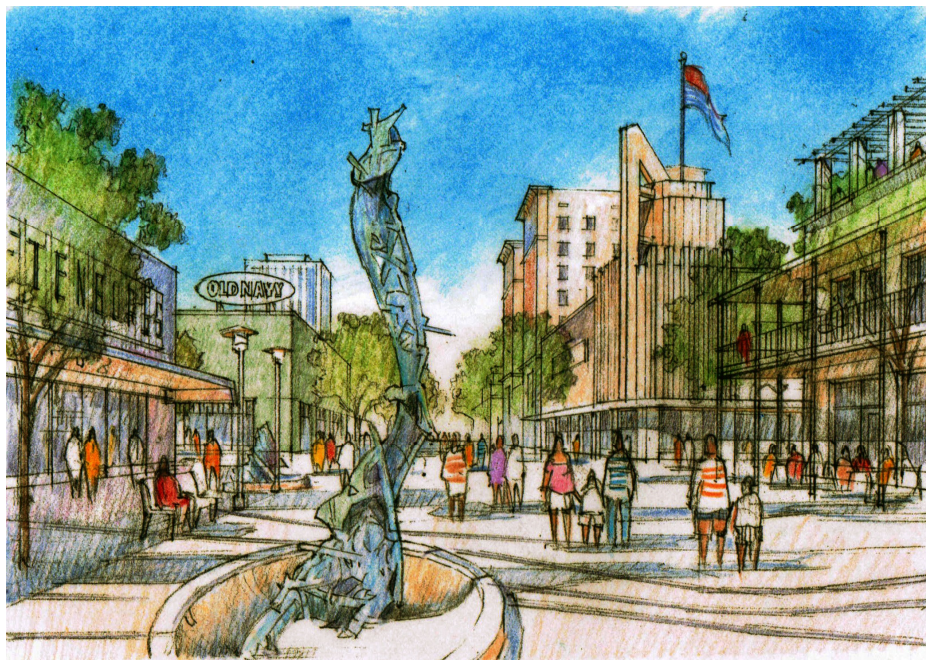
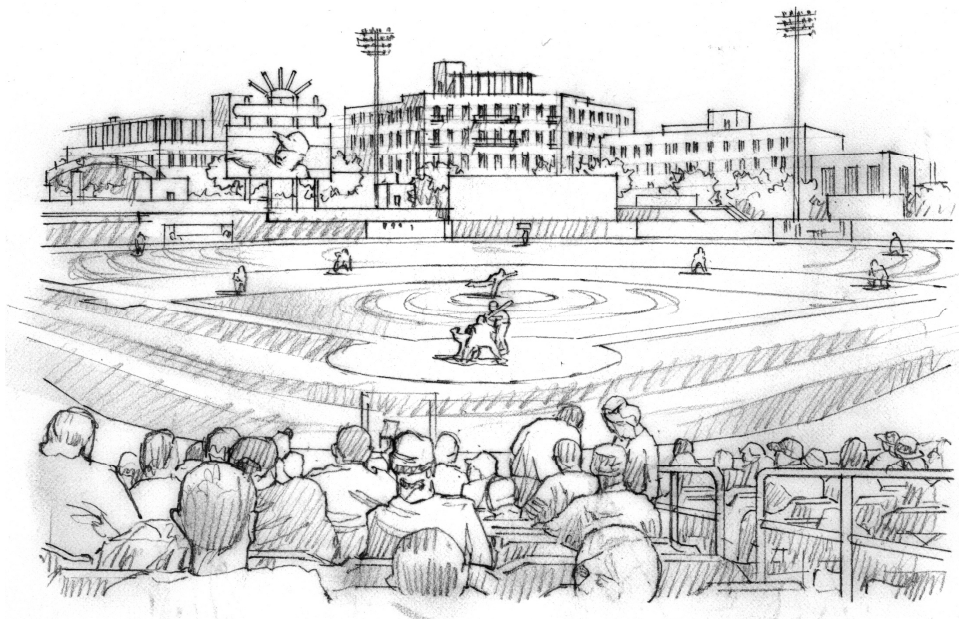

Requests for Qualifications/Proposals to Purchase and Development in Downtown Fresno, California



April 3, 2014

**REQUEST FOR QUALIFICATIONS/ PROPOSALS TO PURCHASE AND DEVELOP
AN INFILL MIXED USE PROJECT LOCATED IN THE CENTRAL BUSINESS
DISTRICT OF DOWNTOWN FRESNO, CALIFORNIA**

I. OBJECTIVE

Fresno is the fifth largest city within the State of California, and is one of the fastest growing, with a population of approximately 500,121 and countywide population of 940,220. It is centrally located in the San Joaquin Valley, mid-way between San Francisco and Los Angeles, and is the business and cultural capital of Central California.

The Successor Agency and Housing Successor Agency to the Redevelopment Agency of the City of Fresno in partnership with the City of Fresno are offering an opportunity to submit qualifications and proposals to purchase, design, and develop approximately 5.32 acres of land generally located on the south end of Fulton between Kern and Inyo Streets in Downtown Fresno's Central Business District (CBD). The CBD is within a major transportation hub bounded by and proximate to Freeways 41 to the east, 180 to the north and 99 to the west as well as major rail lines including Amtrak to the east and the Southern Pacific line and future High Speed Rail (HSR) and Station to the west. In addition to its location within a major transportation hub, a prominent attribute of the site is its adjacency to Chukchansi Park, a multi-purpose stadium and home to the Fresno Grizzlies Triple-A Baseball Team.

Through the Request for Qualifications and Proposals (RFQ/P) we are seeking qualified parties to develop the Project Area into a multi-story mixed use development that includes affordable and market rate housing along with other uses that may include retail, office, entertainment, and parking. A primary objective of the RFQ/P is the development of quality mixed uses that will leverage and maximize the value of the site and enhance both the stadium destination area, Fulton Corridor, as well as the greater downtown. Responses from qualified candidates shall include but are not limited to the following information:

- Purchase Offer
- Summary of the candidate's qualifications and experience in similar projects
- Conceptual Plan Map
- Written narrative that describes the development proposal, conceptual plan map, project elements, design features, and timeline
- Preliminary estimate of potential costs and source of funds
- Financial capacity to purchase and to finance completion of the proposed Project within the identified timeframe

II. PROJECT AREA / DEVELOPMENT GOALS

Project Area

The Project Area consists of eleven (11) parcels totaling approximately 5.32 acres located on the southern portion of the Fulton Corridor in a parking exempt area. Four (4) of the subject parcels are owned by the Successor and Housing Successor Agency. These parcels are identified as A1, A2, A3, and A4. The Agency proposes to sell the parcels as a part of the proposed project development. Five (5) parcels are owned by the City of Fresno and are identified as C1, C2, and C3. The City intends to sell the retail space identified in C1. The City will consider the lease of space within or possibly the long-term ground lease of the parking structure (identified in C2 and the parking portion of C1). The City will also consider the sale or lease of the portion of the Chuckchansi Park property identified as C3. Two (2) parcels are privately held and identified as P1 and P2. Proposers may wish to explore acquisition or joint venture with the private property owner of P1 for incorporation into the overall project. Proposers are encouraged to explore acquisition of P2 for optimum development of the overall Project Area. The Project Area is shown in the attached aerial map and the individual parcels are described below.

A1) 887 Fulton – (Assessor Parcel Number 468-282-21T):

This parcel is zoned C-4 with a land use designation of Commercial Mixed Use level 2. It consists of 10,500 square feet of land area (70' of frontage and 150' of depth). The parcel contains a long-vacant two-story 22,500 square foot building, with a basement.

A2) 835 Fulton – (Assessor Parcel Number 468-282-22T):

This parcel is zoned C-4 with a land use designation of Commercial Mixed Use Level 2. It consists of 3,750 square feet of land area (25' of frontage and 150' of depth). The parcel contains a long-vacant older 3,300 square foot building, with a basement.

A3) 829 Fulton – (Assessor Parcel Number 468-282-05T):

This parcel is zoned C-4 with a land use designation of Commercial Mixed Use Level 2. It consists of 3,750 square feet of land area (25' of frontage and 150' of depth). The parcel contains a long-vacant older 3,300 square foot building.

A4) Parking lot at Fulton & Inyo – (Assessor Parcel Number 468-282-23T):

The parcel is currently being utilized as a metered parking lot. It is zoned C-4 with a land use designation of Commercial Mixed Use Level 2. The parcel consists of 26,250 square feet of land area (175' of frontage and 150' of depth).

P1) 845 Fulton – (APN 468-282-19):

This parcel is privately owned and zoned C-4 with a land use designation of Commercial Mixed Use Level 2. It consists of 14,850 square feet of land area (99' of frontage and 150' of depth). The parcel contains a one story 15,727 square feet office building that is leased to the Social Security Administration.

P2) 860 Fulton – (Assessor Parcel Number 468-255-07):

This parcel is privately owned and zoned C-4 with a land use designation of Commercial Mixed Use Level 2. It consists of 30,000 square feet of land area (200' of frontage and 150' of depth). The parcel contains a 100,200 square foot retail building comprised of three (3) floors and a basement.

C1) 830 Fulton – (Assessor Parcel Number 468-255-15T):

This parcel is zoned C-4 with a land use designation of Commercial Mixed Use Level 2. It consists of 25,200 square feet of land area (200' feet of frontage and 150' feet depth). The parcel is improved with a six (6) story structure. The ground floor and basement contain about 53,040 square feet of retail space. Five (5) levels of parking are located above the retail space. The parking levels are integrated with and part of the adjacent parking garage described under C2.

C2) 801 Van Ness – (Assessor Parcel Number 468-255-11T):

This parcel is zoned C-4 with a land use designation of Commercial Mixed Use Level 2. It consists of a six (6) level parking garage and totals about 567 parking stalls when combined with the five (5) levels of integrated parking spaces described in C1. The public garage is unique in design, featuring separate spiral entrances and exits to avoid cross traffic.

C3) 1776 Kern Street - (Assessor Parcel Numbers 468-284-45T, 43T, and 34T):

These parcels are zoned C-4 with a land Use designation of Commercial Mixed Use Level 2. The identified C3 area consists of portions of 3 parcels and totals approximately 66,500 square feet of land area (380' feet of frontage and 175' feet depth). This part of the stadium property is improved as a street-level surface parking area and a ramp down to the field level. Area C3 is shown for its potential for future acquisition and development, in whole or in part, as part of the entire mixed use project area.

General Project Area

Located near the Project Area are multiple venues that host concerts, plays, live entertainment, cultural and sporting events. Among these sites are Selland Arena, the Exhibit Hall, Saroyan Theatre, the Convention Center, the Fulton Corridor and the aforementioned Chukchansi Park. Major proximate employers include the City and County of Fresno, the Internal Revenue Service, Community Medical Center, the Federal Court and State Appellate Court. Recent downtown employment has been further stimulated by the future High Speed Rail line and station.

The Cultural Arts District, one-half to one mile north of the Project Area has experienced major urban residential growth along its corridors. These developments include the "H" Street Lofts, Vagabond Lofts, Iron Bird Lofts, Fulton Village, 1612 Fulton, the Mayflower Lofts, and Broadway Lofts. The 28-unit Crichton Place development at "L" Street, a 17-unit housing project on Divisadero, and a 52-unit project on Broadway are currently underway. This area is enjoying mixed use development of over 545 residential units with 26,000 square-feet of commercial space.

Closer to the project site, the Fresno Housing Authority is constructing a 45-unit mixed use project at the corner of Inyo Street and Van Ness Avenue. On the Fulton Corridor, the historic Pacific Southwest Building has 8 upper floor residential units, and plans an additional 48 units. Sixty-six units are planned in the historic JC Penney Building.

The City's draft Fulton Corridor Specific Plan and accompanying form-based Downtown Development Code are currently undergoing environmental review. The Specific Plan is intended to provide a vision and policies for development, and coordinate and guide investments in infrastructure, over time in Downtown Fresno. The Downtown Development Code is an integral part of the Downtown planning program, a new zoning code that defines clearer design outcomes while simplifying the process for entitling uses. The Specific Plan and Downtown Development Code are anticipated to come to the City Council for adoption in late 2014.

Chapter 5 of the draft Specific Plan identifies priority development projects to help achieve the Plan's vision for revitalization. One of the high-priority development sites identified is the south end of the Fulton Corridor and the type of project proposed in this RFQ/P, which is envisioned to add value to the east entrance of Chukchansi Park and enhance views from inside the Park.

The Proposal Should:

- Be a comprehensive plan that incorporates the entire Project Area into a well designed, attractive environment of related uses, linking individual parcels into a unified plan;
- Call for a desirable mixed-use development including affordable and market rate residential space that will help stimulate 24 hour "live, work and play" activity in the area;
- Maximize the opportunity and value of the location through multiple stories, density and intensification of uses;
- Be financially feasible and achieve timely completion; and
- Add community and economic value to the project site and surrounding area.

III. SUPPLEMENTAL INFORMATION

Utilities and Easements

Water and sewer lines for the Project Area are located in the adjacent street and alley right-of-ways and are not anticipated to pose any significant problems for future service. Separate from the development proposed in this RFQ/P, the City is undertaking work to remove and reinstall the sewer pipe running down Home Run Alley through the Project Area. The City Council awarded a construction contract for this project on January 30, 2014, and work will be underway soon. As directed in the draft Specific Plan, the City is in the process of planning and building a new downtown water tank and distribution mains which will bolster water service for forthcoming downtown development. The water transmission main that will supply this tank is under construction in the nearby Chinatown area now.

Street and Alley Right-of-ways

The properties are located on the Fulton Mall, a pedestrian mall on the onetime site of Fresno's "Main Street." The City Administration has recommended the reintroduction of a "complete street" with vehicle and bicycle access, along with improved pedestrian amenities, in order to support greater economic activity by improving visibility and access to building frontages.

In February of this year, the City Council approved the Administration's plan to reintroduce two-way traffic to Fulton, Merced, Mariposa and Kern Streets. The Plan replaces the pedestrian Fulton Mall with an enhanced street that incorporates vehicle traffic, wide sidewalks, on-street parking, and improved functionality for special events.

Important for development proposed under this RFQ/P, the new street is designed with Kern Street continuing to be a closed, pedestrian-only space to the west of Fulton, to serve as a forecourt for the eastern entrance of Chukchansi Park, in coordination with surrounding development.

The Project, with an estimated total construction cost of approximately \$20 million, has been awarded major construction funding from the US Department of Transportation TIGER program. The City Council's action included certification of the Environmental Impact Report (EIR) for the Mall Project under the California Environmental Quality Act (CEQA); various federal environmental review processes as well as final design are underway now. Assuming a successful outcome to these processes, the Mall Project is expected to be under construction in approximately March 2015, for 12 to 18 months.

At this time all other street right-of-ways around the Project Area are improved City streets, and direct access is provided on Inyo Street Home Run Alley.

Zoning and Development Standards

The Project Area and surrounding properties in this area are located in the C-4 (Central Trading) Zone District and has a land use designation of Commercial Mixed Use Level 2 in the City of Fresno General Plan.

In the draft Downtown Development Code, the parcel is in the "CBD-1" zone. Although this Code is not anticipated to be adopted until later in 2014, the Agency expects that development proposed at the Project Area must be designed to comply with the latest available draft of the Downtown Development Code to the extent such development also complies with currently applicable zoning standards. The City and developers have found that compliance with the Downtown Code is much easier when projects are designed to comply from the start, rather than redesigned midstream.

With respect to historic information for individual properties the most recent survey may be found in Appendix 2 to the Fulton Mall Reconstruction Project EIR that is available at <http://www.fresno.gov/fultonmall>. The building at 860 Fulton has been identified as appearing to be individually eligible to the National Register, California Register, and/or Local Register of Historic Resources in the Environmental Impact Report for the Fulton Mall Reconstruction Project; however, the building has not been nominated for listing.

The building at 887 Fulton has been identified as appearing to be individually eligible to the Local Register of Historic Resources in the Environmental Impact Report for the Fulton Mall Reconstruction Project; however, it has not has been nominated for listing.

Plan Goals

The Proposal shall be consistent with the goals of the Central Area Community Plan, Central Business District Redevelopment Project Area Plan and/or any other relevant Plans in effect when the development is ultimately submitted for approval that may be impacted by the proposed development, including goals relating to Community and Economic Development, Urban Design and Planning, and Transportation, Housing, and Public Services.

As described above, the draft Fulton Corridor Specific Plan is expected to be adopted in late 2014. A draft of this document is available at <http://fresnodowntownplans.com/resources/fcsp>. Chapter 5 of the Specific Plan describes the type of use envisioned for the Project Area, which is identified as a high priority site for development.

Non Discrimination Requirement

By submission of this proposal, the applicant represents that it and any subsidiary substantially owned by it, does not and will not discriminate against any employee or applicant for employment because of race, religion, sex, color, national origin, sexual orientation, ancestry, marital status, physical condition, pregnancy or pregnancy-related conditions, political affiliation or opinion, age or medical condition. This requirement will be part of the contract.

Any subsequent contracts or agreements shall contain similar language and include other requirements pursuant to the California Community Redevelopment Law, ABX 126, and AB 1484.

IV. SUBMISSION REQUIREMENTS

Proposal Format/Contents

For the purposes of this proposal, Proposers/Developers are not required to prepare detailed site plans or elevations, but rather present their firm's qualifications as well as a proposed purchase offer, a conceptual plan and design, and a business and financing plan. The following list describes the required elements of the proposal:

Cover Letter

Include a cover letter indicating the nature of the Proposer/Developer Team: joint venture, corporate developer, Limited Liability Corporation, franchisee, etc. The letter must include the name, address, email, telephone and fax number(s) of the company and person(s) authorized to represent the Proposer/Developer Team.

Table of Contents

A Table of Contents for the material contained in the response.

Proposer/Developer Team Qualifications

Describe the ownership structure and Proposer/Developer Team. Indicate past experience including level of involvement within the past five years for this specific type of project. The description of Proposer/Developer Team should include principals, other LLC partners or members, the architect, and the project general contractor, if known:

Principals

- Proposer's/Developer's similar project experience, especially in downtown development.
- Individuals expected to be assigned to the project and their specific responsibilities, duties etc.
- Projects completed with contact information.

Other Team Members

- Other team member's and/or partner's (such as limited or equity partners or LLC members) relevant experience.
- Individuals from the Proposer/Developer Team and/ or other partners expected to be assigned to this project and their specific responsibilities, duties etc.
- Projects completed by the team members and/or other partners with name and contact information.
- Availability of the team member(s) and/or other partners; the percentage of their current workload that would be assigned to the project.

Project Architecture Firm (if known)

- If available, include commitment letter or letter of interest from the proposed Project Architecture Firm in the RFQ/P response.
- Project Architecture Firm's experience, including number of years in operation, name of architects', number of architects dedicated to downtown urban mixed-use category.
- Successful Downtown projects designed by proposed Project Architecture Firm.
- Proposed Project Architecture Firm's contact information.
- Specific individuals from the Architecture Firm expected to be assigned to this project during the development process

Project General Contractor (if known)

- If available, include commitment letter or letter of interest from the proposed project general contractor in the RFQ/P response.
- Project general contractor's experience, including number of years in operation, dollar value of projects worldwide, number of projects currently under development in the downtown urban mixed use category.
- Successful downtown urban center projects completed by proposed Project General Contractor.
- Proposed project general contractor contact information.
- Specific individuals from the general contractor expect to be assigned to this project during the development process

Conceptual Plan Design

- Describe the elements of the proposed project such as housing, office, retail and entertainment, and, provide as much detail as possible for each.
- Provide estimates of the total number of residential units and type (apartments/condominiums and mix of affordable/market rate); and provide estimates of space for other nonresidential uses.
- Describe the target market such as local, regional residents, tourists etc.
- Describe the conceptual plan in the context of the immediate neighborhood.
- Describe the conceptual parking plan (e.g. on-site, underground, off-site, combination).

Describe and conceptually illustrate the building envelope(s) and exterior space:

- Describe the approximate number of buildings (if more than one), height, square footage, stories etc. Describe the type of uses, the space/units per type, amenities, general location of uses within the envelope.

Purchase Proposal

A primary objective of the Agency is to sell properties A1-A4, at a value no less than the appraised value with cash at close of escrow. The City intends to sell the retail portion of C1 and will consider the sale or lease of C3. Consideration will be given to the lease of space within or possibly the long-term ground lease of the parking structure (described in C1 and C2) as part of the overall deal.

- Describe financing of the purchase price.

Financing and Ownership

Describe the ownership/financing structure of the proposed development, including:

- Estimated total project cost;
- Estimated construction debt;
- Estimated amount of equity contributed to project; and
- Estimated amount of permanent debt on project.

Describe the permanent financing structure of the proposed development such as:

- Conventional financing;
- New Market Tax Credits;
- Low Income Housing Tax Credits;
- Public Agency Financing.

Relevant Projects

Describe the most relevant projects including the following information:

- Project description including design time and completion dates, location, size, and project costs;
- Project photographs;
- Brief description of the development team, their specific role, amount of contract; etc; and
- Reference for each project cited and contact information.

Response Requirements

The total response package should not exceed thirty (30) typewritten pages for each component, excluding maps, brochures, and other exhibits which may be included with the package. Proposals shall be submitted in 8½" X 11" inch format.

Due Date

All proposals are due at the offices of the Successor Agency to the Redevelopment Agency of the City of Fresno by 5:00 p.m. on July 2, 2014. Postmarks will not be accepted. **Proposals received after this deadline will not be considered.**

Submissions

One (1) unbound original and ten (10) copies of the proposal must be submitted. Proposals must be complete and sealed. Facsimile and electronic mails copies are not acceptable and will not be considered. Proposals must be mailed or hand-delivered to:

Marlene Murphey, Executive Director
Successor Agency to the Redevelopment
Agency of the City of Fresno
2344 Tulare Street, Suite 200
Fresno, CA 93721

The Agency and the City hereby notifies all Proposers that no person shall be excluded from participation in, denied any benefits of, or otherwise discriminated against in connection with the award and performance of any contract on the basis of race, religious creed, color, national origin, ancestry, physical disability, mental disability, medical condition, marital status, sex, age, sexual orientation or on any other basis prohibited by law.

Submissions are Final

No corrections or modifications to the proposal may be made after the due date.

Confidentiality of Submissions

While the Agency shall endeavor to keep any confidential information private, it reserves the right to release the name of all proposers, as well as a summary of their proposals, to the media, the public, or any party that requests it.

Inquiries

Questions pertaining to the RFQ/P should be directed to Marlene Murphey in writing at the above address or via email at Marlene.Murphey@fresno.gov.

Conflict of Interest

The Agency and the City are attempting to avoid conflict of interest or any appearance of conflict of interest. Therefore, all Proposers and their sub-consultants are required to provide a Disclosure of Conflict of Interest (see City Forms below). Provide a statement of conflict you, your firm, and/or other key staff may have regarding these services. The statement should not only include actual conflicts, but also any working relationships that may be perceived by disinterested parties as a conflict. If there is no potential conflicts of interest are identified, so state in your proposal. Complete and return Attachment B – Disclosure of Conflict of Interest as part of the RFQ/P for the Developer and each sub-consultant.

V. REVIEW AND SELECTION PROCEDURE

Processing of the RFQ/P responses will be handled in the following manner:

Evaluation Process

All responses to the RFQ/P will be evaluated by a Review Committee comprised of representatives from the Agency and City and may include other relevant entities.

Following the evaluation of the responses, the Review Committee may elect to interview some or all of the respondents or may otherwise seek clarification or amplification of the material submitted or may reject all proposals. The committee will make its recommendation to the Agencies.

Finalists may be asked to provide additional information such as:

- More detailed graphic presentations of a Conceptual Design for the project development;
- A detailed Scope of Work for development of project design and implementation;
- A financial analysis for the project;
- Any additional proposal information, as requested.

Interviews

The Committee reserves the right to hold interviews or select a preferred proposal without interviews. The recommendation for selection will be made based on criteria related to qualifications, demonstrated experience, financial capacity, soundness and timeframe of the development proposal and capacity to perform the proposed development within the timeframe.

Right to Reject all Proposals

The Committee reserves the right to reject all proposals or to waive minor irregularities. The Agency and the City have no obligation to enter into an agreement with any party in respect to purchase and development of the site as a result of their response to this offering.

The RFQ/P package contains a description of the Project Area and other matters that are deemed accurate. However, the Agency and City make no representations in respect to any factors affecting the development of the site. Prior to entering into an agreement with the Agency and City, it is assumed that the prospective firm(s) will complete their own due diligence. The cost of preparing any responses to this RFQ/P shall be borne by the respondents and shall not be reimbursed by the Agency or City.

Agreements to Purchase and Develop the Property

The Agency and the City anticipate that they will utilize a Purchase/Sale and Development Agreement. The Agreement is expected to contain the

terms of purchase, scope and schedule of development, and the conveyance.

Upon the Review Committee's recommendation of a proposal and negotiation of an Agreement, the successful Proposer will be required to execute and return the Agreement in a timely manner. Should the successful Proposer fail or refuse to execute the Agreement, the Agency and the City reserve the right to withdraw the recommendation/acceptance of the Proposer and, at its discretion, accept the proposal of another Proposer.

Other Provisions

It is understood that the selection of a proposal and timeframe are subject to California Redevelopment Law including AB X 1 26 and 1484.

The Agency and the City hereby notify all proposers that no person shall be excluded from participation in, denied any benefits of, or otherwise discriminated against in connection with the award and performance of any contract on the basis of race, religious creed, color, national origin, ancestry, physical disability, mental disability, medical condition, marital status, sex, age, sexual orientation, ethnicity, status as a disabled veteran or veteran of the Vietnam era.

VI. ADDITIONAL INFORMATION

Outreach to Small Business Enterprises in Subcontracting

The Agency and the City hereby notifies all Proposers that it is the City's policy to provide all small business enterprises, including minority, women, and disabled veteran business enterprises, equal access and opportunity for participation in the performance of all construction contracts, professional service contracts, and procurement of supplies, equipment and other services. Therefore, the Agency requests that a Proposer who intends to subcontract a portion of the work seek out small business enterprises that are potential subcontractors, suppliers, or consultants, and actively solicit their interest, capability and prices.

Public Records

The proposals received shall become the property of the Agencies and the City, and are subject to public disclosure. Those parts of a proposal which are defined by the Proposer as business or trade secrets as that term is defined in California Evidence Code, Section 3426.1, and are reasonably marked "Trade Secrets," "Confidential" or "Proprietary" and placed in a separate envelope shall only be disclosed to the public if such disclosure is required or permitted under the California Public Records Act or otherwise by law. Proposers who indiscriminately and without justification identify most or their entire proposal as exempt from disclosure may be deemed non-responsive. Proposals, excluding confidential information,

will be available for review after posting of staff recommendation.

Regulated Communication in City Procurement Process Ordinance

The Regulated Communications in City Procurement Process Ordinance (Article 6, Chapter 4 of the Fresno Municipal Code) became effective May 7, 2004. With certain specified exceptions, the Ordinance provides that no Respondent, Bidder, Proposer (as the case may be) shall initiate, engage in, or continue any communication to or with any City elected official concerning or touching upon any matter which is the subject of this competitive procurement process.

Any Respondent, Bidder, Proposer or elected official (as the case may be) who initiates, engages in, continues in, or receives any regulated communication shall file the written disclosure required by the Regulated Communications in City Procurement Process Ordinance and the Redevelopment Improvement Act.

Any Respondent, Bidder, or Proposer violating the Regulated Communications in City Procurement Process Ordinance may be disqualified from participating in this procurement process and/or determined to be non-responsible. Additionally, the Agencies and the City may set aside the award of a contract, prior to its execution, to a party found to have violated the Ordinance.

Note: The full text of Fresno Municipal Code Chapter 4, Article 6 may be obtained by logging on to the City's website at <http://www.fresno.gov/Government/CityClerk> and clicking on "Fresno Municipal Code." Or view Fresno Municipal Code at <http://www.municode.com/Resources/gateway.asp?pid=14478&sid=5>.

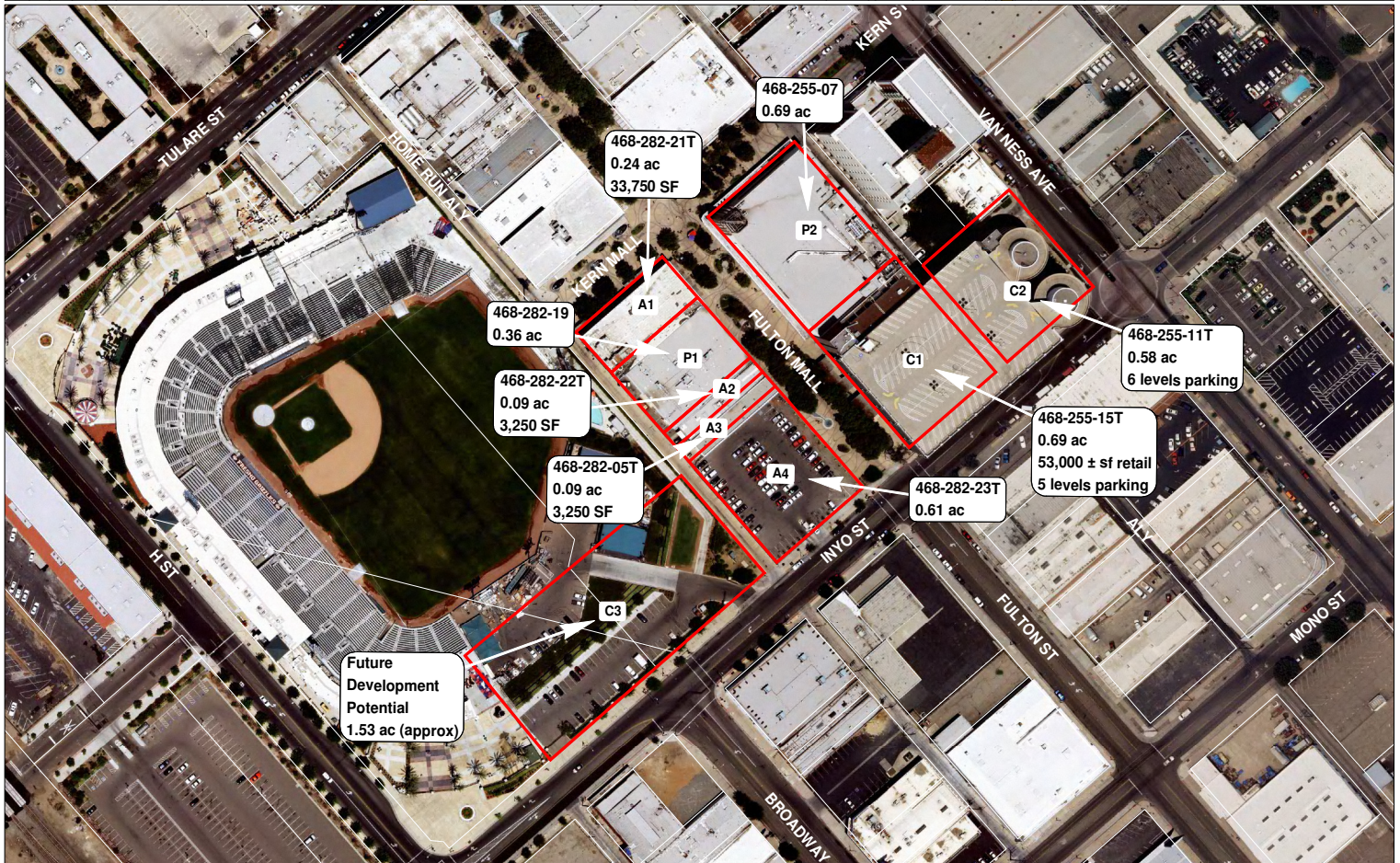
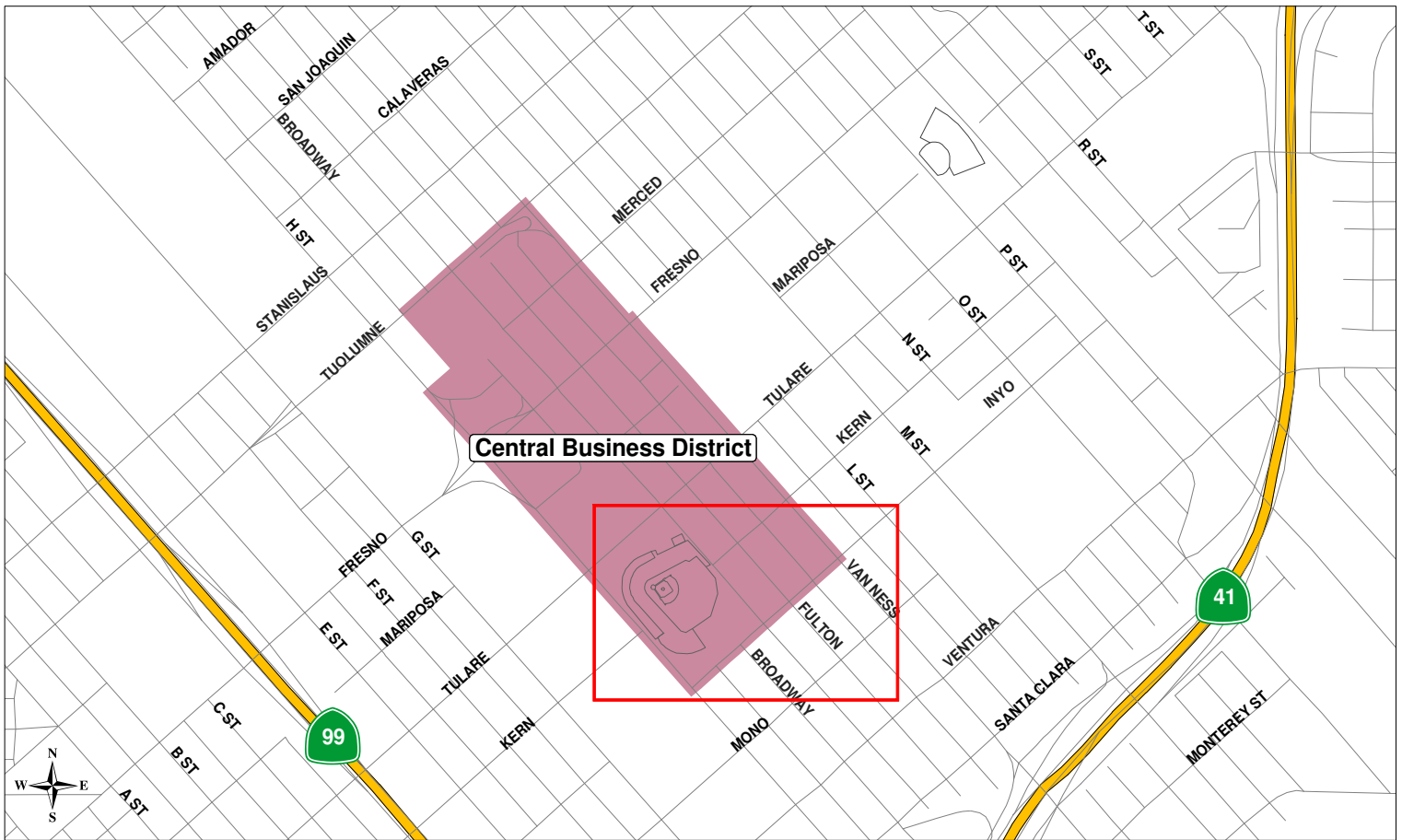
Debarment

A Proposer who has been determined by the Agency, the City, and the City Council to be non-responsible may be debarred from bidding or proposing upon or being awarded any contract with the City or its Successor Agencies, or from being a subcontractor or supplier at any tier upon such contract, in accordance with the procedures in Resolution No. 2003-130 adopted by Council on April 29, 2003. The initial period of any such debarment shall not be less than one year or more than three years. A Proposer may request a hearing, in accordance with Resolution No. 2003-130. A copy of the Resolution may be obtained from the City Clerk's Office, 2600 Fresno Street, Fresno, California 93721.

ATTACHMENTS:

Attachment A	Project Area Map
Attachment B	Disclosure of Conflict of Interest
Attachment C	Bibliography

Attachment A PROJECT AREA MAP



Attachment B

DISCLOSURE OF CONFLICT OF INTEREST

		YES*	NO
1	Are you currently in litigation with the City of Fresno or any of its agents?	<input type="checkbox"/>	<input type="checkbox"/>
2	Do you represent any firm, organization or person who is in litigation with the City of Fresno?	<input type="checkbox"/>	<input type="checkbox"/>
3	Do you currently represent or perform work for any clients who do business with the City of Fresno?	<input type="checkbox"/>	<input type="checkbox"/>
4	Are you or any of your principals, managers or professionals, owners or investors in a business which does business with the City of Fresno, or in a business which is in litigation with the City of Fresno?	<input type="checkbox"/>	<input type="checkbox"/>
5	Are you or any of your principals, managers or professionals, related by blood or marriage to any City of Fresno employee who has any significant role in the subject matter of this service?	<input type="checkbox"/>	<input type="checkbox"/>
6	Do you or any of your subcontractors have, or expect to have, any interest, direct or indirect, in any other contract in connection with this Project?	<input type="checkbox"/>	<input type="checkbox"/>
* If the answer to any question is yes, please explain in full below.			

Explanation: _____

Additional page(s) attached.

Signature

(Name)

(Company)

(Address)

(City state zip)

Attachment C

BIBLIOGRAPHY

The following reference documents are available for review online and/or at the City of Fresno, 2600 Fresno Street, Fresno, California 93721.

2025 Fresno General Plan, City of Fresno, Adopted November 19, 2002

<http://www.fresno.gov/Government/DepartmentDirectory/PlanningandDevelopment/Planning/2025FresnoGeneralPlan.htm> including:

- Exhibit A – Community Plan Changes Consistent with the 2025 Fresno General Plan, Fresno City Council Resolution Number 2002-379, November 19, 2002

Central Area Community Plan, City of Fresno, Adopted July 1989

<http://www.fresno.gov/Government/DepartmentDirectory/PlanningandDevelopment/Planning/CommunityandSpecificPlans.htm>

Zoning Ordinance and related Variety Packs, City of Fresno

<http://www.fresno.gov/Government/DepartmentDirectory/PlanningandDevelopment/Planning/ZoningOrdinance.htm>

Fresno Municipal Code (FMC)

<http://www.municode.com/Resources/gateway.asp?pid=14478&sid=5>

Successor Agency to the Redevelopment Agency of the City of Fresno/ Housing Successor Agency, Redevelopment Project Areas

<http://www.fresnorda.com/overview.html>

City of Fresno Historic Preservation website and related historical surveys

<http://www.fresno.gov/Government/DepartmentDirectory/PlanningandDevelopment/Planning/HistoricPreservation/default.htm>

About the Fulton Mall Reconstruction Project

<http://www.fresno.gov/fultonmall>

City of Fresno Fulton Corridor Specific Plan (currently being processed)

<http://fresnodowntownplans.com/resources/fcsp>

Downtown Fresno Partnership: hospitality, events, marketing, and other services for property owners funded by the PBID assessment district

<http://www.downtownfresno.org>