



OGDEN CITY REDEVELOPMENT AGENCY
REQUEST FOR PROPOSAL

REDEVELOPMENT OF THE EXCHANGE BUILDING



Prepared by
Ogden City Economic Development
September 25, 2024

OGDEN CITY REDEVELOPMENT AGENCY

REQUEST FOR PROPOSAL

REDEVELOPMENT OF THE EXCHANGE BUILDING

ADVERTISEMENT

The Ogden City Redevelopment Agency (RDA) is requesting proposals from qualified developers to redevelop and renovate the historic Exchange Building and the related property located at 600 W. Exchange Road in Ogden, UT.

Proposal packets are available and may be obtained by downloading from the Ogden City website at <http://ogdencity.com/264/Purchasing>.

Respondents are responsible for securing any and all addenda issued.

A non-mandatory informational meeting and building tour will be held on October 9, 2024 from 10:00 AM to 12:00 PM. The meeting will be held on the 7th floor of the Ogden City Municipal Building at 2549 Washington Blvd., Ogden, UT 84401. All firms intending to submit a proposal are encouraged to attend the meeting to obtain relevant information.

Sealed responses to this RFP shall be submitted to the Purchasing Office, c/o 2nd Floor Information / Constable Desk, 2549 Washington Blvd, Ogden, UT, 84401 by **October 24, 2024, no later than 12:00 PM. LATE PROPOSALS WILL NOT BE ACCEPTED.**

The RDA reserves the right to accept or reject any proposal as it best serves its convenience and/or is found to be in the best interest of the RDA.

The RDA encourages and welcomes bids/proposals from small, local, women and minority owned businesses and other disadvantaged business enterprises.

Ad Published: September 28 & October 5, 2024

OGDEN CITY REDEVELOPMENT AGENCY

REQUEST FOR PROPOSAL

REDEVELOPMENT OF THE EXCHANGE BUILDING

I – EXECUTIVE SUMMARY

1. OVERVIEW

The Ogden City Redevelopment Agency (RDA) desires to identify a qualified development team to redevelop and renovate the historic Exchange Building and the related property located at 600 W. Exchange Road in Ogden, UT.

The RDA's most immediate priority for the property is to stabilize and prevent further deterioration of the Exchange Building. The RDA is seeking a development team that has the experience and financial capacity to take all necessary steps for immediate building stabilization, in addition to implementing a broader redevelopment plan for the property. A contractor's estimate from early 2024 indicated a cost of \$1.6 to \$1.8 million to conduct the most critical stabilization work.

The RDA has identified the redevelopment of the Exchange Building and its property as an opportunity to collaborate with a development team to achieve the following objectives:

- Rehabilitation of the historically significant Exchange Building
 - Preference for the historic lobby to be open and viewable by the public
- Commercial use in the Exchange Building that contributes to economic activity in the surrounding Ogden Business Exchange (OBE), a business and light industrial park
- Potential new commercial development on the property in addition to the Exchange Building
- Redevelopment plan that aligns with the Trackline Economic Development Area (EDA) Project Area Plan and the West Ogden Community Plan

Refer to Exhibit A: Redevelopment Objectives for additional details.

2. PROPERTY

The Exchange Building is located at 600 W. Exchange Rd. in Ogden, UT on a 1.81-acre parcel (Weber County APN 14-139-0002), as shown on Exhibit B: Property Map. The property is owned by the RDA. The Exchange Building is a two-story office building with a full basement; each floor contains approximately 7,500 SF. The remainder of the

property is currently vacant. The property is zoned Business Exchange Historical (BEH). The purpose of the BEH zone is to provide for development surrounding the existing Exchange Building that is in scale with the historic building and architecturally compatible. Uses may include office, business support services, research and development, and light manufacturing. Restaurant and café use is also permitted.

Zoning requirements for the BEH zone are defined at:

https://codelibrary.amlegal.com/codes/ogdencityut/latest/ogdencity_ut/0-0-0-21808

The BEH zone also includes specific architectural guidelines:

https://codelibrary.amlegal.com/codes/ogdencityut/latest/ogdencity_ut/0-0-0-22119

3. LOCATION OVERVIEW

The Exchange Building property is located within the Ogden Business Exchange (OBE). OBE is a state-of-the-art business and light industrial park designed around outdoor amenities and sustainability principles. OBE offers immediate access to the Weber River, Weber River Parkway, Trackline Bike Park, and Ogden Kayak Park. The business park features outdoor products and food and beverage companies, and is home to ENVE Composites, Ogden's Own Distillery, Roosters B Street Brewery, Enable Utah, and Folsom Industrial. Two additional buildings are currently under development.

The RDA has facilitated the development of OBE as part of the Trackline EDA Project Area Plan (adopted in 2013). OBE was developed at the site of the historic Ogden Union Stockyards, which had long sat vacant and underutilized until redevelopment efforts commenced. Redevelopment efforts included property assemblage, environmental remediation, infrastructure upgrades, and site design and development.

4. BACKGROUND & HISTORICAL SIGNIFICANCE

The Exchange Building was constructed in 1930 and opened in 1931 as the Ogden Union Stockyard Exchange Building. The building served as offices for the surrounding Ogden Union Stockyards, which operated in the area from 1916 until closing in 1971. The Exchange Building was designed by the noted Ogden architecture firm of Leslie Hodgson and Myrl McClenahan, and it is an early example of the Art Deco architectural style in Utah. The building was listed on the National Register of Historic Places (NRHP) in 2015; see Exhibit C: NRHP Registration Form. It is also listed on Ogden City's local register of historic sites.

Original floor plans are available online from Weber State University Special Collections:
<https://digital.weber.edu/ark:/87278/s60hadg3>.

The building has experienced significant deterioration in recent years, including damage to the roof, parapet, and exterior walls; see Exhibit D: Property Photographs. The interior

of the building retains much of the original layout along with historic features such as woodwork; however, the interior has been impacted by the building's overall deterioration and significant vandalism. Immediate stabilization of the building is needed to prevent further deterioration and damage.

The RDA will require that the Exchange Building be rehabilitated in accordance with the Secretary of the Interior's *Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings* (2017). These standards are also used by the Ogden City Landmarks Commission when reviewing proposals for properties listed on the local register. Because the Exchange Building is listed on the NRHP, there are opportunities for the development team to pursue historic preservation tax credits.

5. DEAL STRUCTURE

The RDA will consider a range of options for the property acquisition, including a sale, lease, or equity partnership. The RDA's priority is to achieve its redevelopment objectives for the property (as outlined in Exhibit A) while also producing the highest economic return for the RDA. The Exchange Building is located in the Trackline EDA, and it is anticipated that some financial support will be available for the project. It is also understood that additional new development on the property may be required to make the renovation of the Exchange Building financially feasible. The RDA understands that the redevelopment of the Exchange Building will have extensive capital requirements and will seek to work with the development team to develop a deal structure that achieves the RDA's objectives and is also financeable.

II – RFP INSTRUCTIONS

1. PROCUREMENT PROCESS

The procurement process is intended to identify a qualified and experienced development team; to solicit proposals for the redevelopment and renovation of the Exchange Building and its related property; and to evaluate the financial requirements and feasibility of the project. Following this RFP process, the RDA may request additional information and initiate negotiations with the highest-ranked Respondent to this RFP. This RFP does not guarantee that the RDA will enter into a development agreement for the project.

2. PROPOSALS DUE

October 24, 2024 at 12:00 PM (Mountain Time)

3. NON-MANDATORY MEETING AND TOUR

A non-mandatory informational meeting and building tour will be held on October 9, 2024 at 10:00 AM (Mountain Time). The meeting will be held on the 7th floor of the Ogden

Municipal Building at 2549 Washington Blvd., Ogden, UT 84401. The meeting will provide an opportunity for Respondents to ask questions regarding the Exchange Building and this RFP. Following the meeting, at 11:00 AM, participating Respondents will be able to tour the Exchange Building. Please allow at least one (1) hour for the meeting and up to one (1) additional hour for the tour. All Respondents are encouraged to attend to obtain relevant information.

4. SUBMITTAL INSTRUCTIONS

By October 24, 2024, no later than 12:00 PM (Mountain Time), Respondents shall submit a digital copy of their response as a PDF file on a USB drive in a sealed envelope. Hard copies are discouraged. On the envelope, indicate your company's name and the RFP name.

Submit to:

Ogden City Redevelopment Agency
c/o 2nd Floor Information / Constable Desk
ATTN: Purchasing Office
RFP – Redevelopment of Exchange Building
2549 Washington Blvd.
Ogden, UT 84401

LATE PROPOSALS WILL NOT BE ACCEPTED.

If the sealed proposal is submitted by mail or other delivery service, it must be received on or before the submission deadline.

The sealed proposal may also be hand-carried to the 2nd Floor Information / Constable Desk at the same address.

No facsimile or email transmittals will be accepted.

It is the sole responsibility of those responding to this RFP to ensure that their submittal is made to the correct location and in compliance with the stated date and time.

City offices are closed on the weekends and observed holidays.

5. ADDENDA AND QUESTIONS

All material changes or responses to questions related to this RFP will be published in written form on Ogden City's Purchasing webpage.

<https://www.ogdencity.com/264/Purchasing>

For any questions related to this RFP, please contact the Ogden City Purchasing Office via email purchasing@ogdencity.com or at (801) 629-8742.

Please check the City's Purchasing webpage for any published Q&A document(s) that might have already addressed your questions or concerns.

The question-and-answer period ends at 12:00 PM on October 18, 2024.

III – RFP REQUIREMENTS

The RDA is seeking proposals from development teams qualified to redevelop and renovate the historic Exchange Building in accordance with the redevelopment objectives presented in Exhibit A. Each proposal must include the following information. To facilitate review, information should be organized according to the outline below. Proposals should be no longer than twenty (20) pages.

1. COVER PAGE	<ul style="list-style-type: none">a. RFP titleb. Submittal datec. Respondent named. Respondent website address (if available)e. Name of authorized representative for the Respondent, along with their phone number, e-mail address, and mailing address
2. TABLE OF CONTENTS	<ul style="list-style-type: none">a. List the sections included here with page numbers
3. QUALIFICATIONS	<ul style="list-style-type: none">a. Provide a clear and concise summary of the development team's background, expertise, and ability.b. Describe team's experience in historic preservation and adaptive reuse. Note whether team has secured historic preservation tax credits for other projects.c. Describe team's experience in developing, financing, and building complex commercial projects.d. If team includes multiple entities, outline each entity's proposed roles and responsibilities for the project. <p>Note: resumes and qualifications of individual staff are NOT required at this time.</p>

4. PROJECT EXAMPLES	<ul style="list-style-type: none"> a. Provide information about no more than three (3) current or recent projects of similar scope, highlighting team's experience with historic preservation and complex commercial development. b. For each project, provide: <ul style="list-style-type: none"> i. Name and address of project ii. Development team members and Respondent's specific role on project iii. Narrative overview of project scope and illustrative materials (photographs for completed projects, or renderings for projects underway). iv. Milestone dates for acquisition and construction state/completion v. Total project cost and description of financing tools used on project vi. Two (2) references with phone number and e-mail address
5. PROPOSED APPROACH	<ul style="list-style-type: none"> a. Provide a summary of the proposed approach to redeveloping the Exchange Building, including the following: <ul style="list-style-type: none"> i. How the team would approach the immediate stabilization of the Exchange Building, including a timeline ii. The types of uses to be included in the Exchange Building and if applicable, any new commercial development iii. How the proposed uses will generate economic activity at the Ogden Business Exchange iv. The proposed approach to rehabilitation of the Exchange Building in accordance with the Secretary of the Interior's Standards v. How the project aligns with the Trackline EDA Project Area Plan and the West Ogden Community Plan
6. DESIGN CONCEPT	<ul style="list-style-type: none"> a. Provide drawings/plans/renderings that show the Respondent's proposed concept for reuse of the Exchange Building, including the layout of proposed uses, parking, and any related amenities.

7. PROJECT FINANCIALS	<ul style="list-style-type: none"> a. Proposed deal structure <ul style="list-style-type: none"> i. Proposed deal structure (e.g., purchase, lease, equity partnership, etc.) ii. Proposed acquisition price or lease rate for the property b. Project Costs (Uses) <ul style="list-style-type: none"> i. Provide initial estimate of project costs (uses) c. Project Funding (Sources) <ul style="list-style-type: none"> i. Describe how Respondent anticipates funding the project, specifying sources of funds ii. List Respondent's anticipated equity contribution iii. If applicable, state if Respondent intends to request other local, state, or federal funds, including tax credits iv. If applicable, identify if there is any remaining "gap" in financing needed to make the project feasible
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IV – RFP EVALUATION

Proposals will be evaluated in accordance with the criteria listed below:

A. Qualifications and experience	40 Possible Points
B. Proposed approach and design concept	30 Possible Points
C. Project financials	30 Possible Points

A total of 100 possible points may be awarded to one proposal.

The selection committee that reviews and scores the proposals will primarily be composed of Ogden City employees. On occasion, consultants or other stakeholders may be invited to participate in the review.

In the initial phase of the evaluation process, the selection committee will review all responsive proposals in a cursory manner to eliminate from further consideration proposals which in the judgment of the committee fail to offer sufficient and substantive responses to warrant further consideration. At the conclusion of this initial phase, finalist proposals will be selected for detailed review and evaluation.

The RDA may require an in-person presentation by a Respondent to supplement their written proposal.

Note that proposals that are received after the deadline or not conforming to the RFP requirements may be deemed non-responsive and eliminated. Each Respondent bears sole responsibility for the items included or not included in the response submitted by that Respondent.

All proposals in response to this RFP will be evaluated in a manner consistent with the RDA's policies and procedures. The RDA reserves the right to disqualify any proposal that includes significant deviations or exceptions to the terms, conditions and/or specifications in this RFP. The RDA reserves the right to disqualify a proposal due to any late response, no response or missed deadline.

V – INSURANCE REQUIREMENTS

Prior to entering into an agreement with the RDA, the successful Respondent shall be required to procure and maintain for the duration of the agreement the required insurance against claims for injuries to persons or damages to property, which may arise from or in connection with the performance of this agreement. **The Respondent shall pay the cost of such insurance.**

A. The amount of insurance shall not be less than:

1. **Commercial General Liability:** Minimum of \$3,000,000 commercial general liability coverage with \$1,000,000 for each occurrence. Policy to include coverage for operations, contractual liability, personal injury liability, products/completed operations liability, broad-form property damage (if applicable) and independent contractor's liability (if applicable) written on an occurrence form.
2. **Business Automobile Liability:** \$1,000,000 combined single limit per occurrence for bodily injury and property damage for owned, non-owned and hired autos.

3. **Workers' Compensation and Employer's Liability:** Worker's Compensation limits as required by the Labor Code of the State of Utah and employer's liability with limits of \$1,000,000 per accident.
4. **Professional Liability:** Minimum of \$1,000,000 aggregate with \$500,000 per occurrence

B. Each insurance policy required by this Agreement shall contain the following clauses:

1. "This insurance shall not be suspended, voided, canceled, reduced in coverage or in limits except after thirty days prior written notice by certified mail, return receipt requested, has been given to the Ogden City Redevelopment Agency".
2. "It is agreed that any insurance or self-insurance maintained by Ogden City Redevelopment Agency, its elected or appointed officials, employees, agents and volunteers shall be excess of Contractor's insurance and shall not contribute with insurance provided by this policy."

C. Each insurance policy required by this Agreement, excepting policies for Workers' Compensation, shall contain the following clause in a separate endorsement:

1. "Ogden City Redevelopment Agency, its elected and appointed officials, employees, volunteers and agents are to be named as additional insureds in respect to operations and activities of or on behalf of, the named insured as performed under Agreement with Ogden City Redevelopment Agency."

D. Insurance is to be placed with insurers acceptable to and approved by the RDA. Contractor's insurer must be authorized to do business in Utah at the time the license is executed and throughout the time period the license is maintained, unless otherwise agreed to in writing by the RDA. Failure to maintain or renew coverage or to provide evidence of renewal will be treated as a material breach of contract.

- E. The RDA shall be furnished with original certificates of insurance and endorsements effecting coverage required within, signed by a person authorized by that insurer to bind coverage on its behalf. **All certificates and endorsements are to be received by the RDA before work begins on the premises.**
- F. The RDA reserves the right to require complete, certified copies of all required insurance policies at any time.
- G. Any deductibles or self-insured retentions must be declared to and approved by the RDA. At the option of the RDA, either: the insurer shall reduce or eliminate such deductibles or self-insured retentions as respect to the RDA, their elected and appointed officials, employees, agents and volunteers; or Contractor shall provide a financial guarantee satisfactory to the RDA guaranteeing payment of losses and related investigations, claim administration and defense expenses.
- H. Respondent shall include all of its contractors as insured under its policies or shall furnish separate certificates and endorsements for each contractor. All coverages for Respondent's contractors shall be subject to all of the requirements stated herein.
- I. Nothing contained herein shall be construed as limiting in any way the extent to which Respondent may be held responsible for payments of damages to persons or property resulting from the activities of Respondent or its agents, employees, invitees, or contractors upon the Premises during the License Period.
- J. Under the "**Certificate Holder**" section, list the following information:

Ogden City Redevelopment Agency
2549 Washington Blvd.
Suite 510
Ogden, UT 84401

VI – GENERAL TERMS AND CONDITIONS

- A. Qualified Respondents shall have demonstrated experience with all work defined in the scope of work and meet the RDA's insurance requirements.
- B. The RDA may reject any response to this RFP that involves services from a person or entity that the RDA determines is unfit or unqualified to fulfill the requirements of this RFP.
- C. All work must meet current industry standards including all Federal, State and local rules and regulations.
- D. The RDA reserves the right to request clarification of the information submitted, and to request additional information from any Respondent.
- E. The RDA will make every effort to ensure all Respondents are treated fairly and equally throughout the entire advertisement review and selection process. The procedures established herein are designed to give all parties reasonable access to the same basic information.
- F. Cost of Developing Proposals – All costs related to the preparation of proposals and any related activities are the sole responsibility of the Respondent. The RDA assumes no liability for any costs incurred by Respondent throughout the entire selection process.
- G. Proposal Ownership – Once submitted, all proposals, including attachments, supplementary materials, addenda, etc. become the property of the RDA and will not be returned to the Respondent.
- H. Conflict of Interest – No member, officer, or employee of Ogden City or the RDA, during his or her tenure shall have any interest, direct or indirect, in this RFP, any resulting contract or the proceeds thereof, except as permitted by Ogden City policy.
- I. Non-Collusion – The Respondent guarantees the proposal is not a product of collusion with any other respondent and no effort has been made to fix the proposal

price of any respondent or to fix any overhead, profit or cost estimate of any proposal price.

J. Award of Contract - The selection of the winning proposal will be made by a selection committee comprised of Ogden City employees and on occasion, consultants or stakeholders. The RDA reserves the right to negotiate and hold discussions with Respondents as necessary, however, the RDA may award this contract without discussion of proposals received from Respondents.

The selected developer shall enter into a written agreement with the RDA.

The RDA reserves the right to cancel this Request for Proposal.

The RDA reserves the right to reject any or all proposals received. Furthermore, the RDA shall have the right to waive any informality or technicality in proposals received, when in the best interest of the RDA. The RDA reserves the right to segment or reduce the scope of services and enter contracts with more than one Respondent.

K. Pursuant to the Utah Government Records Access and Management Act (GRAMA), proposals submitted to the RDA are considered public records, unless protected within [Utah Code 63G-2-1](#). If Respondent wishes to protect any records, a request for business confidentiality may be submitted to the Ogden City Recorders Office at the time of submittal. The form can be accessed through the Recorder's webpage at:

[https://www.ogdencity.com/DocumentCenter/View/19762/May-2021-Business-Confidentiality-Claim revised](https://www.ogdencity.com/DocumentCenter/View/19762/May-2021-Business-Confidentiality-Claim_revised)

VI – GOVERNING INSTRUCTIONS

This RFP will constitute the governing document for submitting Proposals and will take precedent over any oral representations.

VII – RFP SCHEDULE

The RDA will follow the timetable below. The RDA reserves the right to modify the dates due to unforeseen circumstances. Revision of dates, specifically the RFP response

deadline will result in an RFP amendment. Amendments will be published in the City's Purchasing webpage - <https://www.ogdencity.com/264/Purchasing>.

EVENT	TARGET DATE
Open RFP Process	9/25/2024
1 st Ad – Standard Examiner	9/28/2024
2 nd Ad - Standard Examiner	10/5/2024
Non-Mandatory Pre-Proposal Meeting In-Person	10/9/2024; 10 AM-12 PM
Last day for Q&A	10/18/2024; No later than 12 PM
RFP Response Deadline	10/24/2024; No later than 12 PM
Committee Review and Selection process	To Be Determined
Contract Start Date	To Be Determined

Thank you for your interest in doing business with the RDA.

EXHIBIT A: REDEVELOPMENT OBJECTIVES

The Ogden City Redevelopment Agency (RDA) is seeking proposals to redevelop and renovate the historic Exchange Building and the related property in a manner that preserves the historic integrity of the building, contributes to the economic activity in the Ogden Business Exchange (OBE), and aligns with adopted plans for the area. Specific objectives are as follows:

1. Rehabilitation of the historically significant Exchange Building

The RDA's most immediate priority for the property is to stabilize and prevent further deterioration of the Exchange Building. Proposals should identify the necessary steps for immediate building stabilization and should also demonstrate that the Respondent has the experience and financial capacity to undertake such steps. A contractor's estimate from early 2024 indicated a cost of \$1.6 to \$1.8 million to conduct the most critical stabilization work.

Further, the RDA requires the rehabilitation of the historic Exchange Building. The historical significance of the Exchange Building is recognized through its 2015 listing on the National Register of Historic Places. The building is considered significant because of its association with Ogden's economic success in the livestock industry, as the offices for the Ogden Union Stockyards and related businesses. It is also historically significant because it embodies the distinctive Art Deco architectural style, as interpreted by noted Ogden architects Leslie Hodgson and Myrl McClenahan.

The RDA will require that the Exchange Building be rehabilitated in accordance with the Secretary of the Interior's *Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings* (2017). These standards are also used by the Ogden City Landmarks Commission when reviewing proposals for properties listed on the local register. Due to the historic significance of the building, the RDA will require that development proposals include the appropriate preservation and rehabilitation of the building.

There is also an opportunity for the development team to pursue historic preservation tax credits for the project. The selected developer will be responsible for securing the tax credits if included as part of the project's financing structure.

Finally, the RDA encourages proposals that would make the historic lobby of the Exchange Building open and accessible to the public. The RDA is interested in working with the development team to provide historical displays and interpretive materials related to the Ogden Union Stockyards in the Exchange Building lobby.

2. Commercial Use that Generates Economic Activity

Development proposals should include commercial use in the Exchange Building and the related property that contributes to economic activity in the surrounding Ogden Business Exchange (OBE). OBE is a state-of-the-art business and light industrial park designed around outdoor amenities and sustainability principles. OBE offers immediate access to the Weber River, Weber River Parkway, Trackline Bike Park, and Ogden Kayak Park. The business park features outdoor products and food and beverage companies, and is home to ENVE Composites, Ogden's Own Distillery, Roosters B Street Brewery, Enable Utah, and Folsom Industrial. Two additional buildings are currently under development.

Commercial space in the Exchange Building should further contribute to economic activity in OBE with potential uses such as office, business support services, or research and development. Restaurant and café use is also permitted. Proposals should also specify whether they include new commercial development on the property and describe plans for any such development. Additional development is not required but should be considered as part of the financial feasibility of the overall project.

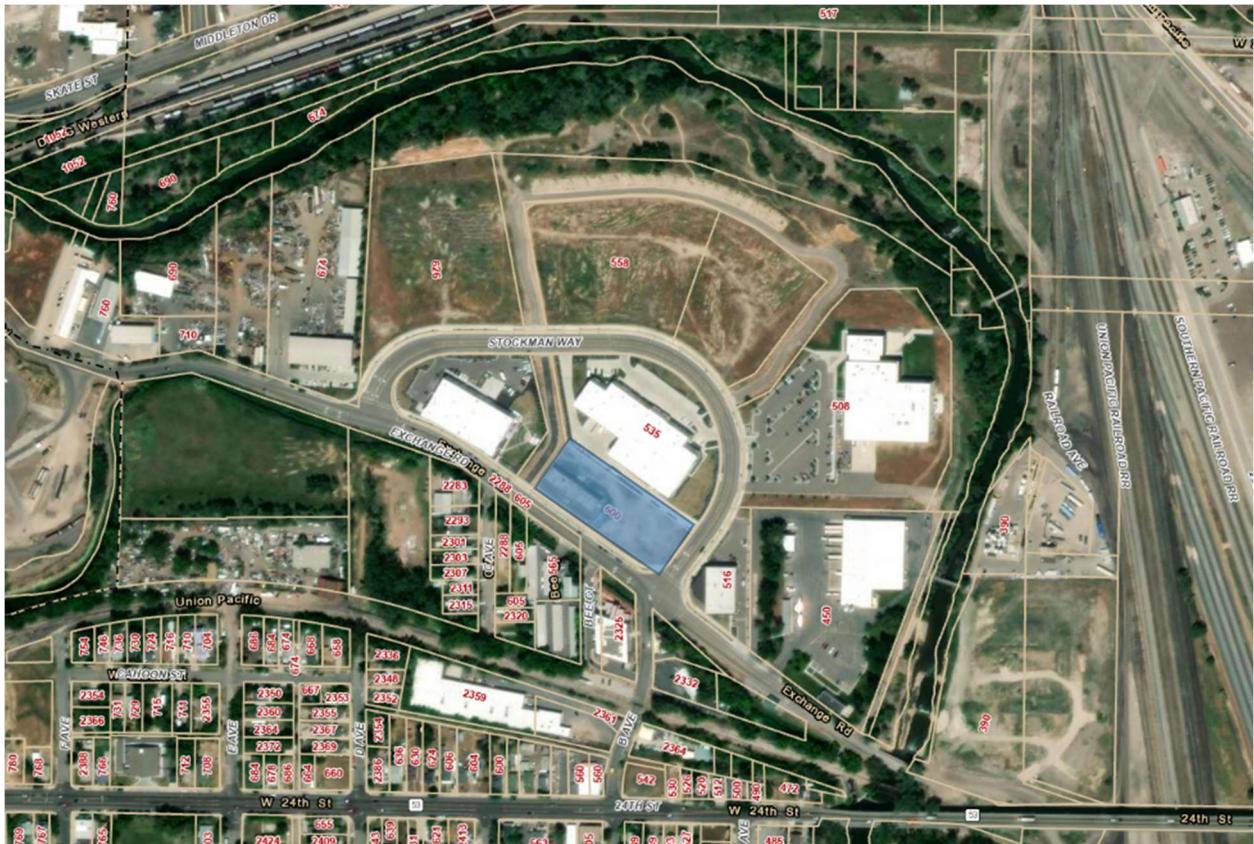
3. Alignment with Adopted Plans

Development proposals should align with both the [Trackline EDA Project Area Plan](#) (adopted 2013) and the [West Ogden Community Plan](#) (adopted 2014, amended 2017). Additionally, proposals should conform to the Business Exchange Historical (BEH) [zoning requirements](#), including its [architectural guidelines](#).

EXHIBIT B: PROPERTY MAP

Property Address: 600 W. Exchange Rd.

Weber County Assessor's Parcel Number: 14-139-0002; contains 1.81 ac



**EXHIBIT C: NATIONAL REGISTER OF HISTORIC PLACES
(NRHP) REGISTRATION FORM**

EXHIBIT D: PROPERTY PHOTOGRAPHS

Property photographs from September 2024.



South elevation.



East elevation.



North elevation.



West elevation.