

Request for Qualifications



Development Partner for
Redevelopment of
Approximately 45 Acres

Town of Erie
645 Holbrook Street
PO Box 750
Erie, Colorado 80516

Town of Erie Urban Renewal Authority
645 Holbrook Street
PO Box 750
Erie, Colorado 80516

July 28, 2015

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Invitation

The Town of Erie Urban Renewal Authority (TOEURA), in partnership with the Town of Erie, Colorado (“Town”) (collectively, “Owner”) is beginning the process of selecting a development partner for redevelopment of approximately 45 acres of property owned by TOEURA, located at the southeast corner of Arapahoe Road & Highway 287 (“Site”).

This Request for Qualifications (RFQ) process provides an opportunity for interested developers to demonstrate their interest, experience, capacity and vision for the redevelopment of the site, and constitutes the competitive bidding process of TOEURA for potential disposition of the property in compliance with C.R.S. §31-25-106.

Specifically the Owner is seeking responses from experienced developers (and development teams) willing to enter into a public-private partnership in furtherance with the principles and in accordance with the procedures outlined in this RFQ. Prospective development partners (referred to herein as “Developer”) may submit information regarding their development expertise, experience, capacity, and vision for this important redevelopment project.

This invitation comprises the entire RFQ.

RFQ responses are due by 3:00 pm, on August 28, 2015.

The Opportunity

Project Summary

Property/Location	Southeast corner of Arapahoe Rd. and HWY 287 in the Town of Erie.
Site Area	Approximately 45 acres
Site Condition	The site contains two former single family home sites as well as the former Prince Reservoir.
Intended Land Use	Owners anticipate the redevelopment program might accommodate a mix of uses including retail, office, and/or residential.
Zoning and Allowed Land Use	The site is currently zoned CC – Community Commercial and PD – Planned Development. It is anticipated that zoning will be updated to reflect a final approved plan.
Infrastructure	The Town of Erie will provide water and sanitary sewer to the site as per the requirements of the annexation. A complete access and circulation plan will be prepared by the Town in conjunction with the selected developer and ultimately submitted to CDOT and the Town of Erie Board of Trustees for approval.



Project Vision and Principles

Owners are seeking a partnership with the right developer, one who understands and exhibits a shared vision for the development future of the site; a vision that maximizes the site's revenue generating potential while employing sound land use and high quality design principles, while remedying any blighted conditions which may be found on the site. As one of the most rapidly growing communities in Colorado the Town of Erie boasts a demographic that is young, well educated, affluent, and demanding of high quality, local shopping, recreation, and dining opportunities.

A key strategy will be to encourage the strategic use of the site's topographic and natural characteristics while concentrating investment within a moderately compacted footprint. Respondents should be prepared to explain how their approach will meet Owners' redevelopment goals, and remedy and/or prevent blighted conditions, while also respecting existing neighboring developments and land uses. A key requirement for the project will be the establishment of a truly unique place; one that will provide for the integration of land uses, multiple modes of transportation, incorporation of unique architectural elements, and the efficient use of both public and private spaces.

The selected developer will demonstrate a commitment to a collaborative approach by providing examples from their history of accomplishing what's described above. At this time Owners would prefer that RFQ responses not include a specific site plan for the use of the site and/or any other conceptual or otherwise plan, drawing, or sketch depicting construction or improvements. Proposals which offer a price for the outright purchase of the site will not be considered. Rather, the Owners seek to engage in a thoughtful planning process in which the establishment of land uses, mix of users, incorporation of public and open spaces, site valuation, and overall site design occur in a collaborative and transparent process.

Selection Process

Owners will evaluate each submittal and prepare a recommendation for the TOEURA Board of Commissioners. The final selection process may include interviews with invited respondents, site visits to existing or under-construction developments, reference checks, and/or any combination of any or all of the above. If necessary selected respondents may be asked to provide supplemental information for further evaluation.

Owners reserve the right to cancel or postpone this RFQ process at any time without any liability.

Also, please note that Owners:

- May accept such responses as they deem to be in the public interest and furtherance of its plans and policies, or may proceed with additional selection processes.
- Reserve the right to reject any and all RFQ respondents at any time, to waive minor irregularities and to terminate any negotiations implied in this RFQ or initiated subsequent to it.
- Reserve the right to request clarification of information submitted, and to request additional information from any respondent.
- Reserve the right to revise this RFQ and the RFQ evaluation process, provided, however, that such revisions will be announced in writing to all RFQ respondents depending upon the timing of the change.
- May determine from the information submitted in the responses, the most qualified respondent or team to meet the stated duties as evaluated under the criteria set forth herein.

Further:

- The issuance of the RFQ and the receipt and evaluation of submissions do not obligate Owners to select a developer or enter into any agreement.
- Any submission does not constitute business terms under any eventual agreement.
- Owners will not be responsible for any costs incurred in responding to this RFQ.

Submittal Requirements

Submittal Document

The following information must be included in the submittal response:

1. A letter of introduction signed by the principal(s) of respondent firm(s).
2. Statement of understanding and concept: discuss the significance of the Site, the team's willingness to negotiate a private-public partnership with Owners; respondent's view of the responsibility of the public-private partnership; and, an understanding of the role of design in establishing a unique sense of place. In addition, the respondent shall provide a written statement of project concept(s) to constitute no more than one page of written text. In no way is this statement of project concept binding on any party; rather, it is intended to demonstrate the respondent's initial ideas about the site's development opportunities/challenges.
3. Team information: Name, addresses, and phone numbers of firm(s) responding (include contact information for each team member if the acquisition and development team includes other firms); Location of principal offices of the developer and each member firm of the consultant team; Description of form of organization (corporation, partnership, etc.); Statement of years the firm has been in business under current name and a list of other names under which the firm has operated.
4. Résumés of firm(s) principals and officers and consultant principals to be involved, including a description of relevant experience of the purchaser, developer and design team, including description of key team members. Descriptions or resumes should address individual experience and qualifications.
5. Project Examples: List and briefly describe relevant, successfully completed projects that demonstrate quality of design, attention to detail, integration into existing community fabric, and public-private partnerships. Project examples may be from individual experience of the team principals or from firm projects. At a minimum, include examples of projects from the development and design teams.
6. References: For each firm, submit a *minimum* of three (3) references from public agencies, private companies, or individuals with whom respondent has had relevant involvement. Include contact names, addresses, emails and telephone numbers.
7. Signed Acknowledgement of Developer (See Attachment A).

Qualifications must be submitted no later than **3:00 p.m. August 28, 2015**. It is the responsibility solely of the respondent to see that its qualifications are received by the date and time stated in this RFQ. Respondents are asked to submit 12 copies and a thumb drive. No oral submittals will be considered. Materials in response to the RFQ may not be submitted via facsimile or e-mail. Materials must be received by the date and time specified in this RFQ.

Submit all materials to:

A. J. Krieger
TOEURA Executive Director
Town of Erie Town Administrator
645 Holbrook Street, 2nd Floor
PO Box 750
Erie, Colorado 80516

Inquiries regarding all aspects of this RFQ should be directed to:

A.J. Krieger
TOEURA Executive Director
Town of Erie Town Administrator
645 Holbrook Street
PO Box 750
Erie, Colorado 80516
(303)926-2710
Email: ajkrieger@erieco.gov

Questions

Questions regarding this RFQ process must be directed in writing (e-mail, fax, or mail) to the above contact.

ATTACHMENT A

Developer's Acknowledgement

In submitting this proposal, I hereby acknowledge and agree that:

1. The Owners are not obligated or committed to enter into any agreement.
2. The Owners are not obligated to pay any costs incurred in preparation and submission of proposals.
3. The Owners will not pay a finder's or Broker's fee in connection with this RFQ. All expenses and liabilities incurred by a Developer in connection with this RFQ are at the sole risk of the Developer, and the Owners shall not have any liability to any Developer or other party in connection with such expenses or liabilities. I hereby disclaim any right to be paid for such costs.
4. The Owners, in their sole and absolute discretion, reserve the right to reject any or all submittals or to withdraw the RFQ, including, without limitation, the right to modify or revise the RFQ, or to withdraw it at any time, or to suspend or terminate the process at any time.

Company Name: _____
(Print)

By: _____
Name, Title (Print)

Signature

Date: _____