REQUEST FOR DEVELOPER QUALIFICATIONS

University Village

Issued: March 30, 2015
Response Date: April 30, 2015
Anticipated Developer Groundbreaking: 2016-2017
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The Opportunity

- The 104-acre site sits adjacent to the main campus of the University of Nebraska at Kearney.

- Construction has begun on the Health Science Education Complex located on the Main Campus directly across U.S. Highway 30 from the main entry into University Village.

- The site is in general close proximity to downtown Kearney, Yanney Park, and the future sites of Kearney High School and Central Community College.

- The majority of the site is University-owned; adjacent parcels included in the Master Plan but not owned by the University would need to be acquired.

- All utilities are available up to the perimeter of the site and along the University Drive central utility spine.

- Extensive public consensus-building has been undertaken by the University and consultants in developing the University Village Master Plan.

- Detailed due diligence has been performed by the University, including market analysis, geotechnical analysis, and utility cost estimates.

- The bid date for the construction of Phase I of public improvements related to the site is March 24, 2015.
The University of Nebraska at Kearney is seeking Qualifications and Statements of Interest from qualified developers for the development of the University Village site.

The University Village development presents a once-in-a-lifetime opportunity to be a catalyst for enhanced student recruitment, campus and community life, economic development, and engagement of the region. The clean-slate site can be developed to meet the current and future needs of the University, the City of Kearney, and the region.

The 104-acre development site, currently used for crop production, is located to the southwest of the Main Campus between U.S. Highway 30 to the north and the Union Pacific Railroad main line to the south. To the east lies a mobile home park and NPPD Tailrace. To the west is a single family residential neighborhood. The site is free of existing development with a gradual slope running north to south throughout the entire property.

The University is seeking a pedestrian-oriented, mixed-use neighborhood development. Uses for the site include University-related (academic venues, student housing, child development, athletics, and recreation), mixed-use, retail, residential (apartments and cottages), and park and open space. The development shall also have “green fingers,” or strategically located greenways planted with native grasses and wildflowers that contain trails and stormwater management facilities. The University engaged a consultant team led by HDR, Inc. to prepare a Master Plan for the development site and regional park.

The Plan forms the basis for the University’s goals for the site and is intended as a communication of the school’s vision and a guide for developers in preparing proposals. Developers are encouraged to exercise their creativity in preparing proposals that take full advantage of the site’s unique characteristics while achieving the objectives laid out by the University.

The University is committed to the development of the University Village site and looks forward to working closely with the selected developer or developers. It is anticipated that private development could begin sometime in early 2016.
**Solicitation of Developers**

The University is seeking one or more developers capable of carrying out a project of the magnitude described in this Request for Qualifications document. Multiple developers may be selected and the site divided into separate parcels if the University determines this course to be in its best interests.

Seeking the best-qualified developer and a high-quality project, the University is taking into consideration past development success, experience in working with communities, financial strength, quality of the proposed development, use of “green” or sustainable practices, and economic benefit to the University. This initial stage is soliciting only Qualifications and Statements of Interest, not full development proposals.

From the pool of developers or development teams that submit qualifications, a “short list” of finalists will be created. This short list of finalists will be asked to present formal proposals including development details and financial proposals. The University may choose to waive this step and proceed directly to negotiating with a single developer or team if it is determined to be in the University’s best interests.

**Selection Process**

Prospective developers or development teams are encouraged, but not required, to visit the site and meet University staff prior to submitting qualifications.

Required qualification information includes past projects and other factual information as detailed in the final section of this RFQ. No specific plan for the site is required as part of the qualifications submittal, but firms that feel that their capabilities cannot be presented properly without such a plan may provide one.

Qualifications and Statements of Interest will be reviewed, and developers or development teams selected to be part of the short list will be asked to submit and present formal proposals. It is intended that no more than three (3) to five (5) developers or development teams will be asked to submit formal proposals. Formal proposals (excluding confidential financial information) will be subjected to public as well as staff and consultant review. Following a review of these proposals, a selection will be made by the Kearney University Village Development Corporation, Board of Directors to the University Technology Development Corporation and reported to the Board of Regents.
**Deadline and Contact Information**
Developer qualifications and Statements of Interest must be received no later than 4:00 p.m. Central Time on April 30, 2015.

Materials should be submitted as follows:

Please submit two (2) copies of the qualifications statement and one (1) copy of the developer financial information in a separate sealed envelope to the Meredith DeHaven at the following address:

Meredith DeHaven  
General Services Building  
2507 19th Avenue  
Kearney, NE 68849-4310  
(308) 865-1700

Please submit ten (10) copies and a digital PDF of the qualifications statement (excluding confidential financial information) to the University of Nebraska at Kearney at the following address:

Meredith DeHaven  
General Services Building  
2507 19th Avenue  
Kearney, NE 68849-4310  
(308) 865-1700

For questions concerning this RFQ, please contact Meredith DeHaven at the phone number listed above.
Existing Conditions of the University Village Site (outlined in red)
THE SITE

Site Context
The University Village site is located immediately to the south and west of the main campus of the University of Nebraska at Kearney. Much of the site is beyond a 10-minute walk from the center of campus. Because most pedestrians will not walk farther than 5 minutes unless the walking environment is superior, care must be taken to ensure that connections are safe and pleasant for both pedestrians and bicyclists. The entire University Village site is well within a 20 minute walk from the heart of the main campus.

Topography
The City of Kearney straddles the ridgeline just to the north of the Platte River. The main campus sits at the toe of the ridgeline, while the University Village site is located a little farther to the south and west. As a result, the topography of the Study Area is relatively flat, with a slight gradual slope from the northwest to the southeast. This slope provides a natural direction for stormwater drainage.

Flood Plain
The University Village site is located to the south, east and west of the Tailrace. Because of its proximity to this waterway, and the location of the UPRR mainline which could inhibit drainage to the south, the entire site is located within the 500 year floodplain. The 500 year floodplain allows flexibility in terms of development, and should not inhibit future development.

Built Form
A change in density occurs on the main campus from east to west, with the eastern part of campus being most dense. Over time, sites on the western side of the main campus will be developed with new university buildings, providing a more campus-oriented transition to the densely designed University Village.

Zoning
The majority of the University Village site is currently zoned as limited industrial, with a section along the north edge zoned as community commercial. The surrounding areas are a mixture of General Commercial, Single Family Urban Residential, Multi-Family Urban Residential and both Limited and General Industrial. The City will have no zoning jurisdiction over the site. It will be re-zoned with “P” designation. The University will internally create its own zoning that reflects the uses outlined in the Master Plan.

Utilities
Water lines, sanitary sewer lines, and storm sewer lines, all of which are critical for new urban density development, are located within close proximity of the site, and can be easily extended to University Village. New utility infrastructure construction will be completed along the University Drive spine in the fall of 2015.

Transportation
The University Village site is bordered by two major east-west thoroughfares, both of which provide easy site access. U.S. Highway 30 runs along the Northern edge of the site, and is one of the primary east-west arterials in the city of Kearney. West Railroad Street runs along the southern edge of the Study Area, and provides secondary site access. Construction of the new internal street framework, which will create north-south connectivity within the site, will be bid in March 2015 for a fall 2015 completion.
Planning Context
The University of Nebraska at Kearney has several plans that directly impact the University Village site.

University Strategic Plan
Provides a framework for fulfilling the mission of the campus as well as the framework outlined by the University of Nebraska Board of Regents.

Facilities Development Plan
Insures that the structures and infrastructures are in place to meet the needs of the Institution.

UNK Facilities Master Plan
Includes the Landscape Master Plan, the Utility Master Plan, the Sustainability Master Plan, and the Information Technology Master Plan.

Available Documents & Studies
The following documents and studies of the University Village site, along with other resources, are available upon request by the developers. Developers should contact Meredith DeHaven with requests.

- University Village Master Plan
- University Village Market Analysis
- University Village Traffic Study
- Other pertinent plans and studies related to the University
• Pedestrian-oriented, mixed-use development

• Approximately 680 residential units

• Multiple Housing Options: cottages, duplexes, townhomes, and apartments (market-rate and university)

• Over 1,100 University beds (dorm and greek housing)

• Conceptual Program:
  1st Floor Retail/University-related/Professional office
  Upper story office
  Child development center
  Clubhouse facilities

• University Recreation Complex:
  Indoor track and tennis center
  Outdoor tennis courts
  Softball complex

• Most streets include on-street parking; surface parking lots located behind liner buildings; public and private parking structures, with approximately 1,050 stalls, included

• All buildings front on public streets with parking and service access from rear alleys
Street Network
Primary vehicular circulation through the site will occur on two major streets, one in the north-south direction and one in the east-west direction. The proposed streets will accommodate vehicular traffic as well as bicycle and pedestrian traffic, creating an urban street section that provides safe and convenient movement for pedestrians, bicycles, and automobiles. University Drive will be developed as the main street running north and south through University Village, and as such, has been designed with several elements not seen on the other proposed conceptual street sections.

These include a landscaped median along its entire length and on-street parking to serve adjacent uses and help calm traffic. Due to the retail “main street” function of the northern portion of University Drive, it is designed with rear-in angled parking. The southern portion of University Drive, which is less dense and fronts onto the park and open space system, is designed to accommodate parallel parking.

The conceptual design of the remainder of the street network also accommodates parallel parking. The majority of the streets are lined with trees and landscaped parkway strips in order to create an appealing pedestrian environment. The illustrative street sections on the following pages conceptually identify the proposed rights-of-way and recommended functions for the varying street sections. A traffic study will be needed to finalize roadway design recommendations, as achieving the intended street character will be important to balance the mobility goals for pedestrians, bicycles, and automobiles.
**Bike & Trail Network**
Bicycle facilities were included in the design of the University Village to help promote a variety of mobility options. Proposed bike lanes are located along the two primary streets, providing circulation through the site in a north-south and east-west direction. The proposed off-street trails provide a connection to the existing regional trail along the east side of the Tailrace. This connection allows bicyclists the ability to continue south to Yanney Park or north to the Main Campus on the north side of Highway 30.

**Pedestrian Network**
One of the primary goals for University Village is to create a walkable, pedestrian-oriented environment. The design of the public realm, including streets and the placement of buildings, will greatly affect the quality of place for University Village. Pedestrian comfort and safety should be placed at a premium during the design phases. The circulation pattern should follow the primary street network, as well as connect to the larger trail network that exists and is proposed. The interconnected pedestrian network is robust and provides alternative walking routes to nearly every destination on campus.
**Green Space**

The green space plan consists of different types of green space that respond to both community and environmental needs. The plan identifies key locations that provide opportunities for a variety of park and open space amenities, such as public plazas, outdoor gathering spaces, trails, greenways, naturalized areas, and areas used for stormwater management. Passive and naturalized areas are typically located along greenways, while public spaces ideal for programmable activities are located at key focal points throughout the neighborhoods. The Main Campus is an Affiliate Site of the Nebraska Statewide Arboretum. It is the University’s expectation that the status be extended to University Village through extensive new planting and restoration with native prairie flora.

1 - Loper Commons  
2 - Neighborhood Park  
3 - Greenways  
4 - Central Green  
5 - The “Wetlands”  
6 - Neighborhood Greens
The University’s goal for the development of the University Village site is to create a pedestrian-oriented, mixed-use neighborhood interspersed with “green fingers.” To that end, the following Development Guidelines have been established to support the creation of an active pedestrian realm within an inviting neighborhood setting. For additional information, please refer to the Design Guidelines provided within the University Village Master Plan.

**Block Structure**
The University Village site is divided into several development blocks that are scaled to increase pedestrian activity and accommodate a mixture of uses and building types. The extension of University Drive through the site and the new east-west street that parallels U.S. Highway 30 establish the basic block structure and help integrate the site into adjacent neighborhoods. Blocks vary in size, with the smallest intended for lower density residential development. Larger blocks contain student housing and are designed to accommodate large internal surface parking lots. The largest block is located on the southern portion of the site, and contains the neighborhood park and recreation center.

**Land Use**
The University Village Master Plan encourages a diversity of uses and their horizontal and vertical integration. While respecting key site issues, such as sensitivity to noise from the adjacent railroad, the resulting rich tapestry of uses was designed to create a diverse and active district with a lively pedestrian environment. Using this as a land use framework for the site, the main entrance to University Village will be framed by mixed use buildings, with street-level retail and office or residential units above.

A considerable portion of the site is planned for residential uses, including student housing, apartments, townhomes, and cottage homes. A mixture of student housing and multi-family apartments will frame the Central Green, while townhomes will take advantage of open space views along the Tailrace and other greenways. Greek housing will cluster on the east side of the site, and small cottage homes will be located on the western edge of the property.

University facilities are planned throughout the site, including academic, child development, and recreational buildings. As the “civic buildings” of the site, they should be designed to stand out from the residential buildings, and are located at prominent focal points to emphasize their importance. Along with these facilities, the University plans to expand its presence through the extension of its Main Campus’s designation as a Nebraska Statewide Arboretum Affiliate Site to University Village.

**Building Heights**
The building heights for University Village are based on the desired urban form of the campus and a market analysis of the residential and retail demand. The intersection of University Drive and the primary east-west street creates a campus core in which a strong urban environment should be created. These buildings are proposed to be three levels in height in order to provide density and create a sense of enclosure around the Central Green. The same is true for Loper Commons along U.S. Highway 30 and the Greek Housing concentration in the southeast quadrant of the site. Townhouses on the site range from three to two stories, and apartments outside the core are typically two to three stories. The small cottage homes on the east side of the site can range from one to two levels.

**Building Setbacks**
Guidelines for building setbacks help to guarantee the proper engagement of buildings within the public realm. This will help to ensure that the interface between the buildings, sidewalk, and street are detailed appropriately. A majority of the plan proposes setbacks between ten and twenty feet from the property line. This is because a majority of the land uses in University Village are residential, and this will allow for a landscaped buffer between the residence and the sidewalk. Along U.S. Highway 30, most of the buildings have a 25’ – 40’ setback in order to allow for separation from the busy highway and a small tree yard. The exception is Loper Commons, which has a 95’ + setback in order to create an “outdoor room.” At the other end of the spectrum, the northern segment of University Drive has a 0’ – 5’ setback in order to ensure that it functions as a true retail “main street.”
Parking & Access
The type of parking and how it is accessed should be addressed for proper development of University Village. Entries to parking areas should be limited from the street to ensure a comfortable, pedestrian-oriented environment. The more entries, the more unsafe and inconvenient the area becomes for pedestrians. Parking should always be located to the rear of buildings and accessed through alleys. On-street parking should be provided whenever possible to activate the street and provide a buffer for pedestrians. The intent of the University Village Master Plan is to provide enough parking within each development block to accommodate its adjoining uses. The number of parking spaces will be determined by the density of development, with higher density.

Special Requirements
The University Village Master Plan is designed to maximize the pedestrian experience, and visually articulate relationships between important buildings and public open spaces through axial views, terminated vistas, and enhanced facades. The relationship between terminated vistas and axial views is direct, where each axial view corridor is terminated by a vertical element. These elements can include architectural elements, statues, fountains, and public art. To create a more compelling public realm, visually significant building facades shall be designed to respond to functional and aesthetic cues. Important corners, as well as facades facing onto public open spaces, should receive special architectural consideration, and include elements that distinguish them from other buildings within the plan. The required storefronts require that the buildings provide a Storefront at sidewalk level along the entire length of the façade. This Storefront should be no less than 70% glazed in clear glass, and shaded by an awning or canopy overlapping the sidewalk. All street facing buildings should be required to have a minimum level of architectural treatment; however, higher design standards should be placed on buildings fronting public spaces and along key streets and corners.
Statement of Interest
The University is seeking a developer or development team with experience in urban development and the creation of a new mixed-use neighborhood based on traditional community design principles and sustainable practices. The University Village Master Plan was conceived using the urban design concepts, and this approach has been embraced by the University as the means to achieve its goals for the site. The Master Plan is not intended to be prescriptive, but the principles incorporated in it should guide developers in the preparation of their proposals for the site.

Developers should submit a Statement of Interest in the project that addresses and acknowledges the following:

Understanding of the Project
Developers should provide a narrative discussion that conveys their understanding of the University’s goals for the site, master plan elements, and potential development issues. Developers should discuss on a preliminary basis their vision for the site to a degree that allows the University to evaluate the correspondence of that vision with its own.

Sustainable Development
The University will encourage developers to incorporate “green” or sustainable features in their development proposals, and interested developers are asked to provide in their qualifications examples of past projects utilizing such features, and to describe their preliminary plans to utilize them at the University Village site.

Project Extent
Developers should indicate if they intend to develop the entire University Village site, or if they prefer to develop only specific blocks, parcels, or phases of the site. While the University prefers that the entire site be developed by a single entity or team, it recognizes that certain elements of the Master Plan may be more attractive to developers with different expertise and experience. If specific blocks or parcels are targeted, they should be identified and the rationale for developing only part of the site discussed.

Public/Private Partnership
The University intends to facilitate the development of the University Village site through a public/private partnership that is mutually beneficial for all parties involved. Developers with demonstrated experience in partnering with government, public, or educational entities on development projects will be viewed favorably, as will developers who demonstrate a commitment to working closely with the community to create a new neighborhood that accomplishes the goals of the Master Plan.
Qualifications Statement
Each submission should include a qualifications statement containing the following information:

Firm/Team Description
A development team headed by an experienced developer should be identified including an architect, engineer, and other professionals/consultants as required. The team may include as few or as many firms as necessary. For all companies on the team, the following is required:

- Identification of all principal firms involved in the project including their roles, responsibilities, and authorities
- Explanation of the size of each firm and the depth of experience of its personnel
- Submission of resumes of the person(s) who would be responsible for the day-to-day operation of the project and others involved in the event of this person’s absence. Also submit resumes of all other key persons directly involved with the project.

Potential Conflicts of Interest
Identify any principals or investors in the company that are key employees of the University or members of governing bodies within the University system. Any principals or investors in the company who are related by blood or marriage to any key University employees or University system officials must also be identified.

Organizational Structure & Workload
- Legal name of development entity and managing entity which will be considered the developer.
- Operating structure of the development entity (corporation, partnership, LLC, joint venture, sole proprietorship, not-for-profit, etc.)
- Date established (for constituent firms if a joint venture)
- If the developer is a subsidiary or affiliate of any other corporation, list such entity or entities including name, address, relationship to developer, and officers and directors.

- Names, addresses, titles of position, and nature and extent of the interests of the officers and principals, shareholders, and investors of both the developer and the development entity as follows:
  - For corporations, the officers, directors, or trustees, and each stockholder owning more than 10% of any class of stock
  - For partnerships or limited liability corporations, each partner or member, whether a general or limited partner or member, and either the percent of interest or a description of the character and extent of that interest
  - For joint ventures, each participant and either the percent of interest or a description of the character and extent of interest. If a joint venture’s partners are corporations or partnerships, then the information for such firms should be provided.
  - For any other type of entity, the officers, members of governing body, and each person having an interest of more than 10%.
- The number, location, timing, and magnitude of projects currently on the developer’s or development team’s work plan for 2016 and 2017.
- A current estimate of approved, constructed, and unsold units and unleased building space by project
- The total number of planned but not yet constructed units and commercial square footage in the developer’s or development team’s “pipeline” as part of projects for which the developer currently owns the development site
- A proposed organizational structure for the team showing the roles of each team member, key personnel, and lines of authority/responsibility
Experience
• Description, location, photographs, renderings, and brief summary of the performance of similar projects, especially as they relate to this project
• A comprehensive list of all projects for which the entity has served in the capacity as the developer over the past three-to-ten (3-10) years including size, construction costs, major tenants, uses involved, sellout performance, and the current occupancy and ownership of these projects.

Minimum experience required:
• Demonstrated experience in at least two completed projects of similar size and quality as proposed in this RFQ
• Demonstrated financial resources and commitments to acquire and develop the property (provided in financial statements, evidence of equity and debt financing, etc.)
• Demonstrated commitments to the overall goals of the University and specific land uses and evidence of substantial efforts to comply with the development guidelines stated in this RFQ

References
A minimum of five (5) references for similar projects is required. References reflecting experience working on public/private ventures with public or educational bodies should be included, if applicable.

Financial Information
One copy of the following information should be submitted in a separate sealed envelope to Meredith DeHaven to be kept confidential:
• Audited financial statement or federal income tax forms for the developer for the last three years. Personal financial statements may be required as supplemental information at the option of the University’s development advisor.
• Minimum of three (3) references from financial institutions with whom the developer has dealt as a borrower or joint venture partner.
• Proposed sources of financing and preliminary evidence of interest from financial institutions or partners if available
• List of litigation or other disputes with which the developer, development entity, or joint venture partners have been involved in the past five years, including status, potential of a financial settlement, and impact on the developer or development team to execute this project.
• If the firm or any individual in the proposed project has had projects that have been foreclosed (or returned to lenders via deed-in-lieu of foreclosure), list dates and circumstances should be provided.

All of the above information will be provided only to Meredith DeHaven and the Kearney University Village Development Corporation, Board of Directors and is considered exempt from the Freedom of Information Act as private information.
Selection Criteria for Qualifications Stage

Evaluation of qualifications will be based on:

- Developer responsiveness to this RFQ and demonstrated understanding of the University's goals and objectives
- Qualifications and experience of developer and team members with projects of similar scale and magnitude
- Experience and reputation of personnel identified for this project
- Past performance of firms as verified by references of previous clients/projects, including demonstrated ability to work with public or educational “clients” in analogous relationships
- Financial capability including resources available as equity for the project and strength of financial commitments
- History of legal actions and disputes
- Organizational and managerial capacity to handle a project of this size, including workload and project/product overlap
Development Proposal

No specific development proposal is required at this time. A formal development proposal will be required only of selected developers. However, if the developer or developers do not believe that completed projects or other previous work adequately represent their capacity to create a development meeting the objectives of the University, then plans, elevations, and similar documentation developed specifically for this opportunity which are consistent with the University’s vision for the project may be submitted at this RFQ stage.

The developer or developers selected for the short list will be required to develop proposals to a level of detail sufficient to illustrate and communicate the developer’s physical concept. Drawings should be of sufficient scale to permit accurate determination of dimensions, roadway geometry, and adherence to development guidelines. Development proposals will be expected to include and/or be accompanied by the following:

- Conceptual site plan, showing pedestrian and vehicular circulation and context
- Development/building program
- Renderings and elevations
- Analysis of compliance with development guidelines
- Development budget
- Proposed financial structure (debt, equity, grants)
- Status of financing/evidence of financial commitments
- Anticipated development phasing, construction schedule, and estimated absorption
- Pro forma financial projections of construction period and operating revenue
- Management plans for construction and operation
- Marketing/leasing plan
- Proposed financing terms
- Proposed public/private partnership structure with the University of Nebraska at Kearney