



**City of New Port Richey, FL
Community Redevelopment Agency**

**Request for Qualifications
Residences at Orange Lake**

RFQ 16-007

Deadline: Friday, December 18, 2015, 3 pm EST



I. Introduction

Purpose

The purpose of this Request for Qualifications (RFQ) is to select a qualified Development Team (Developer) to develop a prime 2.26-acre site in downtown New Port Richey. The downtown core is bounded by Madison Street to the east, Central Avenue to the north, the Pithlachascotee River to the west and Missouri Avenue to the south. The Community Redevelopment Agency (CRA) of the City of New Port Richey, Florida invites qualified applicants to submit qualifications for a residential infill development for the site.

The CRA redevelopment strategy for downtown New Port Richey emphasizes the creation of residences in and around the downtown core to create the support for day-to-evening retail, restaurant, office, recreational and special event environment. This parcel is a key site within the City and its development will impact many others.

Site Background, Location & Ownership

The City of New Port Richey is 4.6 square miles located on the west coast of central Florida. Situated in the western edge of Pasco County, the City is part of the Tampa Bay area. It is ideally situated along the Gulf of Mexico with an attractive climate. The City was incorporated in 1924 and has grown to nearly 15,000 residents.



The CRA District consists of the traditional commercial downtown business and supporting residential areas with boundaries nearly coterminous with City limits. Downtown is a historic part of New Port Richey that includes governmental functions, retail and service activities. The district also includes a regional hospital and supporting medical services, lakefront property on Orange Lake and extensive frontage on the Cotee River with access to the Gulf of Mexico. Older residential neighborhoods surround the commercial district.

The site is one block north of Main Street in Downtown. New Port Richey has a series of zero lot line developments of various commercial businesses and offices from US Highway 19 east through the heart of

the City. Current downtown businesses include multiple restaurants, taverns and offices. Special events are often held in the nearby Sims Park and adjacent Orange Lake that create a lively atmosphere.

The City purchased the property in 2006 with CRA funds from the First Baptist Church as a redevelopment property. The City razed the church in 2010. Environmental remediation has been completed.

There may be other adjacent property, privately owned and controlled, that could be considered as part of development options. The City cannot commit such private property but will be supportive to the extent appropriate to facilitate further public-private partnering.

II. Project Scope & Objectives

This site is available for development by firms or individuals who are invited to submit qualifications and conceptual proposals. A shortlist of these firms will be reviewed by the City Manager, Economic Development Director and the Community Development Director and only those responding to this RFQ will be considered.

It is the desire of the CRA that any development proposed for the various sites will be consistent with the 2012 CRA Redevelopment Plan. The land use identified for the site include residential, but would allow for work/live use. A residential development with strong pedestrian scale and urban design characteristics has been identified as a preferred goal. Additional goals include revitalization within the downtown area, promotion of pedestrian traffic and activity use throughout the day and evenings, as well as enhanced linkages to and compatible development with adjacent Orange Lake and Sims Park.

Respondents are encouraged to exercise creativity in defining a concept that satisfies the vision of the 2012 CRA Redevelopment Plan, applicable zoning or entitlements, and sound real estate development practices. This vision anticipates uses that include both renter and owner residential options. The RFQ submission should provide examples of innovative and creative developments which the members of the team have advised/designed/developed.

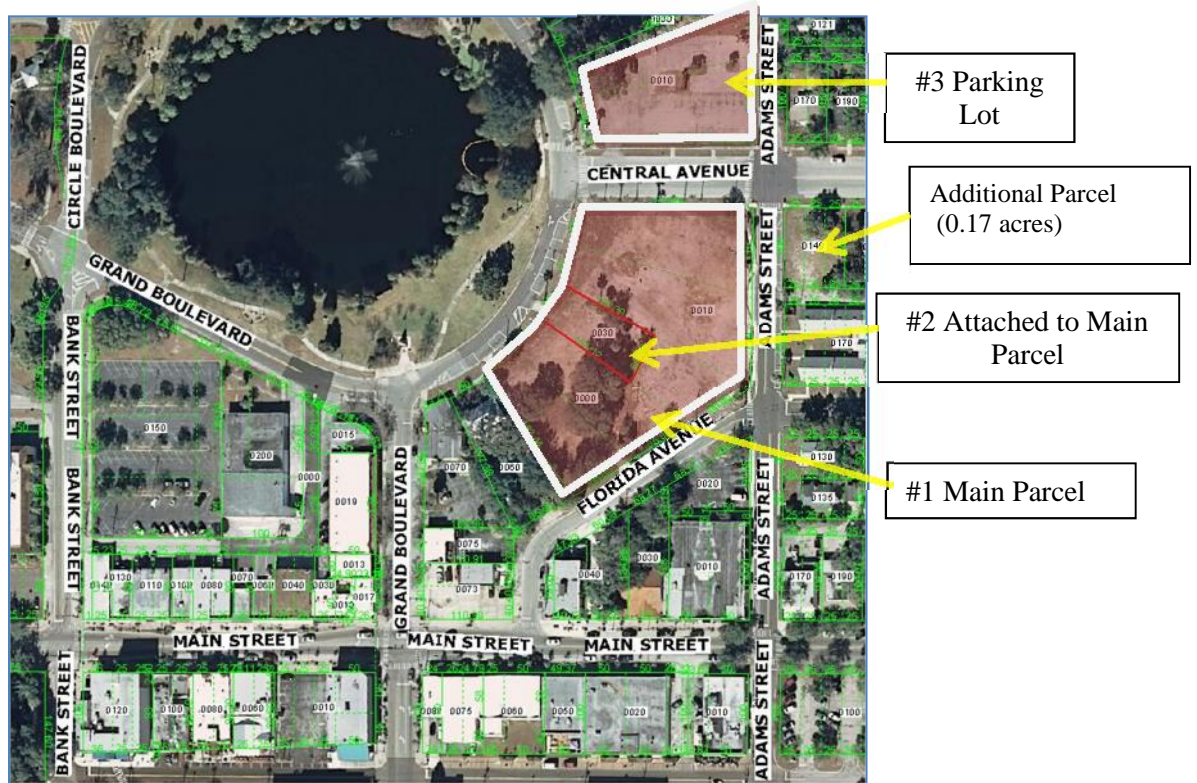
Project Goals

These goals will provide a general framework for evaluating developer qualifications and subsequent developer proposals, as expressed in no particular order:

- Create opportunities for new housing product
- Generate tax base enhancement
- Pursue smart growth development pattern
- Pursue development consistent with realistic market opportunities
- Create development opportunities that are attractive to conventional and/or innovative developers
- Support a reasonable and identifiable path to redevelopment of subject site in the next two years
- Focus City efforts to be results-oriented
- Keep process transparent to avoid the appearance of special interest conflicts
- Seek high standards and best utilization of public assets
- Pursue economically sound development
- Respect and involve local stakeholder interests in design, construction, investing and utilization of site
- Promote a live, work and play environment in the downtown

Site Considerations

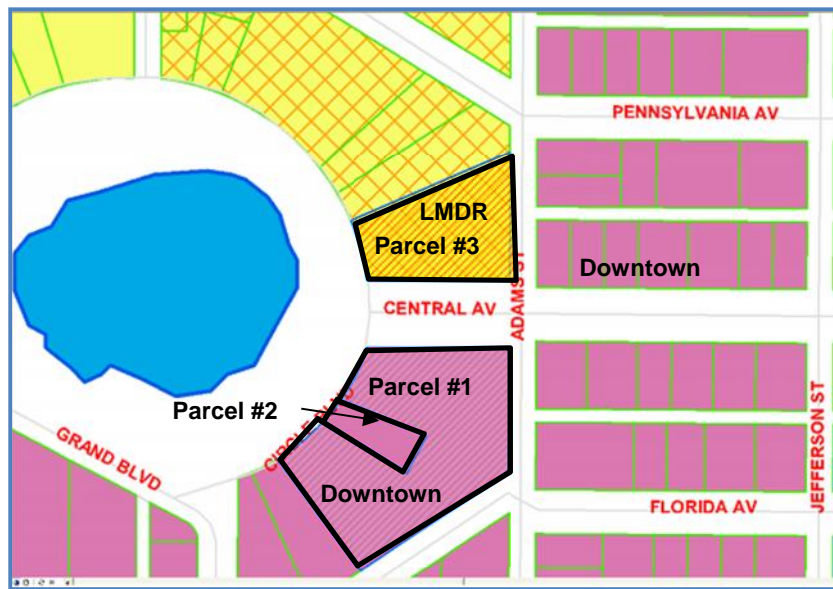
This 2.26-acre site consists of vacant property and a surface parking lot fronting Orange Lake at 6561 Circle Boulevard. The main portion of the subject property Parcel #1 is located on the southeast corner of Central Avenue and Circle Boulevard. It is 1.39 acres and surrounds Parcel #2 (0.14 acres). Parcel #3 is located on the northeast corner of Central Avenue and Circle Boulevard and contains approximately 0.73 acres. All sites appear to have adequate drainage. The site is most appropriate for a residential use and private parking. The site has been cleared and seeded.



An additional parcel to the east of Adams Street is available (0.17 acres).

The current zoning classification(s) allows uses with specific criteria. Based on the ultimate approved development program, the City encourages the use of a Planned Development District. The City will be a cooperative partner in pursuing any permits or approvals that may be required to expedite the selected development plan.

All parcels have a land use designation of Downtown Category, with the exception of Parcel #3, which has designation of Low Medium Density Residential Category. The zoning of Parcels 1 and 2 is Downtown District; Parcel 3 is zoned R-2, Residential District.



Future Land Use

Site Purchase

The CRA prefers a purchase of the site. The CRA will consider fair value in its disposition of the site.

Financial & Other Support

In order to achieve its stated goals for the development of the subject property, the City may consider offering incentives.

III. Qualification & Selection Process

The qualifications shall consist of a description of the Development Team including a list of professionals to be assigned to the project, their academic/professional background and experience with similar projects. In addition, a list of similar projects completed by the Development Team, including references with current addresses and phone numbers, must be provided. The Conceptual Project descriptions should include in both narrative and visual form the extent of the development proposal for the site; drawings may be conceptual in format, but should be detailed enough to reflect the scope of the proposed development and a creative and innovative design solution. Include quality architectural and urban design standards that enhance the city center and connectivity to adjacent Orange Lake and Sims Park.

Based on the qualifications and conceptual proposals received, the Developers will be ranked. The Number 1 ranked developer will be invited to submit a more detailed proposal. Should the Number 1 ranked proposal not be approved, the next ranked proposer will be selected to submit a proposal. This process will continue until the short-listed candidates are exhausted.

A selection committee will screen the submissions. It is expected there will be no communication with parties other than those specifically noted herein and such communication will be exclusively for clarification regarding procedures and objectives. The City prohibits communication to or with any department, bureau or employee during the submission process. In addition, no communications may be initiated by a proposer to

any City Official or persons involved in evaluating or considering the proposals prior to the time an award decision has been made. Communication with any parties for any purposes other than those expressly described herein may cause an individual firm, or team to be disqualified immediately from participating in the development solicitation.

Selection Criteria

- Developer experience and qualifications 20%
- Financial feasibility (developer & project) 20%
- Conceptual development program/vision 20%
- Economic benefit to the City/CRA 20%
- Downtown urban development expertise 20%

Anticipated Schedule & Sequence of Events

It will be incumbent on each respondent to understand the importance of adhering to the schedule included herein. Respondents shall assume full responsibility for the timely delivery of the qualifications. Qualifications received after the deadline stated will not be considered. The CRA, however, reserves the right to amend milestone dates. (Dates are subject to change.*)

Release RFQ	Friday, November 13, 2015
Questions/Clarifications regarding the RFQ due	Wednesday, December 2, 2015
Last day for any addenda to be issued	Wednesday, December 9, 2015
Submission of qualifications deadline	Friday, December 18, 2015 3 pm EST
Project evaluation and rankings	Wednesday, December 23, 2015
Staff interviews short-listed teams	Tuesday, January 5, 2016
CRA/City Council approval of rankings	Tuesday, January 19, 2016

Questions & Answers

It is important that all potential respondents are given clear and consistent information. Therefore, all respondents are required to submit any questions related to this project or selection process in writing so answers can be distributed to all registered respondents. Questions about the interpretation of specifications or the RFQ process should be directed in writing to Mr. Mario Iezzoni, Economic Development Director, at iezzonim@cityofnewportrichey.org. Questions must be received by **Wednesday, December 2, 2015**. No inquiries received after that date will be given any consideration. Any interpretation will be available to prospective proposers in the form of an addendum to the specifications which, if issued, will be available no later than Wednesday, December 9, 2015 prior to the date set for receipt of qualification submissions.

It is strongly encouraged that those parties wishing to submit qualifications to register with the Community Redevelopment Agency (CRA) at iezzonim@cityofnewportrichey.org. It is the responsibility of all parties planning to submit qualifications to contact the New Port Richey CRA prior to submitting qualifications to ascertain if any addenda have been issued and to obtain such addenda.

The City of New Port Richey reserves the right to accept or reject any or all statement(s) of qualifications, with or without cause, or to accept statement(s) of qualifications and begin direct negotiation, which, in its sole judgment, best serves the interest of the City. All decisions related to this solicitation by the Selection Committee, the CRA and City Council will be final.

The CRA reserves the right to request clarification of information submitted and to request additional information of one or more respondents. Costs for preparing the qualifications in response to this request are solely the responsibility of the respondent.

It will be necessary for responding parties to comply fully with the general terms and conditions outlined in this document if they are to be considered. A letter attesting that the respondent has read and understands all procedures is required with the submission (refer to Attachment "A").

Documents Available For Review

To better understand the City's objectives, as well as the opportunities and constraints for redeveloping the site(s), the following documents are available in electronic format and may be obtained from the City of New Port Richey.

- 2012 CRA Redevelopment Plan
- Links to the Land Development Code
- Property title
- Boundary surveys
- Environmental assessment
- Relevant maps and zoning

IV. Submission Requirements

Information in the responses should be organized and divided by tabbed sections as outlined below, including one original and 3 copies of all documents and to include a PDF version:

1. Developer information – Legal name and principal office address; telephone number and email address; name of authorized agent who is authorized to negotiate with the CRA.
2. Project team – Names and qualifications of all team members, legal counsel, architect, financial institution, contractor (if known).
3. Experience/qualifications – List of prior development experience that best identifies with the project scope and objectives, short summary of relevant project(s), listing total projects/units developed. Note specifically previous role(s) as principal, consultant, general partner, designer, or other. Identify any team members having permanent local offices in the New Port Richey area and address the familiarity of the team or individuals with downtown New Port Richey; address whether or not the members of the team have previous experience working together or in New Port Richey; References (with names, addresses, phone numbers and email addresses) that the respondent deems relevant to the Orange Lake development objective.
4. Financial references – Provide financial institution reference contact(s) which may be contacted by the CRA.
5. Narrative and vision statement – A clear statement of the respondents' vision for the project and site, including how the envisioned project will relate to the surrounding area and its benefits to the CRA.
6. Conceptual development proposal – The Conceptual Project descriptions should include in both narrative and visual form the extent of the development proposal for the site; drawings may be conceptual in format, but should be detailed enough to reflect the scope of the proposed development and a creative and innovative design solution. Include quality architectural and urban design standards that enhance the city center and connectivity to adjacent Orange Lake and Sims Park.
7. Financial strategy – A brief description of the various uses proposed.

8. Understanding of RFQ - A signed letter attesting that the respondent has read and understands all procedures outlined in this RFQ (Use Attachment A).

Non-confidentiality

All proposals, qualifications, correspondence and records made thereof, are public record and handled in compliance with applicable state and local laws.

Deadline

Submittals are due by **Friday, December 18, 2015 3 pm**, Eastern Standard Time.

Submittal Location

Address and deliver submittals to:

Ms. Doreen Summers, City Clerk
5919 Main Street
New Port Richey, FL 34652

Attachment "A"

Understanding of RFQ Procedures, Terms and Conditions
Residences at Orange Lake
(To be returned with qualifications submission)

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I acknowledge I have read and understand all procedures and requirements of the above referenced RFQ and have complied fully with the general terms and conditions outlined in the RFQ.

Development Team: _____

Representative's Signature: _____

Representative's Printed Name: _____

Date: _____