process) Acknowledgements:

- ☐ The proposer and the proposer's authorized representative understand that a person or entity seeking or applying for a city contract, or any other person acting on behalf of that person or entity, is prohibited from contacting City officials and employees, other than the listed Procurement Officer, regarding a business opportunity after a solicitation has been posted.
- ☐ This "no-contact" provision only concludes when the contract resulting from this solicitation is awarded at a City Council meeting. If contact is required with City officials or employees, the contact will take place in accordance with procedures established by the City. Violation of this prohibited contacts provision, set out in City Code Sections 2-190.4 and 43-36, as well as in Section V of this solicitation, by a proposer, or its agents, will lead to **disqualification**.

10. Fraud Prevention and Reporting Policy Acknowledgement:

- ☐ The proposer and the proposer's authorized representative acknowledge that the City has a Fraud Prevention and Reporting Policy and takes fraud seriously. The proposer or the proposer's authorized representative shall report fraud, suspicion of fraud, or any other inappropriate action to the Phoenix Integrity Line at 602-261-8999 or 602-534-5500 (TDD); or via email to integrity.line@phoenix.gov.

The purpose of the fraud policy is to maintain the City's high ethical standards. The policy includes a way for business partners to report wrongdoing or bad behavior.

CITY OF PHOENIX
Neighborhood Services Department
38 CITY-OWNED LOTS IN ISAAC RDA (NSD-RFP-26-004)

Suspected fraud should be reported immediately to the Phoenix Integrity Line. The City has adopted a zero-tolerance policy regarding fraud.

OATH

The proposer's authorized representative affirms the statements contained in this form, including any attachments, to the best of my knowledge and belief are true, correct, and complete. Should any of the answers to the above questions change during the solicitation process or during performance of any resulting contract, particularly as it relates to any changes in ownership, the proposer agrees to update this form with the new information within 30 days of such changes. Failure to do so may result in the disqualification of a proposal or be deemed a breach of contract resulting from this solicitation.

Printed Name and Title of Authorized Representative

Authorized Representative's Signature

Date

Proposer's Legal Name (and DBA, if applicable)

CITY OF PHOENIX
Neighborhood Services Department
38 CITY-OWNED LOTS IN ISAAC RDA (NSD-RFP-26-004)

ATTACHMENT C
LOT INFORMATION

Property Package #1

Property Address	APN	Lot Size (Sq. Ft.)	Zoning	Appraised Value	Opinion of Value as of
3135 W Holly St	108-17-164	6,181	WU T3:2	\$120,000	11/18/2025
3208 W Palm Ln	108-17-064	8,411	WU T3:2	\$135,000	11/18/2025
3430 W Palm Ln	108-18-138	8,459	WU T3:2	\$120,000	11/18/2025
3306 W Willetta St	109-10-051	9,178	WU T3:2	\$140,000	11/18/2025
3437 W Willetta St	109-11-045	7,575	WU T3:2	\$100,000	11/18/2025
3348 W Lynwood St	109-10-018	9,182	WU T3:2	\$130,000	11/18/2025

Property Package #2

Property Address	APN	Lot Size (Sq. Ft.)	Zoning	Appraised Value	Opinion of Value as of
1411 N 32nd Ave	109-09-047	10,219	WU T4:3	\$380,000	11/21/2025
1415 N 32nd Ave	109-09-048	9,951	WU T4:3		
1419 N 32nd Ave	109-09-049	9,964	WU T4:3		
1423 N 32nd Ave	109-09-050	9,977	WU T4:3		

CITY OF PHOENIX
Neighborhood Services Department
38 CITY-OWNED LOTS IN ISAAC RDA (NSD-RFP-26-004)

Property Package #3

Property Address	APN	Lot Size (Sq. Ft.)	Zoning	Appraised Value	Opinion of Value as of
3224 W Lynwood St	109-09-062	6,906	WU T4:3	\$670,000	11/21/2025
3220 W Lynwood St	109-09-063	6,327	WU T4:3		
3216 W Lynwood St	109-09-064	6,327	WU T4:3		
3212 W Lynwood St	109-09-065	6,327	WU T4:3		
3208 W Lynwood St	109-09-066	6,976	WU T4:3		
3204 W Lynwood St	109-09-067	6,910	WU T4:3		
3205 W Lynwood St	109-09-068	6,038	WU T4:3		
3209 W Lynwood St	109-09-069	5,992	WU T4:3		
3213 W Lynwood St	109-09-070	5,537	WU T4:3		
3217 W Lynwood St	109-09-071	5,537	WU T4:3		
3221 W Lynwood St	109-09-072	5,537	WU T4:3		
3225 W Lynwood St	109-09-073	6,029	WU T4:3		

Property Package #4

Property Address	APN	Lot Size (Sq. Ft.)	Zoning	Appraised Value	Opinion of Value as of
1322 N 32nd Ave	109-09-051	9,242	WU T5:3	\$920,000	11/24/2025
1318 N 32nd Ave	109-09-052	9,232	WU T5:3		
1314 N 32nd Ave	109-09-053	9,222	WU T5:3		
1310 N 32nd Ave	109-09-054	9,212	WU T5:3		
1306 N 32nd Ave	109-09-055	9,202	WU T5:3		
1302 N 32nd Ave	109-09-056	9,193	WU T5:3		
1303 N 33rd Ave	109-09-057	9,353	WU T5:3		
1307 N 33rd Ave	109-09-058	9,361	WU T5:3		
1311 N 33rd Ave	109-09-059	9,372	WU T5:3		
1315 N 33rd Ave	109-09-060	9,383	WU T5:3		
1319 N 33rd Ave	109-09-061	9,394	WU T5:3		

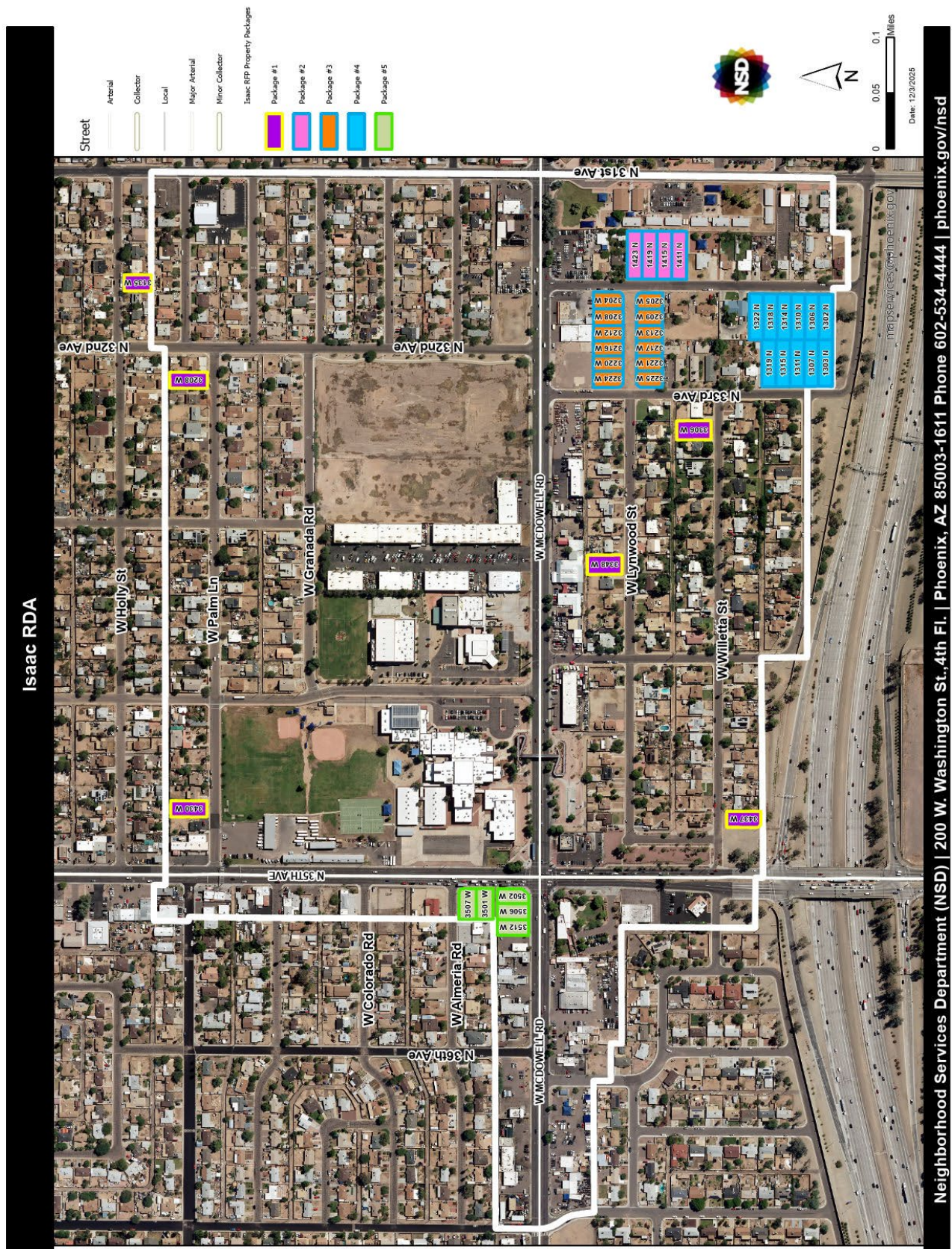
CITY OF PHOENIX
Neighborhood Services Department
38 CITY-OWNED LOTS IN ISAAC RDA (NSD-RFP-26-004)

Property Package #5

Property Address	APN	Lot Size (Sq. Ft.)	Zoning*	Appraised Value*	Opinion of Value as of
3501 W Almeria Rd	108-24-068	7,550	WU T5:5	\$450,000	12/3/2025
3507 W Almeria Rd	108-24-069	7,450	WU T5:5		
3512 W McDowell Rd	108-24-086A	7,019	WU T5:5		
3506 W McDowell Rd	108-24-087A	7,019	WU T5:5		
3502 W McDowell Rd	108-24-088A	6,238	WU T5:5		

* - Zoning and Appraised Value based on projected completion of rezoning application (Z-179-25-4).

SITE(S) MAP



ATTACHMENT D
WATER/SEWER INFRASTRUCTURE INFORMATION

PACKAGE #1

3135 W Holly Street

- a. Domestic Water
 - Existing System
 - Pressure Zone 1
 - 6-inch ACP water main within W Holly Street
 - City map shows ¾-inch water tap to project site.
- b. Sewer
 - Existing System
 - 8-inch VCP sewer main within 8-foot PUE to the south of project site
 - City map shows 4-inch sewer tap to project site.
 - Easement Stipulation
 - A sewer main in an easement shall follow the Easement Requirements per WSD's Design Standards Manual (Pages 10-14). Permanent structures are not allowed to be constructed within a water and/or sewer easement.

3208 W Palm Lane

- a. Domestic Water
 - Existing System
 - Pressure Zone 1
 - 6-inch ACP water main within W Palm Lane
 - City map shows ¾-inch water tap to project site.
- b. Sewer
 - Existing System
 - 8-inch VCP sewer main within alley to the north of project site
 - City map shows 4-inch sewer tap to project site.

3430 W Palm Lane

- a. Domestic Water
 - Existing System
 - Pressure Zone 1
 - 6-inch ACP water main within W Palm Lane
 - City map shows ¾-inch water tap to project site.
- b. Sewer
 - Existing System
 - 8-inch VCP sewer main within alley to the north of project site
 - City map shows 4-inch sewer tap to project site.

3306 W Willetta Street

- a. Domestic Water

CITY OF PHOENIX
Neighborhood Services Department
38 CITY-OWNED LOTS IN ISAAC RDA (NSD-RFP-26-004)

- Existing System
 - Pressure Zone 1
 - 6-inch DIP water main within W Willetta Street
 - City map shows ¾-inch water tap to project site.
- b. Sewer
 - Existing System
 - 8-inch VCP sewer main within alley to the north of project site
 - City map shows 4-inch sewer tap to project site.

3437 W Willetta Street

- a. Domestic Water
 - Existing System
 - Pressure Zone 1
 - 6-inch DIP water main within W Willetta Street
 - City map shows ¾-inch water tap to project site.
- b. Sewer
 - Existing System
 - 12-inch VCP sewer main within alley to the west of project site
 - 8-inch VCP sewer main within alley to the south of project site (6-feet s/o south PL)
 - 8-inch VCP sewer main within alley to the south of project site (appx 23-feet s/o south PL)
 - City map shows 4-inch sewer tap to project site.

3348 W Lynwood Street

- a. Domestic Water
 - Existing System
 - Pressure Zone 1
 - 6-inch DIP water main within W Lynwood Street
 - City map shows ¾-inch water tap to project site.
- b. Sewer
 - Existing System
 - 8-inch VCP sewer main within alley to the north of project site
 - City map shows 4-inch sewer tap to project site.

General Stipulations for Package #1 Parcels:

- Field verification of existing systems for domestic water and sewer may be necessary to determine if services are still active.
- Commercial projects require 6-inch sewer tap minimum.
- Phoenix City Code 37-48 and 28-29 do not allow water or sewer services to cross through property lines.
- Per Phoenix City Code 37-33, all public streets bounding (along property frontage) and within a proposed development must have public water mains within them, if none exists, developer must install.

CITY OF PHOENIX
Neighborhood Services Department
38 CITY-OWNED LOTS IN ISAAC RDA (NSD-RFP-26-004)

PACKAGE #2

1411, 1419, 1423 N 32nd Avenue

- a. Domestic Water
 - Existing System
 - Pressure Zone 1
 - 6-inch DIP water main within N 32nd Avenue
 - City map shows ¾-inch water tap to project site.
- b. Sewer
 - Existing System
 - 8-inch sewer main within N 32nd Avenue
 - City map shows 4-inch sewer tap to project site.

1415 N 32nd Avenue

- a. Domestic Water
 - Existing System
 - Pressure Zone 1
 - 6-inch DIP water main within N 32nd Avenue
 - City map shows no water tap to project site.
- b. Sewer
 - Existing System
 - 8-inch sewer main within N 32nd Avenue
 - City map shows no sewer tap to project site.

General Stipulations for Package #2 Parcels:

- Field verification of existing systems for domestic water and sewer may be necessary to determine if services are still active.
- Commercial projects require 6-inch sewer tap minimum.
- Phoenix City Code 37-48 and 28-29 do not allow water or sewer services to cross through property lines.
- Per Phoenix City Code 37-33, all public streets bounding (along property frontage) and within a proposed development must have public water mains within them, if none exists, developer must install.

PACKAGE #3

3204 W Lynwood Street

- a. Domestic Water
 - Existing System
 - Pressure Zone 1
 - 6-inch DIP water main within N 32nd Avenue
 - City map shows (2) ¾-inch water taps to project site.
 - Other Stipulations
 - A main extension shall be required within W Lynwood Street.
 - Per Phoenix City Code 37-33, a water main extension and pipe appurtenances shall be required in the right-of-way and/or a private

CITY OF PHOENIX
Neighborhood Services Department
38 CITY-OWNED LOTS IN ISAAC RDA (NSD-RFP-26-004)

accessway. All bounding streets must have water main frontage to the proposed development. For water quality purposes, a looped connection is preferred by the Water Services Department (WSD). The design of the new water main shall comply with the P&D's Water Checklist and the WSD Design Standards Manual for Water & Wastewater Systems (DSM).

- If a water/sewer main extension is required for offsite work a separate plan set shall be submitted.
- b. Sewer
 - Existing System
 - 8-inch VCP sewer main within W Lynwood Street
 - City map shows 4-inch sewer tap to project site.

3205 W Lynwood Street

- a. Domestic Water
 - Existing System
 - Pressure Zone 1
 - 6-inch DIP water main within N 32nd Avenue
 - City map shows (2) ¾-inch water taps to project site.
 - Other Stipulations
 - A main extension shall be required within W Lynwood Street.
 - Per Phoenix City Code 37-33, a water main extension and pipe appurtenances shall be required in the right-of-way and/or a private accessway. All bounding streets must have water main frontage to the proposed development. For water quality purposes, a looped connection is preferred by the Water Services Department (WSD). The design of the new water main shall comply with the P&D's Water Checklist and the WSD Design Standards Manual for Water & Wastewater Systems (DSM).
 - If a water/sewer main extension is required for offsite work a separate plan set shall be submitted.
- b. Sewer
 - Existing System
 - 8-inch VCP sewer main within N 32nd Avenue
 - City map shows (2) 4-inch sewer taps to project site.

3208, 3209, 3212, 3213, 3216, 3217, 3220, 3221 W Lynwood Street

- a. Domestic Water
 - Existing System
 - Pressure Zone 1
 - No frontage to existing water main
 - City map shows no water taps to project site.
 - Other Stipulations
 - A main extension shall be required within W Lynwood Street.
 - Per Phoenix City Code 37-33, a water main extension and pipe appurtenances shall be required in the right-of-way and/or a private accessway. All bounding streets must have water main frontage to

CITY OF PHOENIX
Neighborhood Services Department
38 CITY-OWNED LOTS IN ISAAC RDA (NSD-RFP-26-004)

the proposed development. For water quality purposes, a looped connection is preferred by the Water Services Department (WSD). The design of the new water main shall comply with the P&D's Water Checklist and the WSD Design Standards Manual for Water & Wastewater Systems (DSM).

- If a water/sewer main extension is required for offsite work a separate plan set shall be submitted.
- b. Sewer
 - Existing System
 - No frontage to existing sewer main
 - City map shows no sewer taps to project site.
 - Other Stipulations
 - A main extension shall be required within W Lynwood Street.
 - Per Phoenix City Code 28-22 & 28-29, a sewer main extension shall be required in the right-of-way and/or in a private accessway. Install the sewer main only to the point of need. The design of the new sewer main shall comply with the P&D's Checklists and the WSD Design Standards Manual for Water & Wastewater Systems (DSM).
 - If a water/sewer main extension is required for offsite work a separate plan set shall be submitted.

3224 W Lynwood Street

- a. Domestic Water
 - Existing System
 - Pressure Zone 1
 - 6-inch DIP water main within N 33rd Avenue
 - City map shows (2) ¾-inch water taps to project site.
 - Other Stipulations
 - A main extension shall be required within W Lynwood Street.
 - Per Phoenix City Code 37-33, a water main extension and pipe appurtenances shall be required in the right-of-way and/or a private accessway. All bounding streets must have water main frontage to the proposed development. For water quality purposes, a looped connection is preferred by the Water Services Department (WSD). The design of the new water main shall comply with the P&D's Water Checklist and the WSD Design Standards Manual for Water & Wastewater Systems (DSM).
 - If a water/sewer main extension is required for offsite work a separate plan set shall be submitted.
- b. Sewer
 - Existing System
 - 8-inch VCP sewer main within N 33rd Avenue
 - City map shows (2) 4-inch sewer taps to project site.

3225 W Lynwood Street

- a. Domestic Water
 - Existing System

CITY OF PHOENIX
Neighborhood Services Department
38 CITY-OWNED LOTS IN ISAAC RDA (NSD-RFP-26-004)

- Pressure Zone 1
 - 6-inch DIP water main within N 33rd Avenue
 - City map shows (2) ¾-inch water taps to project site.
- Other Stipulations
 - A main extension shall be required within W Lynwood Street.
 - Per Phoenix City Code 37-33, a water main extension and pipe appurtenances shall be required in the right-of-way and/or a private accessway. All bounding streets must have water main frontage to the proposed development. For water quality purposes, a looped connection is preferred by the Water Services Department (WSD). The design of the new water main shall comply with the P&D's Water Checklist and the WSD Design Standards Manual for Water & Wastewater Systems (DSM).
 - If a water/sewer main extension is required for offsite work a separate plan set shall be submitted.
- b. Sewer
 - Existing System
 - 8-inch VCP sewer main within N 33rd Avenue
 - City map shows 4-inch sewer taps to project site.

General Stipulations for Package #3 Parcels:

- Field verification of existing systems for domestic water and sewer may be necessary to determine if services are still active.
- Commercial projects require 6-inch sewer tap minimum.
- Phoenix City Code 37-48 and 28-29 do not allow water or sewer services to cross through property lines.
- Per Phoenix City Code 37-33, all public streets bounding (along property frontage) and within a proposed development must have public water mains within them, if none exists, developer must install.

PACKAGE #4

1302 N 32nd Avenue

- a. Domestic Water
 - Existing System
 - Pressure Zone 1
 - 6-inch DIP water main within N 32nd Avenue
 - City map shows ¾-inch water tap to project site.
- b. Sewer
 - Existing System
 - 8-inch sewer main within N 32nd Avenue
 - City map shows 4-inch sewer tap to project site.

1306 N 32nd Avenue

- a. Domestic Water
 - Existing System

CITY OF PHOENIX
Neighborhood Services Department
38 CITY-OWNED LOTS IN ISAAC RDA (NSD-RFP-26-004)

- Pressure Zone 1
 - 6-inch DIP water main within N 32nd Avenue
 - City map shows ¾-inch water tap to project site.
- b. Sewer
 - Existing System
 - 8-inch VCP sewer main within N 32nd Avenue
 - City map shows 4-inch sewer tap to project site.

1310 N 32nd Avenue

- a. Domestic Water
 - Existing System
 - Pressure Zone 1
 - 6-inch DIP water main within N 32nd Avenue
 - City map shows (3) ¾-inch water tap to project site.
- b. Sewer
 - Existing System
 - 8-inch VCP sewer main within N 32nd Avenue
 - City map shows no sewer tap to project site.

1314 N 32nd Avenue

- a. Domestic Water
 - Existing System
 - Pressure Zone 1
 - 6-inch DIP water main within N 32nd Avenue
 - City map shows no water tap to project site.
- b. Sewer
 - Existing System
 - 8-inch VCP sewer main within N 32nd Avenue
 - City map shows 4-inch sewer tap to project site.

1318 N 32nd Avenue

- a. Domestic Water
 - Existing System
 - Pressure Zone 1
 - 6-inch DIP water main within N 32nd Avenue
 - City map shows ¾-inch water tap to project site.
- b. Sewer
 - Existing System
 - 8-inch VCP sewer main within N 32nd Avenue
 - City map shows no sewer tap to project site.

1322 N 32nd Avenue

- a. Domestic Water
 - Existing System
 - Pressure Zone 1
 - 6-inch DIP water main within N 32nd Avenue

CITY OF PHOENIX
Neighborhood Services Department
38 CITY-OWNED LOTS IN ISAAC RDA (NSD-RFP-26-004)

- City map shows ¾-inch water tap to project site.
- b. Sewer
 - Existing System
 - 8-inch VCP sewer main within N 32nd Avenue
 - City map shows 4-inch sewer tap to project site.

1303 N 33rd Avenue

- a. Domestic Water
 - Existing System
 - Pressure Zone 1
 - 8-inch ACP water main within N 33rd Avenue and (possible) easement south of parcel
 - City map shows ¾-inch water tap to project site.
- b. Sewer
 - Existing System
 - 8-inch VCP sewer main within N 33rd Avenue and (possible) easement south of parcel
 - City map shows 4-inch sewer tap to project site.

1307 N 33rd Avenue

- a. Domestic Water
 - Existing System
 - Pressure Zone 1
 - 8-inch ACP water main within N 33rd Avenue
 - 6-inch DIP water main within N 33rd Avenue
 - City map shows no water tap to project site.
 - Other Stipulations
 - When multiple distribution mains in the same pressure zone are adjacent to a development, all service connections shall be taken from the largest diameter main or as approved by WSD through the Technical Appeal process.
- b. Sewer
 - Existing System
 - 8-inch VCP sewer main within N 33rd Avenue
 - City map shows 4-inch sewer tap to project site.

1311 N 33rd Avenue

- a. Domestic Water
 - Existing System
 - Pressure Zone 1
 - 6-inch DIP water main within N 33rd Avenue
 - City map shows ¾-inch water tap to project site.
- b. Sewer
 - Existing System
 - 8-inch VCP sewer main within N 33rd Avenue
 - City map shows 4-inch sewer tap to project site.

CITY OF PHOENIX
Neighborhood Services Department
38 CITY-OWNED LOTS IN ISAAC RDA (NSD-RFP-26-004)

1315, 1319 N 33rd Avenue

- a. Domestic Water
 - Existing System
 - Pressure Zone 1
 - 6-inch DIP water main within N 33rd Avenue
 - City map shows no water tap to project site.
- b. Sewer
 - Existing System
 - 8-inch VCP sewer main within N 33rd Avenue
 - City map shows 4-inch sewer tap to project site.

General Stipulations for Package #4 Parcels:

- Field verification of existing systems for domestic water and sewer may be necessary to determine if services are still active.
- Commercial projects require 6-inch sewer tap minimum.
- Phoenix City Code 37-48 and 28-29 do not allow water or sewer services to cross through property lines.
- Per Phoenix City Code 37-33, all public streets bounding (along property frontage) and within a proposed development must have public water mains within them, if none exists, developer must install.

PACKAGE #5

3501 W Almeria Rd

- a. Domestic Water
 - Existing System
 - Pressure Zone (1)
 - 3-inch ACP substandard water main within Alleyway on the south side of parcel (do not use)
 - 3-inch ACP substandard water main within N 35th Ave. (do not use)
 - 48-inch PCCP Transmission water main within N 35th Ave. (do not use)
 - 8-inch ACP water main within N 35th Ave.
 - City map shows no service going to the parcel
- b. Sewer
 - Existing System
 - 12-inch VCP sewer main within Alleyway on the south side of parcel
 - 8-inch VCP sewer main within N 35th Ave (ends at cleanout #13-20-401L)
 - 4" tap going into the parcel

3507 W Almeria Rd

- a. Domestic Water
 - Existing System

CITY OF PHOENIX
Neighborhood Services Department
38 CITY-OWNED LOTS IN ISAAC RDA (NSD-RFP-26-004)

- Pressure Zone (1)
 - 3-inch ACP substandard water main within N 35th Ave.
 - 48-inch PCCP Transmission water main within N 35th Ave.
 - 8-inch ACP water main within N 35th Ave.
 - City map shows no service going to the parcel
- b. Sewer
- Existing System
 - 8-inch VCP sewer main within N 35th Ave (ends at cleanout #13-20-401L)
 - City map shows no service going to the parcel

3512 W McDowell Rd

- a. Domestic Water
- Existing System
 - Pressure Zone (1)
 - 3-inch ACP substandard water main within Alley way on the north side of parcel (do not use)
 - 24-inch RCP Transmission water main within W McDowell Rd. (do not use)
 - 12-inch ACP water main within W McDowell Rd.
 - ¾" water service going into the parcel (service will need to be abolished)
- b. Sewer
- Existing System
 - 12-inch VCP sewer main within Alley way on the north side of parcel
 - 4" sewer tap service going into the parcel

3506 W McDowell Rd

- a. Domestic Water
- Existing System
 - Pressure Zone (1)
 - 3-inch ACP substandard water main within Alley way on the north side of parcel (do not use)
 - 24-inch RCP Transmission water main within W McDowell Rd. (do not use)
 - 12-inch ACP water main within W McDowell Rd.
 - City map shows no service going to the parcel
- b. Sewer
- Existing System
 - 12-inch VCP sewer main within Alley way on the north side of parcel
 - 4" sewer tap service going into the parcel

3502 W McDowell Rd

- a. Domestic Water

CITY OF PHOENIX
Neighborhood Services Department
38 CITY-OWNED LOTS IN ISAAC RDA (NSD-RFP-26-004)

- Existing System
 - Pressure Zone (1)
 - 3-inch ACP substandard water main within Alleyway on the north side of parcel (do not use)
 - 3-inch ACP substandard water main within N 35th Ave. (do not use)
 - 48-inch PCCP Transmission water main within N 35th Ave. (do not use)
 - 8-inch ACP water main within N 35th Ave.
 - 24-inch RCP water main within W McDowell Rd (do not use)
 - 12-inch ACP water main within W McDowell Rd.
 - City map shows no service going to the parcel
- b. Sewer
 - Existing System
 - 12-inch VCP sewer main within Alleyway on the north side of parcel
 - 12-inch VCP sewer main within N 35th Ave.
 - 4" tap going into the parcel

General Stipulations for Package #5 Parcels:

- Field verification of existing systems for domestic water and sewer may be necessary to determine if services are still active.
 - Commercial projects require 6-inch sewer tap minimum.
 - Phoenix City Code 37-48 and 28-29 do not allow water or sewer services to cross through property lines.
 - Per Phoenix City Code 37-33, all public streets bounding (along property frontage) and within a proposed development must have public water mains within them, if none exists, developer must install.
-
- The information contained above is based on existing conditions and circumstances. Please be advised that available capacity is a dynamic condition that can change over time due to a variety of factors. For that reason, the City of Phoenix is only able to provide assurance of water and sewer capacity at the time of preliminary site plan approval or building permit. If you are in the City's service area, it is our intent to provide water and sewer service. However, the requirements for such water and sewer service are not determined until the time of application for site plan or building permit approval. These requirements will be based on the status of our water and sewer infrastructure at the time the application is submitted. For any given property, these requirements may vary over time to be less or more restrictive depending on the status of our infrastructure.

CITY OF PHOENIX
Neighborhood Services Department
38 CITY-OWNED LOTS IN ISAAC RDA (NSD-RFP-26-004)

ATTACHMENT E
DEVELOPMENT DETAILS FORM

Each proposer must complete and submit this form with its proposal.

Name of proposer: _____

Development details for **Package #** _____.

- Gross Square Footage (SF): _____
 - Residential SF: _____
 - Commercial SF: _____
 - Other SF (detail): _____
- Number of Residential Units: _____
- Number of Units by Residential Type:
 - Rental Units: _____
 - For Sale Units: _____
- Number of Units by Market Type:
 - Affordable/Income-Restricted: _____
 - Market Rate: _____
 - Mixed-Income: _____
- Number of Buildings: _____
- Building Height(s) (feet and stories): _____
- Number of Parking Spaces: _____
- Estimated Number of Construction Jobs: _____
- Estimated Number of Permanent Jobs: _____
- Estimated Value of Project: \$ _____

CITY OF PHOENIX
Neighborhood Services Department
38 CITY-OWNED LOTS IN ISAAC RDA (NSD-RFP-26-004)

ATTACHMENT F
OFFERED PURCHASE PRICE

Each proposer must complete and submit this form with its proposal for each Package proposer wishes to bid on.

Name of proposer: _____

Offered purchase price for **Package #**_____

Offered Purchase Price: \$_____

The City will not be responsible for any proposer errors or omissions.

* - Any proposal offering a payment less than the minimum purchase price listed in **Attachment C** must include the quantifiable value for each additional tangible public benefit under **Tab 3 – Return to the City**, to demonstrate the total proposed purchase price meets or exceeds the minimum purchase price.

CITY OF PHOENIX
Neighborhood Services Department
38 CITY-OWNED LOTS IN ISAAC RDA (NSD-RFP-26-004)

ATTACHMENT G
INTENT TO SUBMIT

Submittal of this form is notification to the City of Phoenix of your intention to submit a proposal for the Purchase and Development of 38 City-Owned Parcels under Solicitation Number **NSD-RFP-26-004**. The Procurement Officer will create a unique upload link for your proposal which will be used for submission of all materials. You will receive notification by email once this upload link has been created.

To participate in this solicitation, you are required to complete and submit this form to kevin.jin@phoenix.gov by no later than **March 27, 2026, 2:00 p.m.**

The upload link will remain active until **2:00 p.m.** Phoenix local time on **April 3, 2026**.

Project Name	
Proposer	
Email Addresses (you may provide access to multiple email addresses to upload documents)	
Email 1	
Email 2	
Email 3	
Email 4	
Email 5	
Email 6	

Printed Name and Title of Authorized Representative

Authorized Representative's Signature

Date

Proposer's Legal Name (and DBA, if applicable)