

Table of Contents

	Copy of RFP	Section 1
	Cover Letter	Section 2
	Completed Signature Page	Section 3
	Property Development Description	Section 4
	Revenue	Section 5
	Additional Benefits to SD 4J	Section 6
	Community Benefit of Proposed Use	Section 7
	Preservation of Grandstands for Continued Use	Section 8
	Proposer Qualifications & Experience with Similar Projects	Section 9



REQUEST FOR PROPOSALS

ACQUISITION OF THE CIVIC STADIUM
PROPERTIES

Lane County School District No. 4J
Facilities Management
715 West 4th Ave.
Eugene, OR 97402

RFP No. 11-02
Issue Date – October 1, 2010

Due Date – February 1, 2011

1.0 INTRODUCTION

1.1 REQUEST FOR PROPOSALS FOR ACQUISITION OF THE CIVIC STADIUM PROPERTIES

The Lane County School District No. 4J (SD 4J) is requesting sealed proposals from qualified Proposers for the ACQUISITION OF THE CIVIC STADIUM PROPERTIES including land and improvements.

RFP packages, which include submittal requirements, may be secured in person from Facilities Management, 715 West 4th, Eugene, OR 97402, or by e-mail request from Kathi Hernandez, Hernandez@4j.lane.edu, on or after October 1, 2010. All proposals are to be submitted to Kathi Hernandez, Management Assistant, Facilities Management, at the above address, by 2:00 p.m. February 1, 2011. Any questions about this solicitation are to be directed to civicrfp@4j.lane.edu.

Late proposals will not be accepted.

All Proposers are required to comply with Oregon Revised Statutes and District Board Policy. Attention is directed to ORS 244, Government Ethics; ORS 279A and 279B.

SD 4J reserves the right to:

- (1) Cancel the solicitation or reject any or all proposals in accordance with ORS 279B.100; (1) & (2).
- (2) Postpone selection of the apparent successful Proposer for a period not to exceed 90 (ninety) days from the date of Proposal Due Date.
- (3) Waive informalities in the proposal; and/or
- (4) Select the proposal which appears to be in the best interest of the district.

*PUBLISHED: Oregon Procurement Information Network (ORPIN)
Daily Journal of Commerce
Eugene Register Guard
Oregonian
Oregon Daily Emerald
Eugene Weekly*

1.2 TABLE OF CONTENTS

<u>1.0 INTRODUCTION</u>	Page 2
1.1 Requests for Proposals	Page 2
1.2 Table of Contents	Page 3-4
1.3 Signature Page	Page 5
1.4 RFP Schedule	Page 6
<u>2.0 PROPERTY INFORMATION</u>	Page 7
2.1 Introduction and Overview	Page 7
2.2 Properties Description	Page 7
2.3 Acquisition Options	Page 7
2.4 Reference Documents	Page 8
2.5 Property Inspection	Page 8
2.6 Property Issues	Page 8-9
2.7 Due Diligence	Page 9
<u>3.0 INSTRUCTION TO PROPOSERS</u>	Page 9
3.1 Specific Submittal Content & Proposal Scoring	Page 9
3.2 Property Development Proposal	Page 10
3.3 Revenue	Page 10
3.4 Additional Benefits to SD 4J	Page 10
3.5 Community Benefit of Proposed Use	Page 10
3.6 Preservation of Grandstands for Continued Use	Page 11
3.7 Proposer Qualifications & Experience with Similar Projects	Page 11
3.8 Submittal Format	Page 11
3.9 Conditions / Contingencies	Page 12
3.10 Confidentiality	Page 12-13
3.11 Disclosure of Proposals or Contents	Page 13
3.12 Questions, Clarifications, and Addendum	Page 13

3.13	Expenses	Page 13
3.14	Additional Requirements	Page 13
3.15	Other Requirements/Reservations	Page 14
4.0	<u>EVALUATION AND SELECTION</u>	Page 14
4.1	Evaluation and Selection Process	Page 14-15
4.2	Solicitation Protest	Page 15
4.3	Selection Protest	Page 15

1.3 SIGNATURE PAGE

This page must be completed and included with all proposal submittals.

This proposal is submitted for the acquisition of the property indicated below (select one):

- Combined Properties
- Stadium Parcel Only
- North Lots Only

Proposer acknowledges review of Addenda number (s) _____ through _____

Proposer Acknowledges review of Reference Documents from SD 4J Project Website.

Agreed by:

Legal Name of Proposer: _____

Doing Business As (if applicable) _____

Address: _____

Telephone: _____ FAX: _____

Internet Email Address: _____

Proposer's Signature: _____

Type or Print Officer's Name and Title: _____

1.4 RFP SCHEDULE

<u>Key Action</u>	<u>Scheduled Date</u>
Issuance of RFP	10/1/2010
Property Inspection	11/2/2010
Deadline for Addendum Requests	1/4/2011
Deadline for Addendum	1/11/2011
Proposals Due	2/1/2011
Competitive Range of Proposals (Short List) Forwarded to Board	3/2/2011
Board Evaluation & Potential Interviews	3/2/2011 through 4/6/2011
Anticipated Award	4/20/2011 (Future Action) & 5/4/2011 (Action)

Eugene, Oregon

REQUEST FOR PROPOSALS (RFP)

Title: ACQUISITION OF THE CIVIC STADIUM PROPERTIES

Proposals Due: February 1, 2011

2.0 PROPERTY INFORMATION

2.1 INTRODUCTION & OVERVIEW

The Civic Stadium Properties located near East 20th Avenue and Oak Street in Eugene were acquired between 1938 and 1941 by the School District (SD 4J). The property is not needed for educational purposes and has been designated as surplus property since 2002.

The school board of directors (Board) has approved the superintendent's recommendation "to dispose of the Civic Stadium property and marketing the property for sale, long term lease or trade using a Request for Proposal (RFP) process."

The intent of the RFP process is to allow for the broadest range of proposed uses, including potential preservation of the stadium grandstand, and allow the Board to consider more than the financial bottom line when deciding whether to accept a proposal.

2.2 PROPERTY DESCRIPTION

The Property designated as CIVIC STADIUM PROPERTIES includes the land and all structural and site improvements of the following tax lots:

Tax Map 18-03-06-11

Stadium Parcel:

Tax Lot 8505 ---- 9.43 acres---zoned PL (Pubic Land)

North Lots:

Tax Lot 7900 ---- 0.49 acres---zoned R-2 (Medium Density Residential)

Tax Lot 7901 ---- 0.19 acres---zoned R-2 (Medium Density Residential)

2.3 ACQUISITION OPTIONS

The Proposer may submit a proposal for acquiring the North Lots only, the Stadium Parcel only, or the Combined Properties. The Proposer may submit a proposal for ground lease, or trade of properties, as an alternative to outright purchase.

SD 4J reserves the right to give preference to proposals for acquisition of the Combined Properties and to proposals for outright purchase.

2.4 REFERENCE DOCUMENTS

The following reference documents are available on SD 4J Project Website:
www.4j.lane.edu/civicstadium/documents

- RFP – Acquisition of the Civic Stadium Properties
- Proposed Findings of Fact and Appendices (Findings)*
- Civic Stadium As-Built Drawings
- Civic Stadium Surveys
- Asbestos Information and Survey Report
- Preliminary Title Report

*Proposed Finding of Facts accepted by the Board without modifications on June 16, 2010.

SD 4J makes no representations or warranties with regard to the accuracy of the documents, and shall not be liable to any party for any errors or omissions in such documents.

2.5 PROPERTY INSPECTION

A non-mandatory property site inspection is scheduled for Tuesday November 2, at 10:00 a.m., rain or shine. Inspection meeting will begin at Stadium north entry gate. Proposers may call Larry Massey, District Architect at 541-790-7428 for information regarding the site inspection. Proposers are encouraged to inspect the property.

2.6 PROPERTY ISSUES

The Property And Improvements Are Offered For Acquisition “AS-IS.”

The Revenue proposal must set forth the total payment to be made to SD 4J as compensation for fee ownership of the properties in the “As Is” condition. SD 4J makes no warranties, implied or otherwise, regarding the structural, functional, or environmental condition or viability of the property for proposed uses.

Access Issues with Neighboring Properties

For decades, a number of properties to the west have taken access across the stadium parcel along the Oak Street alignment, projected south from the intersection with 20th Avenue. There is no record of any grant of any access easement, and SD 4J is without knowledge or information sufficient to form a belief as to whether at any time any neighboring owner had permission from the school district, either expressed or implied. According to Oregon case law, publicly owned property is not subject to adverse possession or easements by prescription. Private property owners cannot successfully assert such claims in this situation, in the opinion of the SD 4J. However, alternative access routes for some properties are either problematic or impossible, and SD 4J has had a claim by a neighboring property owner to recognize his legal right to access, based on his claims for adverse possession, prescriptive easement, and equitable estoppel, in 2010. The owner based the claims on his knowledge of his own access from the property onto District property since 1986, when he acquired the property. Resolution of access claims is held in abeyance pending the disposition of the property and the successful Proposer’s plan to address such claims as part of the redevelopment of the site.

Therefore, these access issues should be considered in conjunction with development options and alternatives, particularly with regard to street connectivity issues discussed in the Findings. Because there are a number of potential solutions available to resolve the issue, the future development and/or use of the property and the successful Proposer’s desires will dictate the most appropriate course of action. Since SD 4J recognizes that change in ownership can

potentially highlight the access issue and claims of rights to access by adjacent property owners, SD 4J will coordinate/cooperate with the successful Proposer as needed to clarify the issue.

Utility Easements or Lack Thereof

Existing public utility locations with and without easements, refer to Findings and to Reference Documents – Preliminary Title Report (with attachments)

Environmental Conditions

Underground Fuel Tank removal and Soil Remediation, refer to Findings.

Systems Development Charge Credit

The System Development Charge (SDC) credit that will “travel” with property ownership is provided below. SD 4J continues to work with the City of Eugene to further refine the estimated credit based upon historical records. The estimate provided below is considered to be the minimum credit established at this time.

Transportation.....	\$113,392	
MWMC.....	\$ 35,466	
Parks		\$ 24,483
PFUs and Other	\$ 43,785	
Stormwater	\$ 26,035	
TOTAL ESTIMATED CREDIT.....	\$243,161	

2.7 DUE DILIGENCE

Each Proposer shall be expected to complete, prior to the submission of its proposal, certain due diligence related to the suitability of the Property for the Proposer’s intended use. Specifically, each Proposer shall complete any soils/geological tests, environmental reports, title examinations and property inspections that it deems necessary or desirable. Any expenses incurred by these evaluations will be the sole responsibility of the Proposer.

SD 4J has posted the Preliminary Title Report on the SD 4J Project Website, as well as supplemental information contained in the Findings regarding environmental conditions, easements of record (and lack thereof), etc. (See: Section 2.4 Reference Documents).

No proposal submitted may be conditioned upon the Proposer’s future approval of a due diligence report described above. Proposals may, however, condition their purchase on the satisfactory resolution of a specified problem identified by a due diligence report previously conducted.

3.0 INSTRUCTIONS TO PROPOSERS

3.1 SPECIFIC SUBMITTAL CONTENT & PROPOSAL SCORING

Provide written responses to each of the following issues. Points to be used by the Screening Committee to rank the proposals to establish the competitive range (“short list”) are shown in parenthesis for each category.

3.2 PROPERTY DEVELOPMENT PROPOSAL (0 POINTS)

Describe type of development and specific use(s), timing of project development and compatibility with existing land use regulations. Provide summary of plans for the stadium grandstands and adjacent baseball field.

3.3 REVENUE (50 PTS)Economic Benefit to SD 4J / Total Purchase Price for all Properties Included in the Proposal.

Indicate total cash offer for each property or for combined properties.

Terms of Purchase

Indicate proposed terms of purchase if other than cash sale.

Sale Conditions/Contingencies and Projected Timeline to Resolve

List all proposed conditions/contingencies and projected time to resolve and remove conditions/contingencies from offer.

Development Proposal Follow-through Assurance

By establishing preference points for preservation of the stadium grandstands for continued use as a stadium venue, and further establishing preference points for community benefit, the Board has essentially determined that these categories will be an appropriate potential offset to revenue (direct benefit to SD 4J) and other indirect benefits to SD 4J. If the successful Proposer is selected on the basis of these criteria (grandstand preservation and community benefit of proposed use/development) as an offset to property value, SD 4J will require assurance that the use of the property and/or development will move forward as proposed, or protection from loss of revenue based upon difference in value between proposed development and actual development.

Indicate the mechanism(s) proposed to provide this assurance (e.g. performance bond, deed restriction, reversion clause, etc.), or alternatively, how SD 4J will be compensated if the property is not developed or used as proposed, based upon the difference in property value between the proposed development and actual development. The Proposer must indicate if no assurance or protection as described above is offered.

Requirement for Fundraising, and/or Public Contributions or Incentives

If the proposal is reliant upon future fundraising, capital campaigns, and/or public agency participation by way of direct contributions, incentives, or bond measures, specifically describe the conditions and amount of time projected to accomplish.

3.4 ADDITIONAL BENEFITS TO SD 4J (20 POINTS)

If the property acquisition and proposed development is considered to provide additional benefit (non-financial) to SD 4J, either direct or indirect, describe those benefits in sufficient detail for the screening committee to consider them in evaluating this section. Examples of additional benefits may include, but are not limited to access to the property and improvements for use in support of the district's educational mission, property tax revenue, potential for stabilizing affect on or increase in student enrollment, etc.

3.5 COMMUNITY BENEFIT OF PROPOSED USE (20 POINTS)

Describe the community benefit, if any, which would be provided by the proposed development.

3.6 PRESERVATION OF GRANDSTANDS FOR CONTINUED USE (10 POINTS)

Indicate what specific plans are proposed for the historic Civic Stadium grandstands and adjacent baseball field. If the proposal intends to raze, remove, memorialize, or significantly alter the stadium grandstands or field, describe the approach and process to be used to address the "listing" on the National Register of Historic Places. If the proposal intends to preserve the grandstands, but to alter the field use and space, describe what approach will be used to mitigate or address the inclusion of the field in the "listing" for the stadium.

3.7 PROPOSER QUALIFICATIONS & EXPERIENCE WITH SIMILAR PROJECTS (0 POINTS)

Describe similar projects, Proposer's representative, development description, challenges and solutions. Describe the Proposers financial capability as it relates to the successful completion of the proposed development.

3.8 SUBMITTAL FORMAT

Proposers to submit one (1) clearly marked original proposal and twelve (12) copies of the proposal. Proposals must be in 8-1/2 x 11 paper, portrait format, and typed, minimum font size 11 pt. Include a compact disc or thumb drive with one complete proposal in adobe acrobat (pdf) format.

Submit proposals in three ring binders, containing the following information, tabbed in the order below:

- 1) Copy of RFP
- 2) Cover Letter. Include the following:
 - a) Letter of introduction signed by an authorized principal of the proposing entity;
 - b) Name, address, email address, and phone number of the Proposer (including contact information for each affiliated member if the acquisition team includes more than one entity);
 - c) A brief summary of the proposal, and why the Proposer believes its proposal will best meet the goals of the SD 4J, [as described in Section 4.0 Evaluation & Selection Process and Section 3.0 Instructions to Proposers];
 - d) A statement that, except for the conditions/contingencies stated in response to Section 3.9 Conditions/Contingencies below, the proposal is binding on the Proposer for a period of not less than ninety (90) days.
- 3) Completed Signature Page
- 4) Property Development Description
- 5) Revenue
- 6) Additional Benefits to SD 4J
- 7) Community Benefit of Proposed Use
- 8) Preservation of Grandstands for Continued Use
- 9) Proposer Qualifications & Experience with Similar Projects

All materials must be submitted in a sealed envelope, box, or other wrapping, labeled with the name of the firm and the following title "ACQUISITION OF THE CIVIC STADIUM PROPERTIES" Proposals must be received by Kathi Hernandez, Management Assistant, Facilities Management, Eugene School District 4J, 715 West 4th Avenue, Eugene, OR, 97402, by 2:00 p.m. on February 1, 2011. Late submittals will not be considered.

Proposals may only be delivered via U.S Mail, courier service, or hand delivery. Electronic or facsimile proposals will not be accepted.

3.9 CONDITIONS/CONTINGENCIES

As described in Section 3.8 Submittal Format above, each proposal shall be considered binding, subject only to conditions expressly designated in the proposal. In addition, Section 2.7 Due Diligence limits permissible conditions related to the approval of certain due diligence reports.

The proposal shall expressly note if there are any material conditions on the Proposer's ability to execute a Purchase and Sale Agreement consistent with its proposal. The Proposer shall disclose in detail any such material condition(s).

If conditions to closing are stated, the Proposer shall address with specificity how the Proposer intends to satisfy each condition, and estimate the time period within which each condition will be satisfied (or removed).

All other things being equal, proposals without material conditions will have a significant advantage in the selection process.

3.10 CONFIDENTIALITY

The District is subject to the Oregon Public Records Law (ORS 192.410 to 192.505), which requires the District to disclose all records generated or received in the transaction of District business, except as expressly exempted in ORS 192.501, 192.502, or other applicable law. One example of an exemption that could be relevant is "trade secrets" (ORS 192.501 (2)). The District will not disclose records submitted by a Proposer that are exempt from disclosure under the Public Records Law, subject to the following procedures and limitations.

All pages containing the records requested to be exempt under ORS 192.501, or for which the Proposer seeks an exemption under ORS 192.502, shall be marked "confidential" and segregated in the following manner:

It shall be clearly marked in bulk and on each page of the confidential document. It shall be kept separate from the other RFP documents in a separate envelope or package. Where this specification conflicts with other formatting and response instruction specifications, this specification shall prevail. Where such conflict occurs, the Proposer is instructed to respond with the following: **"Refer to confidential information enclosed."** This statement shall be inserted in the place where the requested information was to have been placed.

Proposers who desire that additional information be treated as confidential must mark those pages as "confidential"; cite a specific statutory basis for the exemption and the reasons why the public interest would be served by the confidentiality (ORS 192.502 (4)). ***Should an RFP be submitted in this manner, no portion of it can be held as confidential unless that portion is segregated in the above manner and meets the above criteria. Neither the entire RFP, nor the summary of property development proposal or revenue to the district shall be marked confidential.***

At the time that the screening committee establishes the Competitive Range of proposals for Board review and consideration, a review of information identified as confidential will be conducted. If disclosure of any such information is determined, at the sole discretion of the District, to be essential to the process, the Proposer will be given the choice to agree to the disclosure of specific information identified, or to withdraw their proposal from further consideration.

Notwithstanding the above procedures, the District reserves the right to disclose information that the District determines, in its sole discretion, is not exempt from disclosure or that the District is

directed to disclose by the District Attorney or a court of competent jurisdiction. Prior to disclosing such information, the District will notify the Proposer.

3.11 DISCLOSURE OF PROPOSALS OR CONTENTS

Notwithstanding Oregon Public Records Law (ORS 192.410 to 192.505), proposals will be opened and evaluated so as to avoid disclosure of contents to competing Proposers during the evaluation and selection process. The District will prepare a list of proposals for disclosure which will include, at a minimum, summary of development proposal and revenue to the district, withholding any information identified as confidential by Proposers consistent with Section 3.10 Confidentiality. Proposals will be made available for public inspection after Board review of the Competitive Range of proposals and Intent to Award is issued.

3.12 QUESTIONS, CLARIFICATIONS, AND ADDENDUM

Potential Proposers are encouraged to ask questions and seek clarification of the RFP process. All questions should be directed to civicrfp@4j.lane.edu. No Proposer may rely on any oral answer or clarification, unless confirmed in writing.

It is the intent of SD 4J to post on the Project Website the answers to questions that SD 4J believes to be of value to other Proposers or might unfairly prejudice other Proposers if not equally provided. However, no Proposer or potential Proposer shall have any cause of action against SD 4J for its failure to provide answers on the Project Website, whether due to negligence, mistake, or otherwise. Specific questions related to Proposer's approach or Proposer's submittal will be answered only to the specific Proposer by e-mail to maintain confidentiality

Potential Proposers may submit a request for a change or amendment to this RFP by submitting the request in writing to civicrfp@4j.lane.edu, by no later than January 4, 2011. Include the reason(s) for the request and the proposed changes to the RFP provisions, terms, or conditions.

All changes to the RFP will be made by addendum which will be posted to the Project Website.

3.13 EXPENSES

SD 4J shall not be liable for any of the costs of any Proposer or selected Proposer in connection with preparing a proposal in response to this RFP, surveys or site investigations, broker's finder fees, broker commissions, negotiating with the District, or otherwise participating in this RFP process.

3.14 ADDITIONAL REQUIREMENTS

Deed Restriction - Limitations of use

Upon transfer of title to the property, SD 4J will place a deed restriction to prohibit the uses that may injure public health, safety, or public morals, including but not limited to adult bookstores, adult magazine sales, adult cinemas or theaters, topless or nude bars or eating establishments, head shops (i.e. shops selling or dealing in drug related paraphernalia), medical marijuana dispensaries, adult shop/sex shops, escort services, online adult services or chat rooms, and adult call centers. This restriction is for the benefit of the Grantor and its successors and assigns.

3.15 OTHER REQUIREMENTS / RESERVATIONS

1. Should the Board modify the method and/or schedule for the selection, then the selection process described in this RFP will be appropriately modified to conform to Board direction.
2. Ratings of individual screening committee members will be based on point scorings. The screening committee may consider individual point scorings, group average scores, individual rankings, or group ranking in developing a committee ranking recommendation.
3. All Proposers are required to comply with Oregon Revised Statutes and District Board Policy. Attention is directed to ORS 244, Government Ethics; ORS 279A and 279B, Public Contracts and Purchasing and State of Oregon Department of Justice Attorney General's Model Public Contract Rules Manual.
4. The District reserves the right to seek clarification of each proposal and, further, the right to negotiate a final contract which is in the best interest of the agency, considering cost effectiveness and the level of Proposer time and effort required for the contract.
5. If a mutually acceptable contract cannot be negotiated SD 4J reserves the right to abandon negotiations with selected Proposer and begin to negotiate with the second highest rated Proposer.
6. SD 4J reserves the right to reject any or all proposals if there is good cause and the right to cancel the solicitation, in whole, or in part, if doing so would be in the SD 4J's best interest.

4.0 EVALUATION AND SELECTION

4.1 EVALUATION AND SELECTION PROCESS

The following process will be used in the evaluation of proposals and selection of the successful Proposer. SD 4J reserves the right to modify the evaluation and selection process and/or schedule as determined by SD 4J to be appropriate or in the best interest of SD 4J.

1. A screening committee consisting of district staff and real property consultant will review and rate the written proposals. Based on the allocation of points as set forth in Section 3.0 Instructions to Proposers, a range of proposals which are deemed to have a reasonable chance of being selected for award (the "Competitive Range"), will be determined. The Competitive Range is expected to consist of no more than three (3) proposals; however, SD 4J reserves the right to expand or reduce the number of proposals to be included in the Competitive Range. SD 4J will notify all Proposers whether or not they have been selected for the Competitive Range (or "short list").
2. The Competitive Range of proposals will be forwarded to the Superintendent and Board for further consideration, review, and evaluation. Competitive Range Proposers may be asked to prepare and present a live presentation of their proposal to be delivered to the Board in Executive Session. The purpose of the live presentations will be to allow the Proposers opportunity to provide supplemental information in order to provide clarification of the proposal contents, as well as to assist the Board in arriving at a decision to ultimately award a contract resulting from this RFP.

3. Each proposal in the Competitive Range will be evaluated by the Board in light of the goals listed below, as well as all other factors set forth in this RFP, including but not limited to Proposer's experience and qualifications, and financial capability. The evaluation by the Board will not be confined by the criteria and the associated allocation of points as set forth in Section 3.0: Instructions to Proposers.

The primary goal of School District 4J is to dispose of the Property for the highest possible revenue. To the extent that it does not materially and adversely affect the primary goal, SD 4J also has the following secondary goals:

To the extent not inconsistent with SD 4J's primary goal, SD 4J would like to sell the property to a Buyer that submits a proposal that provides other (non-monetary) benefit to SD 4J, provides community benefit, is compatible with the surrounding neighborhood and proximity to South Eugene High School, and that potentially preserves the Civic Stadium grandstands for continued use as an assembly venue.

4. SD 4J reserves the right to require a "Best and Final Offer" from Proposers within the Competitive Range. Revisions of the proposals may be permitted after the submission of the proposals and before award for the purpose of obtaining best and final offers.
5. The Board will discuss their deliberations in open session at a regular meeting of the School Board, following their evaluation.
6. All Proposers submitting proposals will be notified by facsimile transmission or e-mail of the proposed intent to award which will be issued prior to the Board meeting where the award is scheduled as a Future Action Item. Protests must be received to the SD 4J Project Website within 72 hours of the notification from the District. The Superintendent, or designee, shall consider all appeals and render a prompt and final decision.
7. Board decision to award will proceed immediately with the Proposer receiving tentative designation of intent to award, and after the protest period.
8. In any instance in which SD 4J determines that impasse has been reached in negotiations with the highest ranked Proposer, SD 4J may terminate negotiations with that Proposer and commence negotiations with the next highest ranked Proposer.

4.2 SOLICITATION PROTEST

Firms interested in formally protesting the terms of this proposal and selection process, and to address any area in which they believe competition is unduly inhibited, may do so by submitting a written signed statement to civicrfp@4j.lane.edu by 4:00 p.m., sixty (60) calendar days prior to Proposal Due Date. No comments or requests for modification will be received or considered after this date and time.

4.3 SELECTION PROTEST

Any firm or individual wishing to protest a Proposer selection may do so by submitting a signed statement in writing to civicrfp@4j.lane.edu within 72 hours after the "Intent to Award" is issued. All Proposers will be notified of Intent to Award.

END OF RFP



**FOR YOUTH DEVELOPMENT
FOR HEALTHY LIVING
FOR SOCIAL RESPONSIBILITY**

Eugene Family YMCA
Steve Thoennes, President
Dave Perez, Executive Director
2055 Patterson Street
Eugene, OR 97405

Lane County School District No. 4J
School Board and Facilities Management
715 West 4th Avenue
Eugene, OR 97402

Dear School Staff and Members of the Board:

We are excited to present the Y's vision for the re-use of the Civic Stadium site. Our objective is to honor the stadium's legacy with a state-of-the-art Y, designed to carry on the property's rich tradition of recreation and community gathering, delivering our mission, programs and service to 4J kids and families, university students, and community members of all ages.

To complement this facility and answer our city's need for quality housing, our development partners will complete "Ballpark Village" with a purpose-built student neighborhood, designed to respond to the university's population growth. The combination of the Y and the student housing creates an exciting living and life-style opportunity and community place.

This collaborative vision offer solutions to a diverse array of our community's needs, most notably:

- Providing 4J School District with a financial return on the Civic Stadium site;
- Creating gathering spaces dedicated to the safety and well-being of kids, families, adults and seniors;
- Increasing housing capacity as we embark on the growth management planning process;

- Accommodating a growing student population by creating an off-campus, student community for those students to engage with Eugene’s retail, restaurants and neighborhoods;
- Strengthening the partnership between 4J School District and the Y by continuing and expanding our offerings for healthy, active and safe recreational opportunities for kids during school and out-of-school hours, and
- Replacing our 60-year old Y building to more efficiently delivers our mission and service for Eugene.

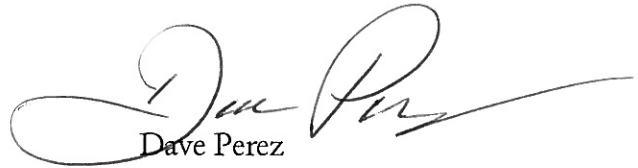
We make this proposal in good faith, being bound therewith for not less than 90 days and with every intention of working through the process and signing a mutually acceptable Purchase and Sale Agreement with all parties involved.

Civic Stadium has been a gathering place, a center for recreation and a source of civic pride for our community for most of this past century. A tremendous opportunity exists to implement this vision to carry on its legacy while enriching the recreational and living opportunities for the people living in our community. The Y pledges its leadership, collaborative spirit and diligent stewardship to the success of this project—both in its inception and its ongoing service to our community.

Respectfully Submitted,



Steve Thoennes
President
Eugene Family YMCA Board of Directors



Dave Perez
Executive Director

Proposal Partner Contact Information:

Steve Thoennes, President
Dave Perez, Executive Director
Eugene Family YMCA
2055 Patterson St.,
Eugene, OR 97405
dave@eugeneymca.org
(541) 686-9622

Partner: Conrad Sick
Principal
Valeo Companies
26471 Rancho Parkway South, Suite A
Lake Forest, CA 92630
conradsick70@gmail.com
(714) 335-4420



3. Signature Page

This page must be completed and included with all proposal submittals.

This proposal is submitted for the acquisition of the property indicated below (select one):

- Combined Properties
- Stadium Parcel Only
- North Lots Only

Proposer acknowledges review of Addenda number (s) _____ through _____

Proposer Acknowledges review of Reference Documents from SD 4J Project Website.

Agreed by:

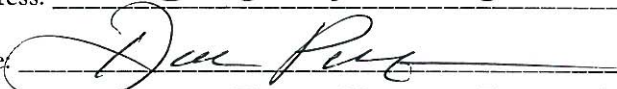
Legal Name of Proposer: Eugene Family YMCA

Doing Business As (if applicable) _____

Address: 2055 Patterson Street

Telephone: 541-686-9622 FAX: 541-342-4451

Internet Email Address: dave@eugeneymca.org

Proposer's Signature: 

Type or Print Officer's Name and Title: Dave Perez, Executive Director

4. Property Development Description - Ballpark Village Envisioned

A unique opportunity exists on this site to create an integrated community hub, home to a new Y, and an off-campus student housing neighborhood. Together, these entities will create our new Ballpark Village. The housing component answers our university's and city's housing needs in a manner compatible with the surrounding neighborhood character. The Y offers a time-honored tradition of recreation and community that speaks to the legacy of Civic Stadium. Together, they enhance the livability, safety, and well-being of the neighborhood's residents and create a model for collaborative, innovative civic development.

The project will be privately-funded by Valeo Companies, with revenues from the Y and the student housing making it economically sustainable. The proposed uses will be implemented within a Planned Unit Development (PUD) framework consistent with the underlying R-2 zoning for the existing properties. Ground-breaking is targeted for spring of 2012 for a late summer 2013 opening. The existing stadium and grandstands will be removed and the site will be redeveloped into its highest and best use with its designated underlying residential zoning.

The Y: "Building the Foundations of Community"

The new Y anchors the Ballpark Village site, with its entrance located near the corner of Amazon Parkway and the newly-aligned East 20th Avenue extension. We envision a full facility Y, complete with an aquatic center, wellness center, meeting spaces and classrooms, group exercise rooms, child care facilities and family recreational spaces designed to serve the diverse population of our community. To accommodate this, the Y will be built as a one- and two-story building of approximately 56,000 SF with a 43,000 SF elevated, enclosed tennis facility located over a portion of the parking area. The main Y building will be connected to the tennis facility via a bridge or physical second level connection. The Y utilizes approximately 40% of the site area inclusive of the tax lots 7900 and 7901. These lots, located across the East 20th Avenue extension, act as a flex parcel for the Y to be used for staging, employee/user parking and a possible building-expansion site in the future.



The Y responds with wellness programs, exceptional youth and family programming, and civic engagement opportunities for ages 5-105.

4. Property Development Description - Ballpark Village Envisioned con't.

The Student Housing “Enhancing retention through memorable lifestyle and place”

The student housing is located along the Ballpark Village site’s perimeter and will be attractively designed to complement the residential housing across Willamette Street. Ballpark Village housing defines and secures the edges of the new community development, tucking away the (internal, circulation-oriented) parking into the middle of the site. This layout offers students a place to park their vehicles in a manner that responds favorably to university neighborhood residents’ ongoing concerns about excessive student street parking and its negative impacts on neighborhood character. The stacked-row town homes are four stories in height with ground and third-level entries looking onto the promenade (a primary pedestrian walkway which will encircle the site and connect the housing to the Y and to 20th Avenue).

Internally, contemporary floor plans will reflect the Millennial Generation’s sense of aesthetics and comfort, featuring a see-through, front-to-back layout ensuring light and generous living spaces. Each unit has multiple bedrooms with private bathrooms and a large great room/kitchen space. The units will be laid out similar to a home, each having an individual entry and private rear patio or balcony spaces. Common spaces for residents’ use will be built into the Y facility itself, providing students with community spaces in which to study, host group meetings, recreate, and gather socially.

Ballpark Village offers an innovative response to the question of how to keep pace with our community’s need for housing while supporting healthy, connected living and maintaining neighborhood character. It will create a unique lifestyle experience for young adult students as well as people of all generations.



Hundreds of South Eugene students earn their community service hours as volunteers in our child development program, and dozens of kids experience the summer Y Teen Leadership program through our camps.



SITE PLAN

BALL PARK VILLAGE

EUGENE, OREGON

- Y BUILDINGS
- STUDENT HOUSING



5. Revenue

Economic Benefit to SD 4 J/Total Purchase Price for all Properties included in the Proposal

The following outlines the Property, Purchaser, Seller, and the Purchase Price:

1. PROPERTY: Tax Map 18-03-06-11

TAX LOT	LAND USE ZONED	ACRES	SIZE SQUARE FEET
STADIUM PARCEL			
TAX LOT 7900	PUBLIC LAND	9.43	410,770.80
NORTH LOT 7900	R-2 (MEDIUM DENSITY RESIDENTIAL)	0.49	21,344.40
NORTH LOT 7901	R-2 (MEDIUM DENSITY RESIDENTIAL)	0.19	8,276.40
TOTAL		10.11	440,391.60

2. PURCHASER: Eugene Family YMCA or its assignee

3. SELLER: Eugene School District 4J

4. PURCHASE PRICE: Three Million Five Hundred Twenty-Three Thousand One Hundred Thirty-Two Dollars (\$3,523,132).

Terms of Purchase

This proposal is considered binding, subject only to the conditions expressly designated in this proposal. Any final and binding agreement shall be subject to the preparation, negotiation, and execution of a definitive Purchase and Sale Agreement (hereinafter called the “Contract”) consistent with this proposal. The Contract may be subject to review and approval by the debt lending source to assure the Contract is financeable. In addition, the Purchaser remains flexible regarding the potential long-term ground lease of the property as an alternate to a fee simple purchase. If the Seller is interested in a ground lease option, a value analysis can be prepared for this option.

The closing (“Closing”) shall take place on or before sixty (60) days following the last defined non appealable “discretionary” level approval from the Seller, Federal, State, County and Local Jurisdictions and or Agencies having control over the Property. The Purchaser and Seller are to work in good faith with each other to ready the property for a higher-and-better use to only reasonable, post-closing, non-discretionary zoning or building requirements.

Potential development impacts, controls, restrictions, adverse possession and or time delays to bring the proposed uses to market with in the limits of 4J’s RFP Section 2.7 due diligence limits permissible conditions related to the approval of certain due diligence reports may have an affect on the Purchase Price.

Sale Condition/Contingencies & Projected Timeline to Resolve

Refer to the proposed Development Schedule (Exhibit A) at the end of this section for the overall time frame anticipated to close reflective of these critical dates:

1. RFP Award – May 2011
2. Sign Contract – August 2011
3. Receive Demolition Permit and “discretionary” approvals with any governmental authorities
December 2011
4. Close on Property/Break Ground – April 2012



5. Revenue con't.

The Purchase of the property is conditioned on the satisfactory resolution of the following problems or issues identified by a due diligence report previously conducted, prepared, discussed, or issued by SD4J including:

1. ENTITLEMENTS:

Purchaser represents and warrants to Seller that Purchaser's intended use of the Property is for a horizontal, mixed-use development incorporating the new Eugene YMCA and a student housing community for University and College students (The "Project"). Purchaser is pursuing this intended use with the belief that such use is permitted as currently zoned and entitled and granted by the city. The site is proposed to be developed under a Planned Unit Development allowing building heights up to fifty feet and an aggregate housing density of twenty-eight (28) units per acre (similar to R-2).

As a city requirement of the Project the city street is to be extended from Oak Street to Amazon Parkway with reasonable Right of Way improvements made and land reserved. The Seller shall agree to cooperate with Purchaser's efforts to secure its approvals with the City of Eugene. In addition, the Seller is to assist and work cooperatively with the Purchaser on the consolidation of additional parcels adjacent to the property if undertaken and directed by the Purchaser. This may include attending meetings with the Purchaser and city, assisting in the negotiations with the city, approvals, and or signing city applications as the current owner prior to the ownership transfer at closing.

2. PRELIMINARY TITLE REPORT & SURVEY:

Purchaser shall have the right to obtain a title commitment for the Property beyond the title reports or Warranty Deeds provided. In the event Purchaser has any objections to the status of title to the Property, Purchaser shall make such objections to Seller in writing and shall provide to Seller legible copies of such title commitment and all exception documents referenced therein. Purchaser shall be responsible for obtaining any new survey of the Property.

3. TITLE:

3A. First American Title Company or a mutually agreeable similar Company.

3B. At Close of Escrow, Seller shall convey title of the Property to Purchaser by special warranty deed, subject to non-delinquent real estate taxes; matters set forth in the title commitment, and any additional matters accepted in writing by Purchaser.

3C. At Close of Escrow, Purchaser shall be responsible for purchasing and obtaining any title insurance policy (including any endorsements thereto). The escrow and closing fees charged by the Escrow Agent shall be shared equally by Seller and Purchaser.

4. DEMOLITION PERMIT & OTHER AGENCY "HISTORIC DESIGNATION" CLEARANCES FOR THE REMOVAL OF THE CIVIC STADIUM IMPROVEMENTS:

It is our understanding SD4J is leading this process and will secure this sequential with the approval or the Purchaser's proposed entitlements.

5. RELIANCE ON THE PAST FUEL TANK REMOVALS & REMEDIATION OF CONTAMINATED SOIL RECOMMENDATIONS:

Affirmation will need to be confirmed as part of the Phase 1 and or 2 Environmental Analysis.

6. RELIANCE ON THE ASBESTOS SURVEY & SURVEY REPORT:

The Purchaser will utilize these reports as part of an updated Phase 1 and if necessary Phase 2 Environmental Analysis. The asbestos survey should be sufficient as is.

7. EXISTING WASTE WATER LINE RELOCATION:

Confirmation may be required potentially affecting manholes/ line segments from #12778, 17133 and 4304 and will require Point of Connection and possible line "pot hole" verifications.

8. OFF SITE ACCESS ISSUES:

Confirmation may need to be further resolved with the neighboring properties relating to the public Right of Way extension of 20th Avenue from Oak Street to Amazon Parkway. We believe the issue can and will go away with the proposed ROW extension, however, we are dealing with individual property rights that will have to be dealt with and resolved.

5.Revenue con't.

9. WILLAMETTE STREET (NORTH BOUND) REALIGNMENT DIRECT TO OAK STREET:

We believe and want this road alignment option previously considered by the City to go away, and intend to work with Transportation to remove this option considering it only lessens the use potential and value of the Property.

10. 20TH AVENUE COMPLETION:

Our proposal is for a non-signalized, four-way intersection at Oak Street with a two-lane public Right of Way extension to Amazon Parkway where a non-signalized intersection will be constructed, all to city standards. The basis for the land purchase reflects a contribution of \$450,000 dollars for this improvement. If this improvement becomes non-feasible or unreasonable, then problematic issues of access will arise. Per our discussions with Transportation, we believe we have a workable solution and cost basis to implement these Public improvements as part of the implementation of the Project.

11. THE ESTIMATED (\$243,161) SYSTEM DEVELOPMENT CHARGE CREDIT:

The credit for replacing existing improvements and uses has been incorporated as part of the basis for the Purchase Price and if this credit is not granted or is diminished, it may affect the Purchase price for the land.

Development Proposal Follow- through Assurance

SD4J will be assured the Public/Community Benefit from the YMCA and the student housing program will be implemented based upon a Deed Restriction requiring these types of uses in the format in which we are proposing. In addition, the closing will reflect Project specific entitlement and finance approvals for implementation for the close. We anticipate the assurances necessary for SD4J can be worked out within the Contract terms.

Requirement for Fundraising and/or Public Contributions or Incentives

The Purchaser will be seeking grant monies from the City for as much of the Oak Street to Amazon Parkway extension and other Amazon Parkway improvements as are possible. However, we are not reliant on these sources of funds considering the City has limited funding capacity to implement the project. Based on our discussions with Transportation, we believe we can successfully privately-fund the public improvements unless the ROW improvements directed by the City get beyond what is reasonable and customary to serve the project.

The Y has hired professional fundraising counsel and will be launching a capital campaign in September 2011, which will allow the Y to pay for its facility improvements and share the remanufacturing costs of the Civic site. The contract for this will be held between the Purchaser and the Y; SD4J's revenue assurance exists apart from this agreement, and comes directly from the Purchaser.



6. Additional Benefits to SD 4J

The primary determining factor in selecting the Civic Stadium site for the new Y is its proximity to schools, the University, and parks/open space. The Y Board and Staff are committed to the strong relationships we have with our civic partners, school staff and families, students, and south Eugene neighborhoods. These partnerships have been built and nurtured on the values we share about the importance of positive youth development, healthy living, and social responsibility and they thrive as a result of our geographic proximity to one another. The plans we have for our new Y's facility and programs reflect the commitment we have to continuing and expanding these relationships to enhance our service to our community.

The Y partners with Roosevelt Middle School and South Eugene High School to provide aquatic opportunities such as water safety, swim lessons and competitive swim team. South Eugene tennis players use Y courts for practice and competition. Hundreds of South Eugene students earn their community service hours as volunteers in our child development program and dozens of South kids experience the summer Y Teen Leadership program through our camps. Student groups access our facility to coordinate their meetings, gatherings, and practices and school staff use our facilities and programs to support their healthy living goals. We employ high school students as life guards, assistant counselors, front desk staff, and assistant coaches encouraging responsibility and a dedicated work ethic.

Additionally, the Y provides hundreds of our school district's families with high-quality, affordable, out-of-school care on school sites. This service is essential to SD4J's mission to strengthen the home life and family core by enhancing the education of its students. Affordable, accessible child care is a service deemed critical in every United Way of Lane County Community Needs Assessment Survey, and one that we continue to provide and expand to meet the needs of over 500 district families.

Our open-door, safe-space atmosphere is core to our identity as a community center. We are home to hundreds of youth who walk from their schools and through our doors between 3-6pm. These kids are too old for child care, but too young to be at home alone while their parents finish their work days. They come to the Y to play ball in the gym, do homework in the lobby, or just hang out in a space where there are trusted adults, familiar neighbors, and an open invitation to participate in a variety of recreational activities. This geographic proximity lends itself to access that does not require parent pick-up or bussing, enabling the schools and Y partners to create a neighborhood hub that is safe and engaging.

The Y is here for youth development, healthy living, and social responsibility. We welcome every opportunity to support the school district in their compatible mission to educate and inspire kids to make healthy choices, live with a conviction to a positive value system, and grow into responsible, educated citizens. A new and expanded Y facility at the Civic Stadium site invites these and other benefits to 4J to thrive in an environment re-dedicated to partnerships that nourish our kids' and families' health, safety, and well-being.



7. Community Benefit of Proposed Use

The concept of “Community” is at the heart of this proposal. A new Y, combined with a student housing community, creates a nexus of healthy living designed to complement the energy and aesthetics of the neighborhood. It honors and preserves the legacy of Civic Stadium by creating a neighborhood gathering place that is dedicated to recreation and community. It exemplifies our values of sustainable, compact housing growth that is supported by a variety of transportation modes and enhanced by existing schools, public open spaces, and surrounding neighborhoods. It will be a community center in the strongest sense of the term.

The Y:

The Y is a nonprofit, cause-driven organization committed to youth development, healthy living, and social responsibility. You can swim at the Y, but we are not a pool. You can get on a treadmill, but we are not a workout facility. Your child is safe and engaged in character-building activities with us while you work, but we are not a child care center. We will help you manage your diabetes and help your children

prevent it, but we are not a health care clinic.

We are a Y. We are here to help people live healthy, inspired, connected lives so they, in turn, can build a healthy, inspired, and connected community. We are committed to providing financial assistance to people so no one is turned away because of an inability to pay. We have a rich history of delivering our mission to the people who live, work, and play in Eugene and Lane County and we look forward to expanding our reach and service to our community for generations to come.

The Eugene Family YMCA has been serving Lane County for 124 years and continues to stay relevant in people’s lives because of our attention to the challenges of modern living and our nimble response to ever-emerging community needs. In the 70’s we offered fitness opportunities, in the 80’s we expanded our child care, in the 90’s we focused on cardiovascular health. Today, we understand that people want to live in balance, prevent disease, and stay engaged with the community around them.



Rendering of Proposed Y Facility, Ballpark Village, PIVOT Architecture

7. Community Benefit of Proposed Use con't.

The Y responds with Wellness Programs, exceptional youth and family programming, and civic engagement opportunities for ages 5-105. We are a gathering place for our seniors, a safe and engaging place for middle school kids, affordable child care for our families, a support system for people living with or preventing disease, a social outlet for single moms, a family for single adults, a place of employment for 200 people each year, and a place where anyone who seeks healthier living can turn for ongoing support and community.

These are some examples of our cause-driven programs:

- We are the largest child care provider in Lane County, serving over 500 families with exceptional, affordable, character-building care every day while parents work.
- We are one of 10 Ys in the nation selected to host the Y Diabetes Prevention Program, a 16-week evidence-based program that reduces a pre-diabetic's risk of full-blown diabetes by 58%. We were selected as a host site of this ground-breaking medical prevention program because of our outstanding work with Activate America.
- As an Activate America Y, we have recommitted ourselves to support those who require ongoing support to choose healthy living every day. We have an adult and childhood obesity epidemic in our nation, state and community — and Activate America is the Y's direct response to this, determined to help turn the tide towards a healthier America. For us, it starts here in Eugene.
- We teach life sports to kids of all ages, focusing on building confidence and forming strong character values while on the courts or in the pool. Meanwhile, they learn the skills and form the habits for active living that will last a lifetime.
- We are a community center, providing volunteer and social opportunities for people of all ages. The nature of our organization is such that it attracts a diverse, multi-generational population of people in our community. Many find that the connection they make with other people to be one of the greatest benefits of their involvement with the Y, as civic engagement has

positive effects on a person's health far beyond the impact of a cardio class and swimming pool.

The Y Movement invented basketball, Night School, English as a Second Language (ESL), and Father's Day. We were integral in starting the United Way, Boy Scouts, and Peace Corps. Martin Luther King, Jr. credits the Y for keeping him busy and focused during his youth and YMCA Director John Mott won the Nobel Peace Prize in 1946 for the work the Y had done to care for humanity during World War II. Today, Y's serve 21 million people of all ages, incomes, backgrounds, and abilities across our country and over 14,000 of those Y participants are here in Lane County. These people are woven into a deep and lasting tradition of healthy living, youth development, and social responsibility that strengthens the foundation of our community. The local Y Board of Directors determines the mission, programs and services needed to best serve our community. They and local Y Staff envision and implement these services with the strength of Y-USA behind them, offering architectural, legal, marketing, and staff/board financial management support, among a host of other resources. It is a partnership that has given strength and stability to the Y cause for over a century and a half. We embrace the opportunity to expand these benefits to all who live, work, and play here.

The Y has outgrown its current location and has been looking for a new home in the South Eugene Area for several years. There are limited development sites of adequate size to consider without looking further away from the core of the city. The Civic Stadium site allows the Y to locate close to existing schools and transit routes, within walking distance to many south Eugene communities, and on a site large enough to provide all of the code-required parking for a facility of this type and size. In addition, this central location will reduce trip volume and travel time accordingly.



7. Community Benefit of Proposed Use con't.

Student Community Housing:

With our city actively engaged in envisioning a Eugene which can accommodate an anticipated 31,000 more residents — along with additional University and business growth — more highly concentrated, designed living spaces are being considered as a prudent action plan to accommodate this growth. Housing of this nature in this neighborhood will attract students who would otherwise enter into the housing rental market in the University Neighborhoods, or other rental units further away from the UO Campus, freeing up those homes to be rented or sold to non-students and helping to accommodate the population growth in the area.

The Student Community Housing atmosphere is one in which an environment of responsible living is established by a University Affiliation Agreement that allows grades to be withheld from students who breach the housing agreement. Further, oversight of the students is ensured by resident housing staff who manage the facilities, monitor activities, and provide resources and program activities to the student residents.

It is, by the nature of its design, a community — further enriched by resident membership to its neighbor, the Y. This Y membership enhances the students' living experience with a unique invitation

to engage with Eugene's diverse, multi-generational community and access healthy living and recreation. To further encourage meaningful involvement with the Eugene community, these young residents will live within walking or biking distance of Amazon Community Park, Amazon Parkway, the University of Oregon campus and downtown Eugene. The students living here will provide financial support to current and anticipated commercial businesses in this Eugene neighborhood and offer a vibrancy that may attract further commercial investments in areas nearby.

The proximity of Ballpark Village to the University ensures that a majority of the students in the Village will walk, bike, or bus to class, thus not adding to the traffic congestion or Vehicle Miles Traveled calculations of this neighborhood. The LTD bus line will run directly past the Village, making it a convenient housing location for both University and Lane Community College students.

As is true of our community, it is not a question of *if* the university will grow, but *how*. We believe that a Student Housing/YMCA Community is an innovative and responsible answer. Although we will mourn the loss of Civic Stadium and its summer activities, we are excited about this site's potential to host year-round opportunities for people to come together as a community.



PIVOT
ARCHITECTURE

Rendering of Proposed Student Housing, Ballpark Village, PIVOT Architecture

8. Preservation of Grandstands for Continued Use

Integral to this proposal is our commitment to honor the legacy of Civic Stadium and its rich history of community gathering and recreation. We have appointed the Past President of our Board of Directors as chair to the Civic Stadium Legacy Committee and have asked members of the Save Civic Stadium Board to participate in this effort. We have been in contact with the City of Eugene’s historical preservation planners as well as the Lane County and State Historical Societies for guidance on how to best proceed with ensuring that a meaningful tribute is paid to the rich history of this site.

The Y, by the nature of its mission and service, lends itself very well to honoring the history of recreation and community gathering. The Y’s mission is to bring people together to build community and live healthy, active, connected lives. From basketball leagues and dance workshops to family nights and senior socials, our Y brings people together to participate in community recreation. In place of the grandstand, we erect a new Y as a living and breathing monument honoring the site’s history and embracing its potential.

Some specific ideas for paying tribute to Civic Stadium that have surfaced thus far include:

- Reusing timber from the stadium for our new construction, highlighting these ancient beams as a prominent feature of the Y facility.
- Displaying art installations and pictorial storytelling throughout the grounds and within the Y.
- Identifying the bases and lines of the ball field on the new site. Imagine a metal marker in the sidewalk showing home plate.
- Constructing benches using lumber from Civic Stadium’s bleachers and locating them throughout site.
- Using hardware from the stadium to create art pieces cast into floors and sidewalks.
- Naming opportunities i.e. “Ballpark Village”.

The possibilities for creativity abound! For the sake of this proposal, we pledge our commitment to a creative process that will devotedly honor the legacy of Civic Stadium in Eugene.



9. Proposer Qualifications & Experience with Similar Projects

The Y is experienced in the development and operations of Y facilities and has a demonstrated track record of successfully operating Y facilities, programs and services. The Y is working with Valeo and Capstone Companies (Developers) who are experienced, purpose-built student housing developers and operators. Conrad Sick and Michael Mouron are Principals of their respective companies and have combined their experience and knowledge in working with nonprofit clients, municipal agencies, and universities in creating unique community-oriented developments serving multiple goals and owners. Our Developers have in-town, Eugene experience working with the University and with past projects completed. The Developers portfolio of completed projects and experience can be referenced on their respective web sites at valeocompanies.com and capstonecompanies.com.

The Y, working with its partners, will cover all aspects of the development process including working with the SD4J in preparing a responsible contract, working through the entitlement process, securing building permits, financing, implementing, and operating the program.

The partnership brings with it extensive capabilities, capacity, and solid track records for the development and sustainable operations of a community center that will create lasting benefits for our city.



University Park Student Housing, University of Arizona, Valeo Companies



Thank You