

## REQUEST FOR PROPOSALS

The San Luis Facility Development Corporation of City of San Luis, Arizona ("Corporation") invites proposals for the operation and management of the San Luis Regional Detention Center, a detention facility designed for up to 870 beds and built to American Correctional Association Standards ("Detention Center"). The Corporation intends to select a single vendor ("Vendor") to operate and manage the Detention Center. The facility is located at 406 North Ave. D, San Luis, Arizona and inspections of the facility are available by contacting Kay Marion Macuil, general counsel to the Corporation, at the Office of City Attorney of the City of San Luis at 1090 E. Union Street, San Luis, Arizona during business hours Monday through Thursday, 928-341-8520.

The Corporation will entertain proposals for management and operations of the Detention Center that may include a proposal to lease the facility or options to purchase the facility which must comply with A.R.S. §§9-402 and 9-403, and other provisions of state law. The proposals should include proposals to pay the Corporation or the City of San Luis a fee in lieu of taxes and/or a fee for the right to manage detainees placed with the Corporation or the City by virtue of contracts with agencies of the United States of America or state or local agencies.

The Center is financed with bonds issued by the Corporation and subject to an indenture agreement(s) that provide that revenues from operations must pay the debt of the issued bonds. Any agreement or agreements let because of this request for proposals must be subject to and comply with the terms of any agreements of the bond issue(s) and is subject to the approval of US Bank, Trustee. Copies of all bond documents are available for inspection and copying as a public record of the City of San Luis and may be obtained through proper contact with the Office of City Clerk of the City of San Luis, Arizona, 1090 E. Union Street, San Luis, Arizona during business hours Monday through Thursday, 928-341-8520.

The Vendor must be responsible for negotiating and obtaining contracts for the placement of detainees with the Detention Center.

The management agreement with the current operator is expected to terminate on December 1, 2019. The proposal should include plans for transition, between operators, including but not limited proposals for handling liabilities for operations and obligations, plans for transition for employees, and vendors of the Detention Center.

The proposal should include the terms and conditions for operation and management of the Detention Center by Vendor.

The proposal should include the proposed duration of the agreement and proposed right of the Corporation to terminate for no cause.

The proposal should include the qualifications of the proposed Vendor, and a listing of similar detention facilities it owns, operates or manages.

The proposal should include the names and resumes of the team of professionals it intends to use to operate and manage the San Luis Detention Center.

Financial statements of the Vendor for the past three (3) calendar years are to be

submitted with the proposal.

The Corporation reserves the right to add or exclude possible Vendors at any time during the RFP process.

The Corporation will provide, as a public record, its current existing management agreement and past management agreements it has had.

The proposal shall state the proposed date for the beginning of operations under any management or operations agreement. The proposal must state any special terms or conditions required by the Vendor.

The San Luis Facilities Development Corporation reserves the right to accept or reject any or all proposals, reserves all rights granted to it by law, reserves the right to waive formalities and to take such action as it deems necessary in the best interest of the Corporation.

Each bidder/offeror/Vendor must sign the proposal with his/her signature and shall give his/her full business address as well as the contact person in the submitted proposal.

The proposal must include a firm commitment that the Vendor will meet the terms of the proposal including committing to a timeframe to operate and manage the facility.

The award of a contract under this Request for Proposals shall be based upon a determination of the most advantageous proposal from a responsible and responsive offeror in the sole discretion of the San Luis Facilities Development Corporation and will be subject to a definitive contract that is approved and executed by the Corporation.

Responses to this Request for Proposals will either be hand delivered or mailed to the following location:

**Ms. Jenny Torres  
President  
San Luis Facility Development Corporation  
c/o Office of City Clerk of the City of San Luis  
P.O. Box 1170  
1090 E. Union Street  
San Luis, Arizona, 85349  
928-341-8520**

A responding Vendor shall include three copies of the response in a sealed envelope and mark on the sealed envelope that it is in response to **“Request for Proposals for San Luis Regional Detention Facility 2019.”**

Responses are to be delivered no later than Monday, July 1, 2019, at 5:00 p.m. It is the responsibility of the Vendor to ensure that delivery is made at the specified time and place. Responses received after the specified time and place may be rejected.