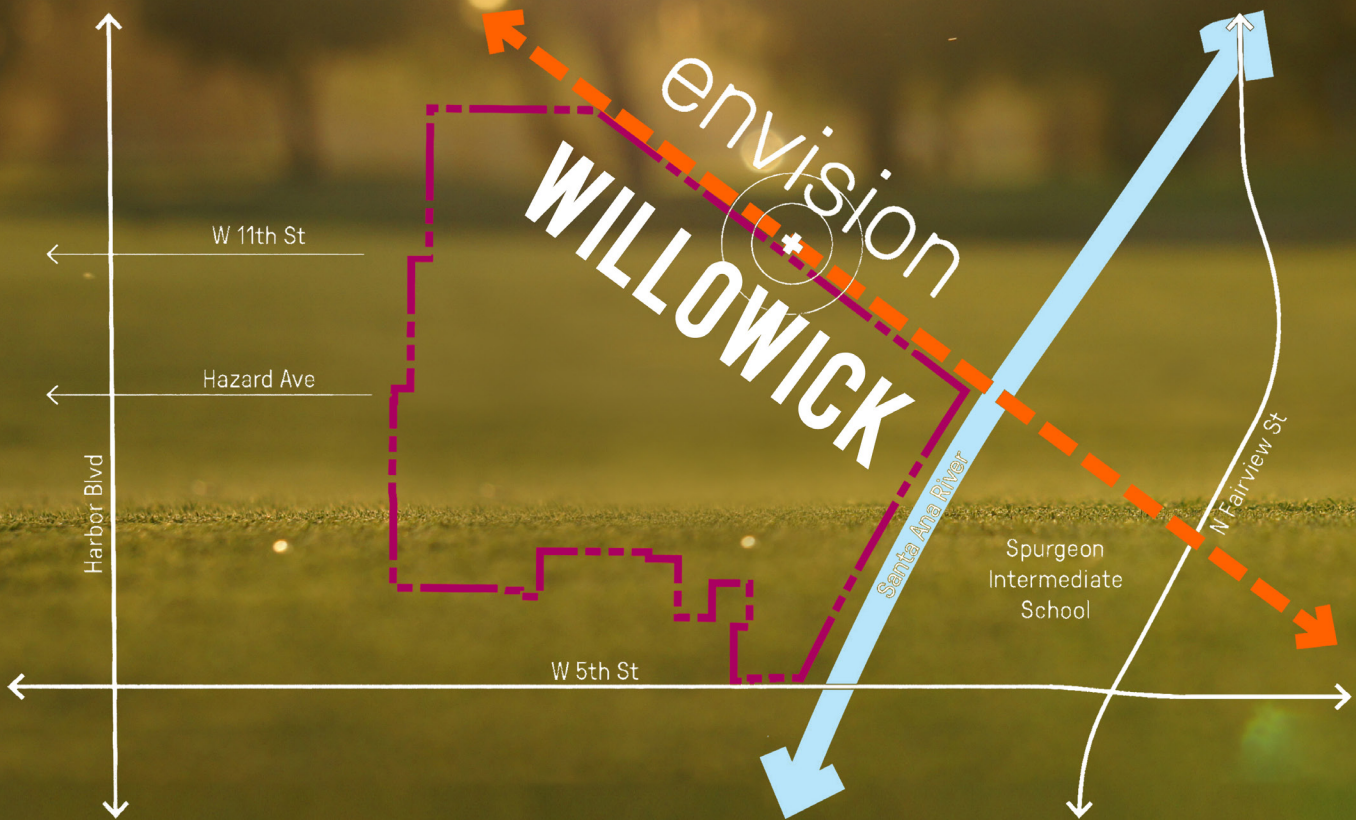




THE CITY OF GARDEN GROVE  
IN COLLABORATION WITH THE CITY OF SANTA ANA  
**REQUEST FOR PROPOSALS**

[GGCITY.ORG/WILLOWICK](http://GGCITY.ORG/WILLOWICK)



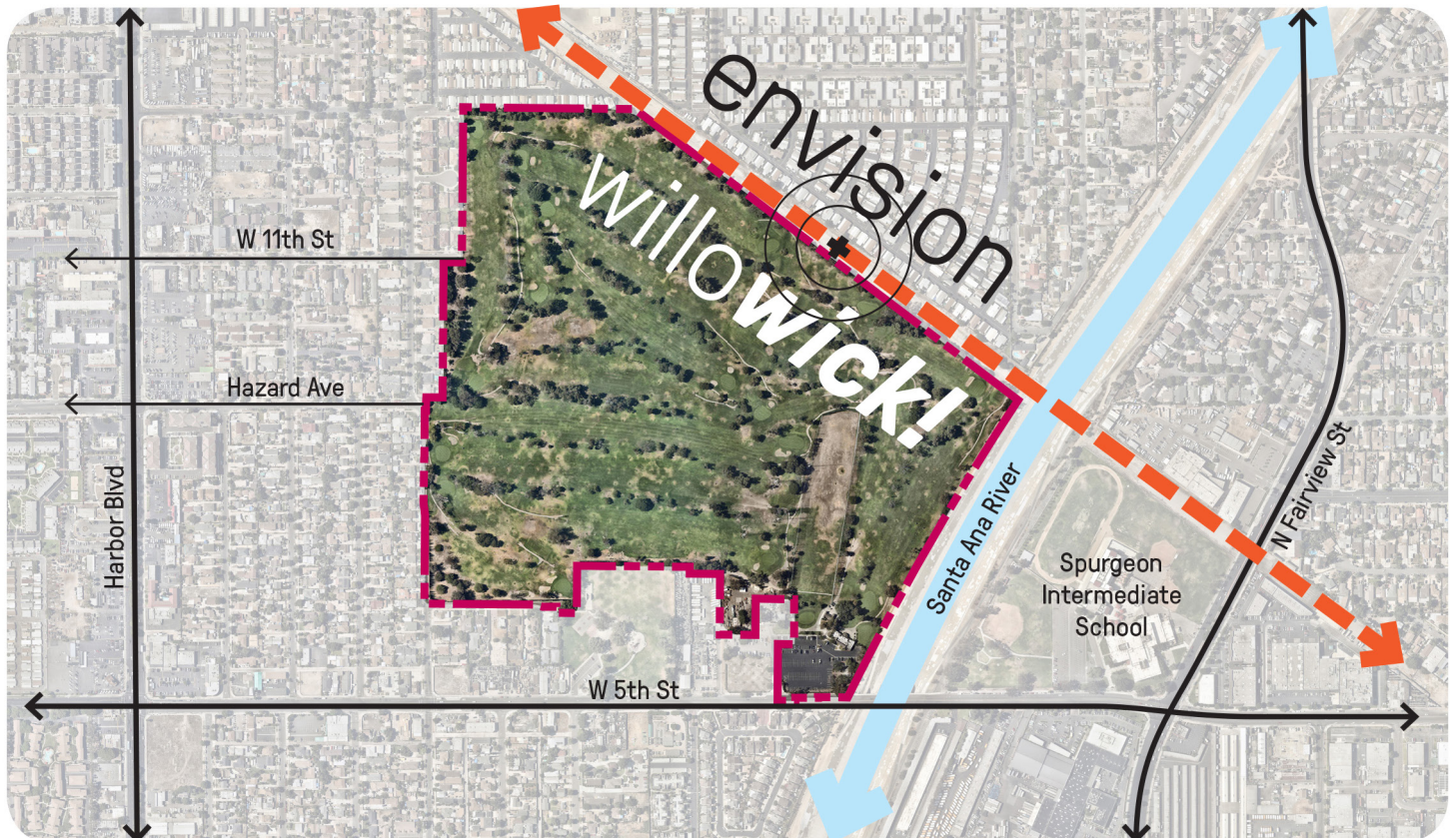
**WILLOWICK RFP**

# INTRODUCTION

The [City of Garden Grove](#), in collaboration with the [City of Santa Ana](#), invites qualified Respondents to submit innovative proposals to transform and redevelop an approximately 100-acre greenfield owned by the City of Garden Grove and located in the City of Santa Ana at 3017 W. 5th Street. The Master Developer is expected to consider the surrounding community's input in anticipation of this public - private partnership.

## DESIGNATED OPPORTUNITY ZONE

The Willowick Property ("the site") is an unparalleled opportunity and is one of the largest greenfield development opportunities in Southern California and a [Designated Opportunity Zone Property](#). The Cities of Garden Grove and Santa Ana are desirous to implement a Master Development Plan that explores pioneering development methods that would achieve sustainable long-term economic and community benefits for both cities.



Source: SWA - Envision Willowick

## OC STREETCAR

The site has several opportunities including a potential transit stop along the [OC Streetcar](#) route as identified in OCTA's planning documents. Additionally, the site is relatively flat, has a long frontage along the Santa Ana River including connections to the regional train system, has visibility from the W. 5th St. Bridge, and is adjacent to several community facilities including Campesino Park and Spurgeon Intermediate School. The timeline for the RFP process is shown below:

RFP RELEASE  
**APRIL 2019**

RFP DEADLINE  
**JUNE 2019**

RFP AWARD  
**FALL 2019**

# OPPORTUNITY HIGHLIGHTS

## HIGHLIGHTS INCLUDE:

- + The site, located in the City of Santa Ana, California, is a greenfield site situated on 5th Street, adjacent to the Santa Ana River, at 3017 W. 5th Street. Owned by the City of Garden Grove, the site is comprised of multiple parcels (see Attachment No. 1 and No. 2). The site is currently developed as an 18-hole golf course.
- + The site was acquired by the City of Garden Grove in 1964. Since then, the City has contracted with a private company to operate the 18-hole golf course. The current contract commenced in 2001, near expiration, which prompted the Cities of Garden Grove and Santa Ana to discuss disposition and/or development possibilities of the site. A new operating agreement will commence in May of 2019, which has a provision for termination for convenience upon 60 days' notice. It is expected that the site will continue to be operated as a golf course during the negotiation and possible development planning periods.
- + The site has an O ([Open Space Land](#)) zoning designation, which allows open air recreational uses, government buildings, quasi-public and service facilities, and other uses whose purpose is to provide open space. The property also has an O-S (Open Space) General Plan Land Use designation, which allows compatible uses, such as park land, golf courses, and other similar opportunities for active and passive open space. The site is surrounded by R1 (Single-Family Residence), R2 (Two-Family Residence), and P (Professional) zoned properties to the south across West 5th Street. The City of Santa Ana is currently updating their [General Plan](#).
- + **DEAL STRUCTURE:** The City of Garden Grove is open to creative and innovative deal structures. For example, the City of Garden Grove will consider disposition via a non-contingent, all cash offer or a long-term ground lease(s), note carry back, or a combination of financing scenarios.



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# DEVELOPMENT OBJECTIVE

For the future of Willowick, the Cities of Garden Grove and Santa Ana imagine a safe, vibrant, and multi-use destination for its residents, visitors, business owners and community stakeholders. The new Willowick will be able to support a flexible framework with ever-evolving experiential qualities that reinforce the economic viability of the area.

## SCHEDULE AND RFP PROCESS

Through the Request for Proposal (“RFP”) process, the City of Garden Grove is seeking a qualified Developer/Proposer that possess the vision and resources to produce a feasible Master Development Plan on a highly desirable site. Developers shall be defined as respondents to the RFP with a formal Master Development Plan. Proposers shall be defined as respondents to the Optional Non-Contingent offer (see Section 7).

KEY DATES (PST)	TASKS
April 30, 2019	+ Issue RFP
May 17, 2019	+ Pre-Proposal Conference (Optional)
June 10, 2019 at 3:00 p.m.	+ Submittal of Developer’s/Proposer’s Written Questions Deadline*
June 17, 2019 at 3:00 p.m.	+ City Responses to Developer’s/Proposer’s Questions
June 28, 2019 at 3:00 p.m.	+ RFP Proposal Deadline
July 2019	+ Proposal Evaluation
August 2019	+ Interviews of Top 10 Developers
Fall 2019	+ Joint City Council Study Session Meeting and Top 3 Developer Presentations
Fall 2019	+ Garden Grove City Council Review and Developer/Proposer Selection

These dates represent a tentative schedule of events. The City reserves the right to modify these dates and tasks at any time, with appropriate notice to prospective Developers/Proposers. Notices will be provided on the Willowick RFP website via [ggcity.org/willowick](http://ggcity.org/willowick).

### PRE-PROPOSAL CONFERENCE:

An optional Pre-Proposal Conference will be offered to all Developers/Proposers:

**Friday, May 17, 2019 at 9:00 a.m. (PST)**  
**Garden Grove Community Meeting Center**  
**11300 Stanford Ave, Garden Grove, CA 92840**

It is an “Informal” forum for the potential Developers/Proposers to ask questions and gain clarification on the requirements identified in this RFP. It is recommended that Developers/Proposers bring a copy of the RFP document to this meeting, as limited copies will be available. All answers to potential questions by the City of Garden Grove/City of Santa Ana representatives are considered informal and nonbinding. Please RSVP to Grace Lee, Senior Economic Development Specialist, at [gracel@ggcity.org](mailto:gracel@ggcity.org) for the Pre-Proposal Conference prior to Tuesday, May 7, 2019.

\*All prospective Developers/Proposers requiring a formal answer to questions, or request for clarification or change, must be submitted in writing to Grace Lee, Senior Economic Development Specialist at [gracel@ggcity.org](mailto:gracel@ggcity.org). Final Deadline for submittal of written questions is due no later than 3:00 p.m. (PST) on June 10, 2019.

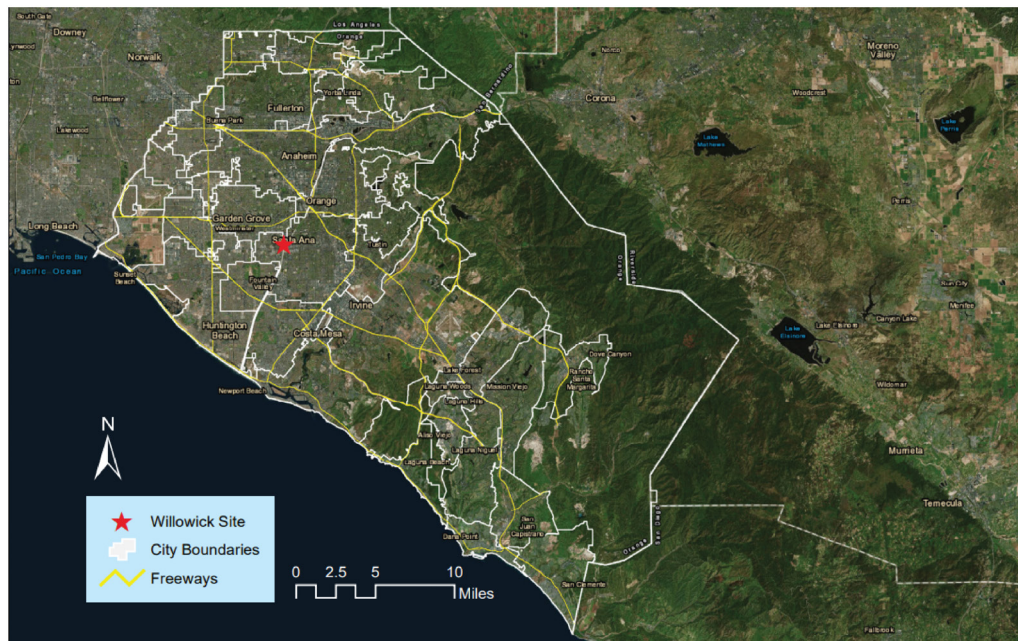
# SUBMISSION INSTRUCTIONS

All proposals shall be submitted in the format outlined herein. Any proposal that does not comply with the requirements of the Submission Instructions, **shall be rejected**. Proposals shall be prepared on standard 8 1/2" x 11" letter size paper. Drawings included with the proposal should be no larger than 11" x 17". Proposal contents must be organized into **separate tabbed sections**, (i.e. Section 2.O, 2.1, etc.) and pages numbered. The proposal shall be no longer than fifty (50) pages maximum, single-sided, including any attachments and exhibits. Developer must submit one proposal signed in ink marked "Original" and fifteen (15) copies, each marked "Copy", of the proposal in a sealed container for a total of sixteen (16) hard copies. It is required that an electronic PDF copy be sent via email to Grace Lee, Sr. Economic Development Specialist, at [gracel@ggcity.org](mailto:gracel@ggcity.org) by the submittal RFP deadline. The City of Garden Grove will not consider any proposals, modifications or withdrawals, which are received after the due date and time. Submittals will not be returned if rejected.

Please submit all proposals directly to the City of Garden Grove - 2nd Floor City Clerk's Office, where the submissions will be stamped with the date and time:

Attention: Office of the City Clerk  
**Title: Willowick RFP Submittals**  
11222 Acacia Parkway  
Garden Grove, California 92840

**NOTE:** Submittals shall become the property of the City of Garden Grove and will not be returned to respondents.



## 1 COVER/TRANSMITTAL LETTER

**1.1** On company letterhead, please include an Executive Summary of the major points contained in the proposal, and a summary of overall economics, including deal structure of the site, that is no more than two (2) single-spaced pages.

The cover letter must be signed by a principal or officer legally authorized to enter into a contractual relationship on behalf of the respondent.

**1.2** Each respondent is required to submit an executed Non-Collusion Affidavit. Please refer to Attachment No. 3.

## 2 DEVELOPER'S INFORMATION AND EXPERIENCE

- 2.1 State the official name of corporation, title of principals, address, telephone and fax number, email addresses, and resumes for key development team members.
- 2.2 Provide an organizational chart that clearly identifies key contacts and the relationship between team members. Explain the intended role of each development entity or partner and the responsible party in each entity.
- 2.3 Indicate the form of legal entity (e.g., individual, limited partnership, general partnership, LLC, etc.) and any relationship the development organization may have with a parent corporation, subsidiaries, joint ventures or other entities.
- 2.4 Submit one (1) copy of the Developer's/Proposer's Articles of Incorporation, partnership, or other business organizational document(s) (as appropriate) filed with the California Secretary of the State. Organization must be in good standing and authorized to do business in California.
- 2.5 **REFERENCES:** Provide a matrix, listing, and description of at least five (5) similar projects in terms of project size (gross square footage) and final total construction cost (actual verses planned). List the projects in a matrix in order of priority with the most relevant project listed first indicating: project name, location, year completed and description, as well as the contact for each reference.
- 2.6 **OPTIONAL:** In narrative form, provide Developer's/Proposer's experience and involvement with a Designated Opportunity Zone Property and/or business. Include details about the funding structure.

## 3 DEVELOPER'S FINANCIAL EXPERIENCE

- 3.1 Prepare a narrative description and sufficient documentary evidence of the Developer's/Proposer's financial capacity to complete the development project and a schedule of phasing for land take down.
- 3.2 Developer/Proposer is required to include documentation detailing Developer's/Proposer's equity of \$50 million from a bank statement or letter with sufficient assets to cover predevelopment costs. Describe Developer's/Proposer's ability to raise equity and additional capital sources.
- 3.3 Describe role of each development financial partner in the implementation of the development plan; and an explanation of the Developer's/Proposer's previous experience in attracting equity investors.
- 3.4 Identify relevant information on your respective principals in the past ten (10) years if they have been a debtor in bankruptcy, a defendant in a lawsuit for deficient performance under a contract or fraudulent misrepresentation, a defendant in an administrative action for deficient performance on a project, or a convicted defendant in any criminal action.
- 3.5 As part of this proposal, the Developer/Proposer is to submit only public financial documentation such as annual reports or other public financial data, which represent the development entity's financial capability and capacity for bonding. Please submit the following:  
  
Two copies, not bound or stapled, of audited financial statements (i.e., balance sheet and income statement) for the last two (2) years. Please refer to Section 3.2.

## 4 PROPOSED MASTER DEVELOPMENT PLAN AND FINANCING

- 4.1** **CONCEPTUAL MASTER DEVELOPMENT PLAN:** Provide a description of the design concept, rationale, and development program, including mix of uses, if any, infrastructure needs, and conceptual phasing plan for build-out of entire site. Include a summary of uses and floor areas, number of units (for residential) and/or rentable square feet (for commercial, retail, office, entertainment or other related uses).
- 4.2** Provide a conceptual site and massing plan illustrating proposed site and building configurations, open space, streetscape, and landscape areas.
- 4.3** Describe the parking component of each phased project(s) within the conceptual Master Development Plan including how and where the required parking spaces will be located, and discuss how ingress and egress will be managed. Parking and other development standards are contained in the [Santa Ana Municipal Code Chapter 41 - Zoning](#).
- 4.4** Provide a preliminary schedule of performance that incorporates details associated with the development steps outlining the estimated time for each step and phase (if appropriate), including a summary timeline or other similar graphic representation of the development process.
- 4.5** Describe the anticipated schedule for entitlement and permitting, including CEQA and/or NEPA environmental approvals, and demonstrate the basis or the assumption in the schedule.
- 4.6** Please use the proforma template (Attachment No. 4) that is available on the Willowick RFP Website ([ggcity.org/willowick/rfp](http://ggcity.org/willowick/rfp)) to download, to submit a detailed proforma for each land use and master summary of all proformas. Describe all predevelopment costs for the subject site to be funded. All broker fees for this real estate transaction shall be paid by the Developer/Proposer. Please include this transaction fee as a line item in your proforma.
- 4.7** If the proposal identifies any financial gaps or request for City assistance, provide a narrative and associated back-up documents that clearly describe the financial gap. Additional detail shall be incorporated into Section 6 of the proposal.
- 4.8** Provide a rough estimate of City, County, and school fees. Please refer to Attachment No. 5 (City of Santa Ana Fees).

## 5 COMMUNITY ENGAGEMENT AND PUBLIC BENEFITS

- 5.1** Pursuant to the City of Santa Ana's [Sunshine Ordinance](#) requirements, provide a detailed outreach plan to encourage and facilitate an inclusive, equitable, and diverse public community engagement process from start to finish, including utilization of both traditional and innovative outreach methods and working with existing community organizations, community stakeholders, and local resources.
- 5.2** Provide evidence the Developer has a flexible Master Development Plan that has considered the approval process requirements, including sensitivity to community concerns and incorporation of community benefits.
- 5.3** Provide a description of the economic, fiscal, employment, and the public benefits to be generated by the proposed development.



## 6 DEAL STRUCTURE

- 6.1 PREFERRED ACQUISITION METHOD AND TIMING:** Provide detail(s) on either ground lease structure, land for equity, fee simple purchase, or a preferred combination of options. A description of any requested City assistance, including specific details such as the type of assistance, length of contract term, commencement and completion dates, etc. If there are any financial gaps, clearly describe the financial gap.
- 6.2** Developer to acknowledge the financial offer for acquisition shall be effective for a period of not less than one year (365 days) from the selection of the Master Developer for the RFP or the effective date of the offer, whichever is later.
- 6.3 GOOD FAITH DEPOSIT:** A Two Hundred Fifty Thousand Dollar (\$250,000) wire transfer or cashier's check will be required at time of selection of the Master Developer.

## 7 OPTIONAL NON-CONTINGENT OFFER

- 7.1** The City of Garden Grove will consider property disposition with an expedited escrow closing. The Purchase Price offer must be expressed in a fixed, non-contingent dollar amount. The purchase price will be paid in full at closing.

With each Non-Contingent Offer, Developers/Proposers are required to submit the information requested in Sections 1, 2, 3 and 7. Optional: Submittal of a proposed Master Development Plan narrative is highly desired.

- 7.2** Submittal of a Non-Contingent Offer shall be submitted as follows:

Marked - C O N F I D E N T I A L

City of Garden Grove

**Title: Willowick Non-Contingent Offer**

11222 Acacia Parkway

Garden Grove, CA 92840

Attn: Omar Sandoval, Garden Grove City Attorney

- 7.3** Questions related to Section 7, Optional Non-Contingent Offer shall be directed to Lisa Kim, Community and Economic Development Director at [lisak@ggcity.org](mailto:lisak@ggcity.org).

# EVALUATING THE PROPOSAL

The proposals will be assessed as to compliance with, and adherence to, the requirements of this RFP and evaluated and narrowed to a field of approximately ten (10) proposals. Any proposal, which is incomplete and missing key components necessary to fully evaluate the response may, at the discretion of the City, be rejected from further consideration due to “nonresponsiveness” and rated nonresponsive.

City Evaluators (“Evaluators”) will consider the information supplied, and the quality of that information when evaluating proposals. If the Evaluators find failures or deficiencies, the Evaluators may reject the RFPs or reflect that in the evaluations. The Evaluators reserve the right to seek publicly available information about the development team. The Evaluators may ask for an oral interview. The Evaluators also may send the Developer written questions and ask for written responses within five (5) business days of the request. In addition, Non-Contingent Offers will be opened and ranked based on the net present value and financial viability.

The proposals, excluding the Optional Non-Contingent offers, will be evaluated on the following:

10 %	+	Developer’s Information and Experience
15 %	+	Developer’s Financial Experience
25 %	+	Proposed Master Development Plan and Financing
20 %	+	Community Engagement and Public Benefits
30 %	+	Deal Structure
<hr/>		
100 %		Total Evaluation

**DISCLAIMER:** The City reserves the right to request clarification of any proposal term(s) from prospective Developer(s) and Proposer(s).

The City of Garden Grove may also contact the references provided in response to Section 2.5; contact any Developer/ Proposer to clarify any responses; contact any current users of a Developer’s services; solicit information from any available source concerning any aspect of a proposal; and review any other information deemed pertinent to the evaluation process. The City shall not be obligated to accept any proposal, but shall make an award in the best interest of the City.

Upon selection, notification will be in writing. An award is contingent upon the successful negotiation of an Exclusive Negotiation Agreement (“ENA”) and approval by the Garden Grove City Council. Negotiations shall be confidential and not subject to disclosure to competing Developer(s) unless and until the ENA terms are approved by the City Council. If ENA negotiations cannot be concluded successfully, the City of Garden Grove reserves the right to negotiate an ENA with another Developer or withdraw the RFP.

Any Contract resulting from this RFP shall not be effective unless and until approved by the Garden Grove City Council and executed by the Garden Grove City Manager, as applicable.

## AWARD OF PROPOSAL

It is the City of Garden Grove’s intent to conduct the first negotiation meeting approximately 30 days after the final selection of a preferred Developer/Proposer at the conclusion of the evaluation process. At least one of the representatives for the Developer/Proposer participating in the negotiations with the City of Garden Grove must be authorized to bind the firm. In the event that negotiations are not successful within a reasonable timeframe (notification will be provided to the Developer/Proposer), an impasse will be declared and negotiations with the first-ranked firm will cease. Negotiations will then begin with the next ranked firm. This process shall continue until the City of Garden Grove successfully negotiates the contract.

# GENERAL CONDITIONS

## THE FOLLOWING GENERAL CONDITIONS APPLY TO THIS SUBMITTAL:

- 1 GENERAL GUIDELINES FOR CONTENT:** The response to the RFP shall be clear, concise, and detailed enough to enable the City Evaluators to make a thorough evaluation and arrive at a sound determination as to whether the proposed development concept and development team meet the RFP requirements.
- 2 DUTY TO INQUIRE:** Before submitting a response to the RFP, respondents must carefully read all sections of this RFP and fully inform themselves as to all conditions and limitations. Should a respondent find discrepancies in, or omissions from, the RFP documents, or should the respondent be in doubt as to their meaning, the respondent shall immediately notify the City of Garden Grove. All prospective Developers/Proposers requiring a formal answer to questions, or request for clarification or change, must be submitted in writing to Grace Lee, Senior Economic Development Specialist at [gracel@ggcity.org](mailto:gracel@ggcity.org). Final Deadline for submittal of written questions is due no later than 3:00 p.m. (PST) on June 10, 2019.  
  
**Grace E. Lee**  
**Sr. Economic Development Specialist**  
[gracel@ggcity.org](mailto:gracel@ggcity.org)  
**Ameenah Abu-Hamdiyyah (714) 741-5135**
- 3 EXPLANATION TO RESPONDENTS:** The City of Garden Grove reserves the right to interpret or change any provision of this RFP at any time prior to the submission date. Such interpretations shall be in the form of an addendum and will be made available on the City's website. Verbal explanations will not be binding. The City of Garden Grove, at its sole discretion, may determine that a time extension is required for submission of proposals in response to the RFP. In such a case, an addendum will detail the new proposal submission deadline.
- 4 RIGHT TO JUDGE REPRESENTATION:** The City of Garden Grove shall be the sole judge of the acceptability of a respondent's written or oral representation.
- 5 FAILURE TO CONFORM/PROOF OF REPRESENTATION:** Any response to the RFP that modifies or fails to conform to the essential requirements or specifications of the RFP will be considered non-responsive and unacceptable. The City of Garden Grove may require whatever evidence is necessary relative to the respondent's financial stability. The City also reserves the right to request further information from the authorized representative of a respondent, either orally or in writing.
- 6 TRUTH AND ACCURACY OF REPRESENTATIONS:** False, incomplete, or non-responsive statements will be cause for rejection of the response to the RFP. The evaluation and determination of the fulfillment of the above requirements will be at the City of Garden Grove's sole discretion and its judgment will be final.
- 7 RIGHTS TO RFP INFORMATION:** Information disclosed in the response to the RFP submissions will become the property of the City of Garden Grove. There will be no public opening of proposals. Price and other compensation information will not be made public until the successful Developer/Proposer is selected and presented to the Garden Grove City Council for consideration. The City of Garden Grove shall retain all proposals submitted in response to this RFP for as long as the City is required to do so under the law.
- 8 DISCLAIMER:** This solicitation does not commit the City of Garden Grove to select one of the proposals or Developer/Proposer, to award a contract or to pay costs incurred in the preparation of a response to this RFP or to procure a contract for any services. The City, at its sole discretion, may reject any and all submittals.

## THE CITY RESERVES THE FOLLOWING PREROGATIVES TO:

- 1 Accept or reject any or all proposals;
- 2 Waive or modify minor irregularities in proposals received;
- 3 Eliminate mandatory qualifications unmet by all Developer/Proposer;
- 4 Disqualify proposals that fail to meet the mandatory qualifications;
- 5 Require clarification from any Developers/Proposers for the purpose of assuring a full understanding of responsiveness to the requirements of the RFP;
- 6 Utilize any or all ideas submitted in the proposals received unless those ideas are covered by legal patent or proprietary rights.

## ADDITIONAL REQUIREMENTS:

All Respondents are cautioned that any oral statements made, which materially change any portion of this solicitation, are not valid unless subsequently ratified by a formal written amendment to this RFP.

**Applicable Laws Shall Apply:** The contract awarded shall be governed in all respect by the laws of the State of California. The company awarded the contract shall comply with applicable Federal, State, and local laws and regulations.

**Expenses Incurred:** There is no expressed or implied obligation for the City of Garden Grove to reimburse for any expenses incurred in preparing proposals in response to this request.

**Public Records Act:** Materials submitted by respondents are subject to Public inspection under the California Public Records Act (Government Code Sec. 6250 et seq.), unless exempt. Any language purporting to render the entire proposal confidential or proprietary will be ineffective and will be disregarded. Those elements in each proposal which are trade secrets as that term is defined in Civil Code section 3426.1(d) or otherwise exempt by law from disclosure and which are prominently marked as "TRADE SECRET", "CONFIDENTIAL", or "PROPRIETARY" may not be subject to disclosure. The City shall not in any way be liable or responsible for the disclosure of any such records including, without limitation, those so marked if disclosure is deemed to be required by law or by an order of the Court. Developers/Proposers which indiscriminately identify all or most of their proposal as exempt from disclosure without justification may be deemed non-responsive.

In the event the City is required to defend an action on a Public Records Act request for any of the contents of a proposal marked "confidential", "proprietary", or "trade secret", Developer/Proposer agrees, upon submission of its proposal for City's consideration, to defend and indemnify the City from all costs and expenses, including attorneys' fees, in any action or liability arising under the Public Records Act.

**Late Submissions:** Any proposal received at the place designated in this RFP after the time specified for receipt will not be accepted or considered. The only acceptable evidence to establish the time of receipt is the date/time stamp imprinted upon the proposal package by the date/time recorder of the City of Garden Grove, Office of the City Clerk.

**Non-Conforming Terms and Conditions:** Any proposal, which includes terms and conditions that do not conform to the terms and conditions in this RFP, is subject to rejection as non-responsive. The City of Garden Grove reserves the right to permit the respondent to withdraw non-conforming terms and conditions from its proposal prior to action by the City of Garden Grove to award a contract.

**Withdrawal of Proposal:** Respondents may withdraw all or any portion of a proposal at any time during and after the review and award process, up to ratification of an agreement with the City of Garden Grove.

**Withdrawal of Request for Proposal:** The City of Garden Grove retains, at all times, the right to cancel or withdraw this RFP, to refuse to accept a proposal from any respondent, and to modify or amend any portion of this RFP.



**ATTACHMENT NO. 2**  
BOUNDARY CONSTRAINTS SURVEY

# ATTACHMENT NO. 3

## NON-COLLUSION AFFIDAVIT

### PROPOSER STATEMENT OF NON-COLLUSION

BY SUBMISSION OF THIS PROPOSAL, DEVELOPER/PROPOSER AND EACH PERSON SIGNING ON BEHALF OF PROPOSER CERTIFIES, AND IN THE CASE OF JOINT PROPOSAL, EACH PARTY THERETO CERTIFIES AS TO ITS OWN ORGANIZATION, UNDER PENALTY OF PERJURY, THAT TO THE BEST OF HIS/HER KNOWLEDGE AND BELIEF:

States that all statements made and facts set out in the Proposal for the above Project are true and correct; and the Developer/Proposer (the person, firm, association, or corporation making said proposal) has not, either directly or indirectly, entered into any agreement, participated in any collusion, or otherwise taken any action in restraint of free competitive bidding in connection with said proposal or any contract which may result from its acceptance.

The party making the foregoing proposal that the proposal is not made in the interest of, or on behalf of, any undisclosed person, partnership, company, association, organization, or corporation; that the proposal is genuine and not collusive or sham; that the Developer/Proposer has not directly or indirectly induced or solicited any other Developer/Proposer to put in a false or sham proposal, and has not directly or indirectly colluded, conspired, connived, or agreed with any Developer/Proposer or anyone else to put in a sham proposal, or that anyone shall refrain from bidding; that the Developer/Proposer has not in any manner, directly or indirectly, sought by agreement, communication, or conference with anyone to fix the bid price of the Developer/Proposer or any other Developer/Proposer, or to fix any overhead, profit, or cost element of the proposal price, or of that of any other Developer/Proposer, or to secure any advantage against the public body awarding the contract of anyone interested in the proposed contract; that all statements contained in the bid are true; and, further, that the Developer/Proposer has not, directly or indirectly, submitted his or her proposal price or any breakdown thereof, or the contents thereof, or divulged information or data relative thereto, or paid, and will not pay, any fee to any corporation, partnership, company, association, organization, bid depository, or to any member or agent thereof to effectuate a collusive or sham proposal.

I certify (or declare) under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

TITLE OF PERSON SIGNING

OF \_\_\_\_\_  
(Name of Developer/Proposer)

Affiant further certifies that Developer/Proposer is not financially interested in, or financially affiliated with, any other Developer/Proposer for the above Project.

PROPOSER \_\_\_\_\_

BY \_\_\_\_\_

ITS \_\_\_\_\_

Project Summary Information

### CITY OF GARDEN GROVE

Willowick RFP/Q

**PROJECT COST SHEET TO BE ADDRESSED FOR ALL USES**

Proposal		Summary		MASTER DEVELOPER				RESIDENTIAL			
Project Area	100 Acres	Acres	Units	Unit Mix	Rental	For Sale	Units	Unit Mix	Rental	For Sale	
<u>Use</u>	Fill in below by proposed Type										
1	Master Developer										
2	Residential										

3	Retail/Restaurants		RETAIL/RESTAURANTS			ENTERTAINMENT			OFFICE		
4	Entertainment		Square Feet	Retail Units	Restaurant Units	Square feet	Type	Seats	Square Feet	Type	Floors
5	Office										



**ATTACHMENT NO. 5**

**SANTA ANA FEE SCHEDULE**