



**NOTICE OF RECEIPT AND ACCEPTANCE OF AN UNSOLICITED PROPOSAL
UNDER THE PUBLIC-PRIVATE EDUCATION FACILITIES AND
INFRASTRUCTURE ACT OF 2002 (PPEA) FOR
THE JACKSON PLACE REDEVELOPMENT AREA**

Notice is hereby given that the Richmond Redevelopment and Housing Authority (RRHA) has received and accepted for conceptual phase review an unsolicited PPEA proposal from the Windsor/Aughtry Company. In accordance with the PPEA, RRHA will accept competing conceptual proposals for consideration that comply with the PPEA and the procedures adopted by the RRHA. The proposed qualifying project is described as follows:

The development, design, financing, and construction of a mixed-use development that will include:

- **Site A:** 144+/- room Hampton Inn & Suites with limited surface parking
- **Site B:** 123 +/- room extended stay hotel (Hilton or Marriott Brand) with limited surface parking
- **Site C:** 96 space surface parking lot until completion of the 1st hotel. May be converted to a parking garage to service overflow for hotels in evening and to be used for day time parking for area retail and businesses
- **Site D:** Multi-Family Residential and/or Office
- **Site E:** 7+/- townhomes with surface parking

RRHA intends to evaluate this proposal. RRHA will accept for simultaneous consideration additional competing proposals for this development opportunity. Under RRHA's duly adopted PPEA Guidelines adopted January 16, 2008, as amended, RRHA may negotiate an interim and/or comprehensive agreement with the offeror for the above mentioned development project. This notice is provided for the purpose of encouraging competition in this regard.

For consideration, competing proposals shall be submitted in accordance with RRHA's PPEA Guidelines, to Dr. MaLinda Washington, Director of Procurement and Contract Administration, 1209 Admiral Street, Richmond, VA 23220, not later than 2:00 p.m., local prevailing time, on May 28, 2010. This is an actual and not a postmark deadline. Should a sufficient number of potential proposers request an extension, in writing, sent to Dr. MaLinda Washington at the address above, or for any other reason, RRHA in its sole discretion may extend the deadline. Should, in RRHA's sole discretion, this dead-line be extended, notice of the extension and the new dead-line will be posted on RRHA's website at www.rrha.com. Proposals should be mailed or delivered by the specified time to Dr. MaLinda Washington at the above address. Any offeror submitting a competing proposal shall provide one original and six copies of its proposal in a hardcopy format in addition to

one copy on electronic media, preferably compact disc, in a pdf format. Should an offeror choose to designate parts of the proposal as confidential, then the offeror must submit each copy as two separate documents, one containing non-confidential materials and one containing confidential materials. Confidential items must be clearly marked as such.

Interested parties are encouraged to contact Dr. MaLinda Washington, Director of Procurement and Contract Administration at (804) 780-4444, for details concerning the proposed scope of work. For information on submitting a proposal, please call Maxine Cholmondeley, RRHA General Counsel, at (804) 780-4346.

A Pre-Proposal Conference will be held at 2:00 PM (local prevailing time) on April 1, 2010, at the Richmond Redevelopment and Housing Authority, Administrative Office, 901 Chamberlayne Pkwy, Richmond, Virginia 23220. Subsequent to the Pre-Proposal Conference a tour of the site will be offered. Attendance at this conference is not required but is strongly encouraged.

This notice is published in accordance with a resolution of the Richmond Redevelopment and Housing Authority Board of Commissioners, duly adopted in regular session on January 16, 2008.

For the convenience of those who wish to review and consider the Proposal and, perhaps, consider submitting a competing proposal, the Proposal may be viewed at www.rrha.com and 1209 Admiral Street, Richmond, VA 23220. For those interested in reviewing RRHA's PPEA Guidelines, adopted January 16, 2008, as amended, they may also be found on the above website.