



CITY OF LAWRENCE REQUEST FOR PROPOSAL (RFP)

RFP Number: R06007

Purpose of RFP: To seek proposals for downtown redevelopment projects that include the provision for a new or expanded and renovated Public Library

RFP Description: Concurrently, the City and the Library Board will be evaluating a new and/or expanded Library on the current site. All proposed redevelopment plans should incorporate the concepts included in the documents *Lawrence Public Library Vision for 2025* and the *Lawrence Public Library Report Summary* presented at the City Commission Study Session of February 22, 2006. The Critical Success Factors and Library specific requirements approved in the March 14, 2006 City Commission Meeting should also be included.

Department: City Manager's Office

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Site Visit Requirements: Arrangements should be made with the Library directly for scheduling site visits.

Copy Requirements: Provide 10 bound copies of the proposal and one Adobe PDF or similar electronic copy.

Due Date & Time: All proposals must be submitted by 5:00 p.m., May 4, 2006

Submit To Address: City Manager's Office, 4th Floor, City Hall, 6 East 6th, P.O. Box 708, Lawrence, KS 66044.

Request for Proposals
City of Lawrence, Kansas
Lawrence Public Library - Downtown Redevelopment
RFP No. R06007

The City of Lawrence, Kansas is seeking qualified proposals from prospective developers or property owners for downtown redevelopment projects that provide for a new or expanded Lawrence Public Library. Kansas law allows the City to enter into redevelopment agreements and use certain financing mechanisms to construct certain public improvements and redevelop qualified properties. Proposals may utilize tax increment financing (TIF) as allowed by K.S.A. 12-1770 et. seq. and/or such other public incentives as the developer may propose.

Concurrently with the timeline of this RFP, the Library Board and its consultants will continue to evaluate the current library site as to cost and viability of expansion. A new or expanded library on the current site will be compared to the responses to this RFP. The City reserves the right to reject any and all proposals. The City reserves the right to negotiate with the prospective developer concerning the terms and conditions of the redevelopment agreement and use of tax increment financing or other public incentives.

The response to proposals shall include the following information:

- a) A detailed description of the proposed project. The description should include the library, any proposed private development and the necessary public improvements to support both. Explain the proposed ownership of the project components and the general relationship between the public and private sector during construction and long-term facility operations.
- b) Sufficient financial information to allow the City to determine the financial viability of the project and tax increments accruing from the project to finance requested public improvements.
- c) Qualifications of the development team and relevant experience
- d) The developer will be required to prepare a qualified feasibility study as required by the TIF law if such financing is a part of the proposal. In response to this request for proposals, the City is requesting that the prospective developer provide either the completed study or sufficient information indicating the ability to complete the study in a timely manner.
- e) A detailed description of planned compliance with City land use requirements, including the City's downtown design guidelines.

- f) A detailed proposed schedule of compliance with the requirements of K.S.A. 12-1770 et. seq. as amended if part of the proposal.

The City will place a higher ranking on proposals that provide for additional off-street parking associated with the project.

The developer will be responsible for all costs associated with the preparation of the proposal.

Provide 10 bound copies of the proposal and one Adobe PDF or similar electronic copy. All proposals must be submitted by 5:00 p.m., May 4, 2006, to the City Manager's Office, 4th Floor, City Hall, 6 East 6th, P.O. Box 708, Lawrence, KS 66044.