



**A G E N D A**  
**January 28, 2014**

**LOBBY CONFERENCE ROOM**  
**4:00 P.M.**

*Individuals with disabilities are encouraged to participate in all public meetings sponsored by the City of Wheat Ridge. Call Heather Geyer, Public Information Officer at 303-235-2826 at least one week in advance of a meeting if you are interested in participating and need inclusion assistance.*

- A. Call Meeting to Order**
- B. Roll Call**
- C. Approval of Minutes: September 24, 2013**
- D. Officers Reports**
- E. Public Forum**
- F. New Business**
  - 1. CDBG Program Income Reuse**
- G. Old Business**
  - 1. Fruitdale School**
    - A. RFI**
- H. Other**
  - 1. Resolution Establishing A Designated Public Place for the Posting of Meeting Notices as Required by the Colorado Open Meetings Law**
- I. Adjournment**



**Minutes of Meeting  
September 24, 2013**

**A. CALL THE MEETING TO ORDER**

The meeting was called to order at 4:03 p.m. by Chair DeMott in the City Council Chambers of the Municipal Building, 7500 West 29<sup>th</sup> Avenue, Wheat Ridge, Colorado.

**B. ROLL CALL OF MEMBERS**

Authority Members Present: Thomas Abbott  
Joe DeMott  
Janice Thompson  
Zachary Urban

Authority Members Absent: Jennifer Walter

Also Present: Sally Payne, Deputy Director  
Ken Johnstone, Community Development Director  
Kim Waggoner, Recording Secretary

**C. APPROVAL OF MINUTES: July 23, 2013**

**It was moved by Zack Urban and seconded by Thomas Abbott to approve the minutes of July 23, 2013 as written. Motion carried 3-0 with Janice Thompson abstaining.**

**D. OFFICERS REPORTS**

There were no officers reports.

**E. PUBLIC FORUM**

Nicole Goodman  
PO Box 421  
Denver, CO 80201

Ms. Goodman stated she wanted to learn more about Fruitdale and had some creative ideas for possible uses. She stood to hear the Fruitdale discussion.

## **F. OLD BUSINESS**

### **1. Update on Single Family Home Rehab and Sales**

Ms. Payne stated the ADA accessible home at 7910 W. 46<sup>th</sup> Avenue was sold in late August. The full rehabilitation process is featured in an episode of Channel 8's Top of the Hour program.

Ms. Payne stated she is waiting to hear from Jefferson County in regards to the CDBG Program Income funds. There is about \$650,000 to reinvest in homes. Time frame requirement will need to be reviewed for home purchases and rehabilitation.

### **2. Fruitdale School**

#### **A. Market Study**

Ms. Payne provided current expense information for Fruitdale School paid by the Housing Authority. She stated the market study factored in the \$2.2 million improvements for the building for the four reviewed uses which include retail, office, industrial and residential. The estimate also included the finish for each specific use. The value was highest (in order) for retail, residential, industrial and office before the renovation and finish. After the finish, excluding the costs for the renovation and finish, residential and office have the lowest value and the least feasible of the four uses. Retail and industrial were identified as the most feasible uses.

The vacant land value is estimated to be \$360,000. Building demolition costs are estimated to be \$75,000 to \$100,000.

Specific retail uses were identified as a brew pub, a gun shop, dance studio, fitness center and events center. Specific industrial uses identified were a flex industrial office use and a self-storage facility. Office and residential uses could be considered for smaller markets. A mortuary funeral home was identified as a special use. A charter private school was also identified. The report stated the firm cannot recommend any single use for the building and did not consider public uses.

\$1.7 million will be required to bring the building to a usable state.

Targeted marketing was recommended for the building for specific markets and groups. Ms. Payne and Mr. Johnstone had a discussion and suggested groups such as the developer community, brokerage, non-profit organizations, foundations, the Temple Buell Foundation and historic preservation groups.

The report stated demolition was the most financially viable option.

Mr. Urban asked about the purchase price listed on the expense sheet. Ms. Payne explained the expense was for the environmental remediation the school district had incurred.

Ms. Thompson identified some errors in the report and inquired if the reverter clause and costs thereof would impact any of the recommendations. Mr. Johnstone stated there will be costs associated with the reverter clause but the report values are good.

Mr. Johnstone stated he had a conversation with Mike Rinner about parking and Mike stated there was adequate parking for any of the uses.

Chair DeMott stated the Housing Authority needs to determine if housing is a viable option and if the Housing Authority should continue to invest in Fruitdale if it is not going to be used for housing.

Mr. Abbott stated the report did a good job of analyzing the applicable uses.

Mr. Johnstone stated the housing option would require \$1.7 million. He stated he thought an RFP is the best option and the Housing Authority needs to be flexible to sell the land.

Mr. Urban stated from a financial perspective the Authority cannot spend more money on Fruitdale if it is not used for housing.

Ms. Payne stated the Housing Authority needs to determine if the application for the State Historic Grant for the masonry work should be submitted. It could potentially commit the Authority to additional funding.

Ms. Thompson stated the Housing Authority cannot afford to invest more money in the Fruitdale School.

There was a discussion about the reverter clause, the costs associated and possible scenarios.

Chair DeMott asked who would prepare the RFP. Ms. Payne stated staff could prepare it. Mr. Johnstone agreed and said it would take some time and there would be multiple drafts.

Ms. Thompson asked if housing would be an option for the RFP. Mr. Johnstone replied yes.

Mr. Urban stated the Housing Authority is at the top for additional spending especially considering the possible costs for demolition and the reverter costs. Maintenance and safety/health costs will continue to be incurred.

Chair DeMott stated the Housing Authority is not a profit center. Any potential costs could be negotiated with the purchase price.

Ms. Thompson stated she would like to move forward with an RFP.

Mr. Abbott agreed with Ms. Thompson.

Ms. Thompson expressed her concern about the City revitalizing 44<sup>th</sup> Avenue to make the area inviting to investors.

Chair DeMott asked if there were any costs associated for an RFP. Mr. Johnstone stated staff time and possibly publication costs.

**It was moved by Zachary Urban and seconded by Thomas Abbott to instruct staff to prepare an RFP for Fruitdale School.**

Ms. Thompson asked if the report is public information. Ms. Payne stated the report was prepared for the sole discretion of the Authority. Chair DeMott stated it is public information. It was determined the errors need to be clarified for any future use by another party and it should be removed from the website to identify and clarify the errors.

**The motion was carried 4-0.**

There was some discussion about the playground and the parcel behind the school which is owned by Jefferson County.

Mr. Urban ask if an RFP can trigger any issues for the reverter clause. Ms. Payne stated the City attorney will review this.

Chair DeMott asked the Authority if the State Historic Grant for masonry work should be pursued. Mr. Urban stated the Authority should not investment any more money until a use is identified. Ms. Payne stated the Authority could apply for the grant next spring. Ms. Thompson stated she would like to wait. Mr. Thomas agreed.

**It was moved by Janice Thompson and seconded by Zack Urban to not apply for the State Historical Grant for the masonry work on the Fruitdale building at this time. Motion approved 4-0.**

Ms. Payne stated she was contacted by Karen Bailey from the Mountain Phoenix School. She is interested in the building. She worked on a couple of old school buildings that were similar to Fruitdale. She has experience with grant funds and other funding sources. Her original idea was to utilize the building for a Mountain Phoenix High School or possibly a preschool. A board of teachers is pursuing the idea and discussions will continue.

Ms. Goodman stated the RFP path is a great idea. She stated there are a lot of opportunities for historic buildings for incubator spaces and community space. She asked if the housing authority is required to use a building for housing. Non-profit centers use historical buildings. She asked if the code could be relaxed in regard to zoning for bars, etc.

There was some discussion about liquor codes and why the site couldn't be used for a brewery or bar.

Ms. Goodman wanted to know what the possible opportunities were for the building.

Mr. Urban stated he has some co-workspace in Denver and Wheat Ridge is lacking co-work space.

Mr. Johnstone stated the Housing Authority couldn't hold the property and be a landlord for a purpose that wasn't housing.

Ms. Goodman asked if a live/work scenario would be acceptable. Mr. Johnstone stated Colorado State law would dictate the ability of the Authority.

Mr. Johnstone stated foundations and non-profits need to be targets to underwrite the value of the building.

Chair DeMott thanked Ms. Goodman for her ideas and time. Ms. Goodman left the meeting at 5:34 p.m.

Chair DeMott stated he was comfortable with the level of funding and due diligence invested in Fruitdale. It was very worthwhile trying to save the building. The board needs to decide what the focus will be when RFP's are received including housing scenarios and getting a return on the investment. He stated he supports keeping the building.

## **G. NEW BUSINESS**

## **H. OTHER**

Chair DeMott stated the Housing Authority has the operating account funds for new projects. He suggested Kid's Castle located at 37<sup>th</sup> Ames or Benton which is not currently empty. It is a good sized and may have had a house on the property at one time. He asked if Larry Nelson could analyze this potential project. There is another house at 44<sup>th</sup> and Kendall next to the park which could be considered also. Chair DeMott stated any Authority members could suggest sites for purchase, rehabilitation and sale to continue to increase neighborhood revitalization.

Ms. Payne stated the CDBG funds have specific restrictions for acquisition and rehabilitation. New construction would not be allowed with CDBG funds.

Ms. Thompson agreed to look into the house on Ames.

Mr. Urban stated the Authority should facilitate properties the market is not moving.

**I. ADJOURNMENT**

**It was moved by Thomas Abbott and seconded by Zack Urban to adjourn the meeting at 5:58 p.m. Motion carried 4-0.**

The Authority watched the Top of Hour video and the meeting concluded at 6:19 p.m.

Next meeting will be October 22, 2013.

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**Janice Thompson, Chair**

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**Kim Waggoner, Recording Secretary**

DRAFT



TO: Wheat Ridge Housing Authority

FROM: Sally Payne, Senior Planner

DATE: January 23, 2014

RE: Fruitdale School Request for Information

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At the September 2013 WRHA meeting, the Board directed staff to prepare a Request for Proposals (RFP) for the redevelopment of Fruitdale School. A draft Request for Information (RFI) – (similar to an RFP) for the Fruitdale School is attached. The RFI is not limited to housing uses and is requesting proposals from developers on any type of viable use or uses for the building.

As background, when the WRHA purchased the Fruitdale School in 2011, the City Attorney advised the Board that based on the State statutes spelling out the powers and duties of housing authorities, the WRHA was required to purchase the building with the intent of utilizing it for housing. If, after earnest examination of the building for housing, a housing use was found not to be feasible, the WRHA could make the building available for redevelopment to uses other than housing. Prior to the purchase of the building, the WRHA explored converting Fruitdale into condos in 2008 and in 2010 paid to have a market study undertaken to specifically look at the economic viability of housing. Both of these efforts lead to the conclusion that housing was not an economically viable option at that time.

After purchasing of the building in 2011, another market assessment was commissioned in 2013 to look at what would be the highest and best use for the building. The results of this assessment found that housing was not the highest and best use with retail or office uses being the most viable options. It was the findings of this assessment that led the Board in September to direct staff to prepare an RFP to solicit proposals for a range of uses for the building.

Please review the attached RFI and come prepared to discuss any comments you may have at the January 28<sup>th</sup> WRHA meeting. Staff would like to obtain direction from the Board at the January meeting to release this to the public in early February. If you have any questions prior to the meeting on the 28<sup>th</sup>, please contact Sally Payne at 303-235-2852 or [spayne@ci.wheatridge.co.us](mailto:spayne@ci.wheatridge.co.us).



## **REQUEST FOR INFORMATION**

### **Historic Structure Redevelopment/Reuse Historic Fruitdale School 10801 W. 44<sup>th</sup> Ave. Wheat Ridge, CO 80033**

**(INSERT MAPS AND PHOTOS)**

#### **INVITATION**

##### **Purpose of the Request**

The Wheat Ridge Housing Authority (WRHA) is requesting informational proposals regarding the redevelopment/re-use of the 1927 Fruitdale School located at 10801 W. 44<sup>th</sup> Ave. in Wheat Ridge, CO. It is seeking redevelopment plans for the adaptive re-use of the building that will revitalize one of the community's significant historic structures. This request is intended to provide the opportunity for interested developers/parties to demonstrate their interest and capability to develop such a project.

This invitation, together with its Supplemental Information, comprises the Request for Information (RFI). The objective is for prospective developers or development teams to submit sufficient information so that the WRHA can select a short list of finalists who will be invited to present their project concepts to the WRHA and other interested parties.

RFI responses are due by 5:00p.m. March 10, 2014. Late responses will not be accepted. We look forward to your submittal.

#### **ABOUT FRUITDALE SCHOOL**

##### **Building History**

The Fruitdale School was designed by noted Denver architect Temple Buell and constructed in 1926-1927. Buell designed the Paramount Theater and original Cherry Creek mall among other notable Denver buildings. Buell designed the Fruitdale School after the original school, constructed in 1883, was destroyed by a fire in 1926.

The Fruitdale School building is representative of Temple Buell's early work in the Denver area where he designed several school buildings after Fruitdale. Elements of the building such as the decorative brickwork are typical of Buell's work. The original 1927 structure is a distinctive red brick, two-story building.

The building, originally part of the Jefferson County School District, remained in use as an elementary school until 1978. The building was then used as a Jefferson County School District preschool until 2007 when the new Norma Anderson Preschool was opened adjacent to Fruitdale.

Additions were added to the original building on both the east and west sides of the building in 1954. The west addition, which houses a gymnasium, cafeteria and kitchen, remains. The east addition was removed in 2006 when the new preschool was built by the School District. There is also a one story frame and brick "caretaker's house" on the site.

The land for the school was donated to the original school district in 1883. In the original 1883 deed conveying the land to the school district, the grantors of the land included a restriction in the deed that states if the building ceases to be used for school purposes it will revert to the grantors or their heirs. This deed restriction was determined by the WRHA attorney to still be legally enforceable. Later in the RFI options for the deed restriction removal are discussed.

### Project History

With technical assistance from Colorado Preservation Inc. (CPI), the WRHA purchased the building in 2011 to save it from demolition after the Jefferson County School District was unable to find a new use for the building. The WRHA and the City of Wheat Ridge would like to see the building redeveloped/reused for a viable new use which would benefit the community.

In early 2012, the WRHA obtained a grant from the State Historic Fund (SHF) for the development of a Historic Structure Assessment and Preservation Plan (HSA) of the building. SLATERPAULL ARCHITECTS were hired to develop the assessment which was completed in late 2012. The HSA identifies construction improvements necessary to restore the building to a habitable condition and the associated costs. Approximately \$2.2 million in improvements were identified for the building divided in critical, serious and minor deficiencies.

In the spring of 2013, another SHF grant was received for the development of construction documents to specifically address items identified in the HSA. These construction documents, also being prepared by SLATERPAULL ARCHITECTS, will be completed in March 2014.

With assistance from CPI, Fruitdale School was listed on the National Register of Historic Places in 2013. The building is therefore eligible for federal historic preservation tax credits.

A valuation and market assessment of the property was prepared by Butler Burgher Group, LLC in 2013 to assist the WRHA in determining the viability of converting the building into a housing use. Upon review of this assessment, the WRHA decided not to pursue use of the building for housing given the cost and in consideration of other WRHA projects and available funds. As a result of this decision, the WRHA decided to solicit informational proposals for the reuse of the building.

All of the above mentioned documents, as well as other supporting information, are available for review by parties interested in preparing a submittal for this project.

## Location and Size

The Fruitdale School is located on the north side of 44<sup>th</sup> Ave., a major arterial in the northwest part of the City of Wheat Ridge. The site is approximately ½ mile west of Kipling Ave. and ½ mile south of I-70. Nearly fully built out with homes and businesses constructed prior to the 1990s, the surrounding area is characterized by single family detached and attached homes in areas away from 44<sup>th</sup> Ave. with multi-family and a mix of non-residential uses predominantly along 44<sup>th</sup> Ave. The property itself is surrounded by commercial uses to the west and south, housing to the north and a preschool to the east.

The proximity of I-70 gives the property good access to downtown Denver to the east as well as to the west/southwest in Golden. The neighborhood has good accessibility with primary roadways being the boundaries of the neighborhood.

The Clear Creek waterway sits on the south side of 44<sup>th</sup> Ave. Prospect Park, a large City park, is located ½ mile to the west of Fruitdale offering numerous recreational and leisure time activities. The 70,000 square foot Wheat Ridge Recreation Center is approximately one mile to the southeast of the site on Kipling St.

The Fruitdale School building is 13,564 square feet. The “caretaker’s house” is an additional 1,200 square feet bringing the total gross building area to 14,764. The buildings sit on a 1.2 acre site.

## Utilities

The site is located in the Valley Water District and the Fruitdale Sanitation District. The Arvada Fire Protection District provides fire service to the area.

The buildings are currently without any utility services. In preparing the building for demolition, the Jefferson County School District had water and power lines disconnected so these utilities will need to be restored to the building.

## Current Conditions

The Fruitdale School building has been vacant since 2007. A new roof was installed on the building in 2011. Besides the new roof, the building has been secured against the elements and vandalism to the structure.

Environmental remediation was performed on the building by the Jefferson County School District in preparing the building for demolition.

The playground for the Norma Anderson Preschool is currently located on land that is part of the Fruitdale School property deeded to the WRHA. An agreement was entered into with the Jefferson County School District for use of this playground by the Preschool until the redevelopment of the Fruitdale School site. At the time of redevelopment, the playground will be moved. The location of the playground in relation to the Fruitdale parcel is outlined on the parcel map included with the RFI.

## Regulatory Framework

The property on which the buildings sit is currently a mix of zoning including R-2, R-3, A-1, and C-1 zone districts. The property will need to be rezoned to accommodate a new use.

The property is currently divided into several different parcels and will need to be re-platted prior to redevelopment of the site.

The deed restriction or reverter clause previously mentioned will need to be addressed if the future use of the building does not include some type of school/educational use. The WRHA anticipates facilitating this effort in order to allow for a diverse range of potential re-uses of the building.

The City of Wheat Ridge 2009 Comprehensive Plan, *Envision Wheat Ridge*, designates 44<sup>th</sup> Ave. in this area as a Neighborhood Commercial Corridor. These corridors ideally would contain a broad mix of activities, including small scale pedestrian friendly mixed-use retail, commercial businesses and residential. The focus would be on promoting a compatible mix of uses to supply services to the adjacent neighborhood and surrounding areas.

In 2007, a subarea plan was created for this section of 44<sup>th</sup> Ave. entitled the Fruitdale Subarea Plan. The recommendations in the plan focus on encouraging the revitalization and redevelopment of properties along the corridor. In keeping with agricultural history of the area, gardening and related land uses are recommended particularly for the western portion of the corridor. Nodes of mixed-use neighborhood serving businesses are encouraged at a few key intersections along the corridor. The plan specifically supports finding a viable new use for the Fruitdale School building.

### About the City of Wheat Ridge

The City of Wheat Ridge is an inner-ring suburb west of Denver with a population of approximately 31,000. Wheat Ridge provides a small community feel while still being near the center of the large Denver metropolitan area and is convenient to both the foothills and mountains.

Wheat Ridge historically produced wheat and a variety of fruits and vegetables to serve the Denver region. Eventually the establishment of greenhouses led the city to become the largest producer of carnations in the world. The “Carnation City” grew as a bedroom community for Denver workers in the 1950s with commercial development occurring along the main roadways extending from Denver, as part of unincorporated Jefferson County. Wheat Ridge incorporated in 1969 due to annexation pressures from surrounding jurisdictions. The city retains much of its agricultural roots today and pockets of development and open lands with a rural feel.

The City has made concerted efforts to revitalize and reposition the City for redevelopment to create a community that will attract new home owners and businesses. These efforts has proven to be successful with the revitalization of 38<sup>th</sup> Ave. into a much needed downtown and community gathering spot for the City. With reconfiguration of the roadway to create a more pedestrian and bicycle friendly environment, many new businesses have located along the corridor as well as new homeowners in adjacent neighborhoods taking advantage of the lower real estate prices than in west Denver and the emerging energy and identity of the redevelopment efforts taking place.

### About the Wheat Ridge Housing Authority

The Wheat Ridge Housing Authority was established in 2001 with the mission of increasing home ownership in the City. The Authority has focused on purchasing deteriorated residential properties, undertaking rehabilitation to bring the properties to a safe and decent condition and then making the units available for purchase by generally low-to-moderate income families and first time home buyers. The Authority does not currently own or operate any rental housing, including Section 8, with this function being handled in the Jefferson County by the Jefferson County Housing Authority.

## **PROJECT OVERVIEW**

### Project Vision

The WRHA and the City of Wheat Ridge desires to see the redevelopment of the historic building to a viable new use for the community. The redevelopment would ideally preserve the historic features of the structure and work to restore many of the original elements of the building. Many in the community have expressed the desire to see the building used for something of community-wide benefit. While many would like to see the building serve some community function, the WRHA is interested in receiving submittals for all viable potential uses for the building without limitation.

### Relevant Documents

Various documents regarding Fruitdale School are either included as part of the RFI packet or are available for review in person at the Wheat Ridge Municipal Building. Some may be found on the WRHA website at <http://www.ci.wheatridge.co.us/index.aspx?nid=265>

A complete list of relevant documents can be found at the end of this RFI.

### WRHA/City of Wheat Ridge Participation in Project

The WRHA currently has invested approximately \$285,000 in the property to include the acquisition cost, new roof, securing and maintenance of the building and grounds, required SHF grant match and market study of the site. While ideally the Authority would like to recover these funds, they may consider options that could mean a loss on their investment in the property.

The WRHA would incur the cost of the rezoning and re-platting of the property once a new use is identified for the site.

The WRHA or City will assist with the legal action and funding needed to clear the deed restriction on the property if required given a new identified use.

The WRHA is willing to be a joint applicant, where appropriate and necessary, for government or non-profit grant applications.

## **SELECTION SCHEDULE/KEY DATES (dates to be revised)**

The selection process to be carried out as part of the RFI includes the following:

Publication and distribution of the RFI:	February 3, 2014
Site tour (mandatory)	February 12, 2014 (tentative)
Last day to submit questions to the WRHA in writing:	February 14, 2014

RFI Addendum deadline:	February 21, 2014
RFI response deadline:	March 10, 2014
Review period:	March 11 – 19, 2014
Notification and scheduling of potential interviews:	March 19 – 28, 2014
Selection announcement:	March 31, 2014

## **SELECTION PROCESS**

### Evaluation Process

The intent of the RFI step of this developer selection process is to identify qualified parties interested in implementing the vision and concepts outlined in this RFI. The selection of a qualified developer will be based generally up on their credentials, relevant experience with similar projects, the financial capacity to implement such a project and the timeline for project completion.

The WRHA staff and other City staff will conduct the review and selection process. The WRHA reserves the right to request clarification or additional information from individual respondents and to request some or all respondents to make presentations to the WRHA Board.

### Evaluation Criteria:

Proposals will be evaluated on the following criteria. This is not an exhaustive list but a general indication of the main benefits desired from this project.

- The extent to which the proposed use maintains the historic use of the building for learning purposes
- The extent to which the proposed use maintains and preserves the historic architecture and design of the building
- Specificity and certainty of funding sources and overall project financing plan
- Demonstrated marketability of the proposed use, particularly if the use is speculative
- Financial resources and stability of entities providing funding for the redevelopment
- Amount of assistance requested from the WRHA or the City
- Timeframe proposed to reach final redevelopment of the property
- Stability and tenure of proposed final owner/occupant(s)
- Qualifications and experience of project team in executing similar projects
- References

### WRHA Discretion and Authority (Terms and Conditions)

- The Authority reserves the right to request clarification of information submitted and to request additional information from any respondent.
- The Authority will determine from information submitted in the responses, the most qualified developer or development team to meet the stated goals as evaluated under the criteria set forth herein.
- The issuance of the RFI and receipt and evaluation of submissions do not obligate the Authority to select a developer and/or enter into any agreement.
- Any submission does not constitute business terms under any eventual agreement.
- The Authority will not pay costs incurred in responding to this RFI.
- The Authority may cancel this process without liability at any time prior to the execution of any agreement.

- The Authority has the ability to award the contract to multiple developers, depending on the developer's expertise or specialization.
- The Authority reserves the right to reject any and all RFI respondents at any time and to terminate any negotiations implied in this RFI or initiated subsequent to it.

## **SUBMITTAL REQUIREMENTS**

Submittal Requirements: The proposal must include responses to the following:

- Briefly state the specific reasons for the Respondents interest in pursuing the project.
- Description of the proposed project in terms of the entity or entities who would acquire, develop and occupy the property.
- The proposed interior use(s) for the building and how the historic nature of the exterior of the building would be preserved
- The proposed use of the land immediately surrounding the building and proposed site improvements.
- Estimated timeline for completion of the redevelopment project.
- Summary of the financial sources for purchase/redevelopment of the building and site. A clear understanding of the costs associated with the project must be demonstrated. Include the names of any equity partners or other parties involved in the purchase/redevelopment of the property and any supporting documentation that would further demonstrate the commitment of those sources.
- Outline any grant funds or foundation/non-project organizations you would solicit for funding.
- Outline any funding or other concessions requested of the WRHA or the City of Wheat Ridge.
- Project lead and team description, if applicable.
- A description of any participating investors/developers, including qualifications of each. Include any experience with projects specifically related to reuse of historic buildings.
- Examples of other similar projects you or your partners have worked on or projects similar to your proposed use that might show the viability of your proposal. Illustrate your role in any projects and your ability to successfully complete this type of development.
- A financial feasibility plan for the ongoing operation and maintenance of the site while it is being renovated and when it is fully redeveloped.
- A market analysis, particularly if the future use of the building is speculative, for the proposed future use of the building and site.
- Name, address, phone number and email of respondent.

Two (2) hard copies and an electronic copy of the informational proposal must be submitted to be considered.

Complete proposals must be received at the following address by 5:00pm March 10, 2014.

City of Wheat Ridge  
 Wheat Ridge Housing Authority  
 Attn: Sally Payne  
 7500 W. 29<sup>th</sup> Ave.  
 Wheat Ridge, CO 80033

A site tour is required of all respondents and is tentatively scheduled for February 12<sup>th</sup>, 2014.

Project Contact/Questions:

For further information regarding this RFP and the Fruitdale School, contact Sally Payne, WRHA Deputy Director, at 303-235-2852 or Kenneth Johnstone, Community Development Director at 303 235-2844.

No contact with members of the WRHA Board may be made. Any contact shall disqualify the applicant.

**SUPPLEMENTAL INFORMATION**

Supporting Documentation/Materials:

The following documents are included or are available for review from the City to use in the preparation of your proposal:

- Event timeline
- Site maps
- Original property deed
- Architectural renderings
- State Historic Fund - *Historic Structure Assessment* as prepared by SLATERPAULL Architects (available upon request)
- State Historic Fund – Construction documents (draft, possibly final)
- BBG Market Assessment Fruitdale School
- City of Wheat Ridge Comprehensive Plan
- Fruitdale Subarea Plan

**WHEAT RIDGE HOUSING AUTHORITY  
RESOLUTION NO. 01  
Series of 2014**

**TITLE:           A RESOLUTION ESTABLISHING A DESIGNATED PUBLIC  
PLACE FOR THE POSTING OF MEETING NOTICES AS  
REQUIRED BY THE COLORADO OPEN MEETINGS LAW**

BE IT RESOLVED BY THE WHEAT RIDGE HOUSING AUTHORITY THAT:

Section 1. The lobby of the Municipal Building and the City's website shall constitute the designated public place for the posting of meeting notices as required by the Colorado Open Meetings Law. The Executive Director or his designee shall be responsible for posting the required notices no later than twenty-four (24) hours prior to the holding of the meeting. All meeting notices shall include specific agenda information, where possible.

DATED this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

WHEAT RIDGE HOUSING AUTHORITY

\_\_\_\_\_  
Chairperson

ATTEST:

\_\_\_\_\_  
Secretary to the Authority