

Request for Qualifications
To Acquire and Redevelop Selected Properties Owned by the
Bradenton Downtown Development Authority
In Bradenton, Florida

TAMIAMI TRAIL (14th STREET WEST) REDEVELOPMENT SITE RFQ #2015-01

Bradenton Downtown Development Authority, Florida

April 20, 2015

This Request for Qualifications (RFQ) is issued in accordance with Florida Statutes Section 163.380 by the Bradenton Downtown Development Authority (the "DDA"). The objective of this RFQ process is to ascertain the most qualified interest for the creation of an appropriate and sustainable private, mixed-use redevelopment of properties owned by the DDA. The successful respondent to this RFQ will show proven experience in property acquisition, infill land use planning and entitlements, construction and occupancy of projects in an urbanized setting.

The Bradenton Downtown Development Authority will accept sealed Statements of Qualifications (SOQ) until **2:00 pm local time Tuesday June 16, 2015** for the **Tamiami Trail (14th Street West) Redevelopment Site RFQ #2015-01**.

All respondents should register their intent to submit a SOQ with the DDA. Registration, questions or requests for clarification regarding this RFQ shall be directed in writing to:

RFQ #2015-01 Review Committee
c/o Karen Kyser, Administrative Specialist/Grants Coordinator
kkyser@ddabradenton.com
Downtown Development Authority
101 Old Main Street
Bradenton, Florida 34205.

This RFQ is for informational purposes only and is not intended to create any legally binding obligations on the DDA, and respondents to this RFQ are participating at their own cost and risk. All documentation submitted with the response shall become the property of the DDA and is subject to Florida public records requirements. The DDA reserves the right to discontinue the process described in this RFQ at any time, and to amend and/or modify such process as necessary to meet the needs of the DDA. If any changes are made, all recipients of the RFQ will be informed via an official written Addenda.

SECTION 1.0: REDEVELOPMENT VISION AND SITE DESCRIPTION

The DDA intends to sell these properties and envisions the site as particularly suitable for mixed-use redevelopment targeted to a mix of Millennials, Boomers and creative professionals who

want to live, work, create and play in an urban environment. While the DDA perceives this vision as the highest and best use of this site, responders are welcomed to offer alternative visions that fully leverage the site’s attributes and economic value.

It is the desire of the DDA that any development proposed for the site is consistent with **The Village Tapestry** (especially pages 66-69). This document is available in electronic format and may be obtained from the DDA’s web site at www.ddabradenton.com (under the “Plans and Studies / The Village Tapestry” menu tab in the top right of the webpage).

The redevelopment of the site is consistent with overall DDA goals of ongoing redevelopment of the downtown area, increasing residential opportunities in the area, and enhancing the economic quality of life for local residents. There was significant public support expressed during the creation of **The Village Tapestry** for the redevelopment of this site, which should allow the opportunity for substantial creativity and expedited implementation.

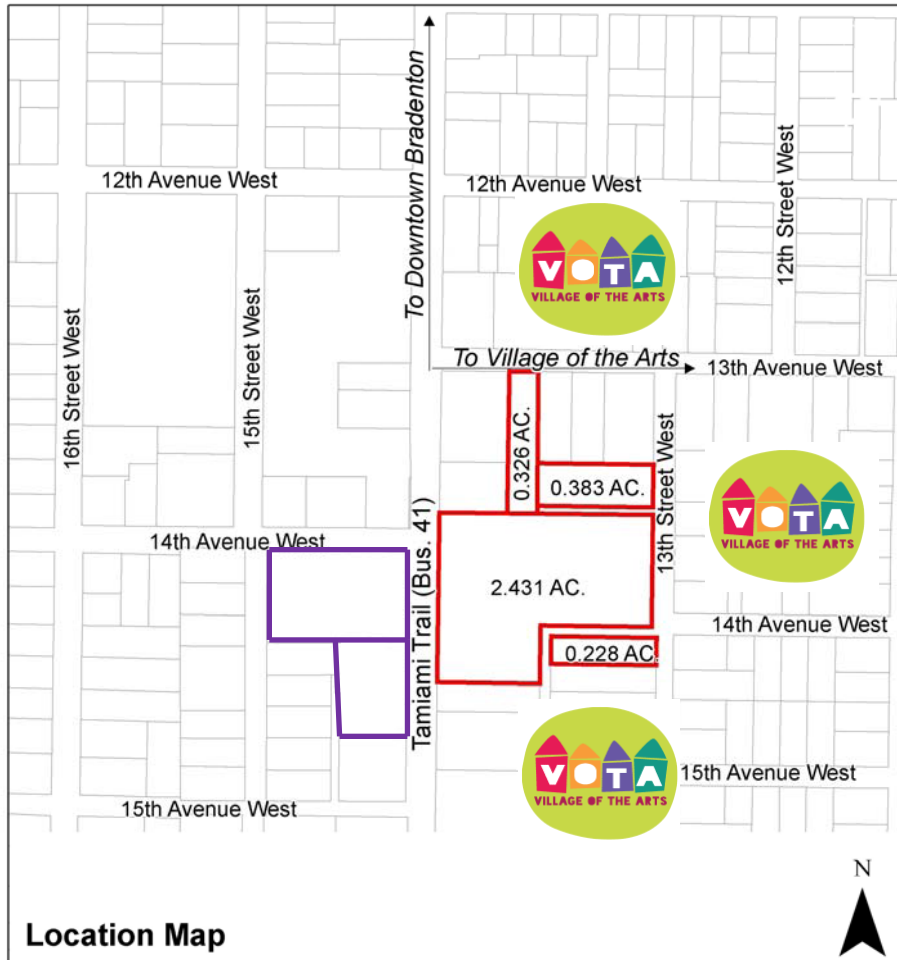
The redevelopment site is comprised of four (4) DDA-owned and controlled parcels for reuse or redevelopment. The site is located on 14th St West (Tamiami Trail) between 13th Avenue West and 15th Avenue West and is surrounded by the Village of the Arts (www.villageofthearts.com) to the north, east and south (see parcels outlined in **red** on Location Map below). The redevelopment opportunity consists of the following four parcels totaling +/- 3.368 acres:

Parcel Identification No.	Address	Acres
4441700004	1319 13 th Avenue West	0.326
4436200002	1324 13 th Street West	0.383
443670050	1405 14 th Street West (Tamiami Trail)	2.431
4437200001	1402 13 th Street West	0.228

The site is generally level and at grade with all fronting streets. The site was originally occupied by a motel and two houses, but those structures were demolished. Access to the site from fronting streets is good. Utilities are readily available to serve the site. The project site is located in the FIRM Zone X (Map #12081 C0302 E; Effective 03/17/14).

One of the parcels (4437200001) is non-contiguous but the possibility exists to abandon existing rights-of-way to create a single contiguous parcel. Another parcel (4436200002) has a right-of-way on its southern boundary that separates it from the largest parcel (443670050). The City of Bradenton would look favorably on vacating these rights-of-way to eliminate the gap between parcels.

All of the parcels are zoned “T4-General Urban Open” per the City’s Form-Based Code.



The DDA will entertain the inclusion of two other parcels west of 14th Street W (see parcels outlined in **purple** on Location Map above). These DDA-owned parcels could be included in this project upon request of the selected respondent.

Site surveys and other site-related documents are available electronically from the DDA upon registration.

SECTION 2.0: STATEMENT OF QUALIFICATIONS

2.1 Redevelopment Vision

Respondent shall provide a concept plan for the Tamiami Trail (14th Street West) Redevelopment Site that complements the DDA’s vision outlined in ***The Village Tapestry***. Respondent shall provide a detailed strategy and explain the promotion of the concept plan to the DDA officials, City officials, the Village of the Arts community and local neighborhood groups. Respondent shall also explain how concept plan complies with ***The Village Tapestry***. Respondent shall include ideas on achieving compatibility with the surrounding neighborhood and the future evolution of the area,

as well as how the site can contribute to future market opportunities.

2.2 Proven Experience

Respondent's SOQ shall include proof of proven experience by providing no fewer than three examples of projects where the respondent acted as lead/principal development interest.

Development or redevelopment examples shall include sufficient detail to convince the DDA that the respondent has the necessary and proven experience in property acquisition, land use planning and entitlement, construction and occupancy of projects in an infill, urban area.

2.3 Key Respondent Personnel

The SOQ shall identify key personnel that will be assigned to various critical project phases. Please provide the names and brief professional resumes of the principal/lead contact and other key personal that will be assigned to the following aspects of the redevelopment project (one person may act as principal contact for the DDA for more than one phase shown below):

1. Overall Project Direction/Management
2. Acquisition/Assembly of Properties
3. Land Use Entitlements
4. Land Use Planning and Site Design
5. Building Architecture
6. Site Engineering
7. Construction
8. Timeline

2.4 Financial Capacity

The respondent shall provide the following financial capacity information:

1. How the project will be financed.
2. Proposed purchase price and conditions, if any, to purchase the properties.
3. Contemplated incentives, if any.
4. Preliminary development budget.
5. A statement that the applicant has the financial capabilities to complete the project.

2.5 Submittal Information

1. Machine Readable. Respondent shall send, as an attachment to an email, one copy of the SOQ packet in response to this RFQ to Review Committee, c/o Karen Kyser, administrative specialist/grants coordinator at kkyser@ddabradenton.com. Said email shall be received at Ms. Keyser's email box no later than **2:00 pm local time Tuesday June 16, 2015**. **(Note: The DDA is open Mon-Thurs, 7:00 am to 6:00 pm, closed Fri-Sun.)**

AND

2. Hard Copy. Respondent shall also provide to the DDA eight (8) hard copies of the full SOQ packet in response to this RFQ document, received at the office shown below no later than **2:00 pm local time Tuesday June 16, 2015:**

Bradenton Downtown Development Authority
101 Old Main Street
Bradenton, Florida 34205

2.6 Respondent Selection Process

It is anticipated that the DDA will employ a qualification-based selection procedure that involves the review of SOQ's, the evaluation and ranking of submittals, short-listing of respondents, presentations by short-list respondents, negotiation of property acquisition price with the most qualified respondent and the final selection of most qualified respondent. The evaluation of submittals and purchase price negotiations are expected to be performed by a review committee. Formal approval of the review committee's recommendations will be made by the DDA Board. Every action of the DDA Board is subject to the approval of the Bradenton City Council.

2.7 Evaluation Criteria

Each response will be evaluated on the basis of the respondent's experience and demonstrated ability to manage and complete this project. The basis upon which respondents will be measured includes, but is not limited to, the following:

1. The viability and attractiveness of the concept plan and its ability to incorporate the vision of the DDA, energize the Village of the Arts and neighborhood stakeholders, and engage DDA and City officials.
2. Experience with mixed-use urban redevelopment projects with an emphasis on experience completing projects with a scope and size similar to the proposed project.
3. Respondent's financial capacity, contemplate purchase price of the site and contemplated incentives, if any.

2.8 Clarification

All correspondence from the DDA regarding this RFQ will be in writing and delivered via email to:

RFQ #2015-01 Review Committee
c/o Karen Kyser, Administrative Specialist/Grants Coordinator
kkyser@ddabradenton.com
Downtown Development Authority

101 Old Main Street
Bradenton, Florida 34205.

Non-registered respondents submit SOQs at their own risk.

2.9 Pre-Submittal Conference

A Pre-submittal Conference will be held at **2 pm local time Tuesday May 5, 2015**, in the Planning Conference Room, City Hall, 101 Old Main Street, Bradenton, Florida 34205. DDA representatives will be available to answer questions pertaining to the project, SOQ submittal requirements and the selection process. Although not mandatory, the DDA highly encourages any party intending to submit a formal SOQ in this matter to attend this pre-submittal conference, as doing so, will allow potential respondents to ask questions and benefit from the responses.

2.10 Site Visit

The site is open for inspection at any time. All respondents are encouraged to visit the site at their convenience. The DDA will not be conducting formal site visits as part of this RFQ.