

**REQUEST FOR PROPOSALS
CITY OF TAMPA
Mixed Use Development
Downtown Tampa
Community Redevelopment Area**

ALL INTERESTED PARTIES:

The City of Tampa and the Community Redevelopment Agency of the City of Tampa, (collectively the "City") hereby give notice pursuant to Part III, Chapter 163, Florida Statutes, of their request for submission of proposals from qualified and experienced applicants for the acquisition (purchase) of a city block located north of Jackson St, east of Florida Ave, south of Kennedy Blvd., and west of Marion St. The site is more particularly described in Exhibit "B" attached hereto.

The City's intent in the sale of the land is to encourage residential and or office and or hospitality and retail development on the site and to help stimulate the redevelopment of Downtown Tampa CRA. Therefore, responsive proposals will demonstrate, (1) successful experience in the development of residential/office/retail in downtown areas, (2) architectural sensitivity to the proposed site, adjacent buildings and activities, and (3) satisfactory financial references. Proposals shall address planning, design, financing, construction and timing and project implementation. The City of Tampa will require that as part of the purchase price for the land that approximately 2 floors (approximately 200 spaces) of parking is developed for the ownership of the City of Tampa to be used as public parking. Additional public parking as part of the development is strongly encouraged.

Interested parties are invited to submit proposals in response to the request consistent with applicable plans, laws, ordinances and regulations governing the area. Respondents should refer specifically to this site and address all aspects of their proposed development.

Proposals must include sufficient information and evidence of legal and financial ability of the applicant to carry out the terms thereof. All applicants must fully respond and address all items of the project in their proposal submittal package.

Proposals are due no later than 4:00 P.M. on Friday, September 9, 2016 to the City of Tampa Purchasing Department office, located at 306 E. Jackson St., Tampa, Florida 33605.

In selecting a proposal, the City is not bound to make the award on the sole basis of the highest monetary offer. The City reserves the right to accept or reject any or all proposals, either in whole or in part, with or without cause, waive any informality of any proposals, cancel this request for proposals and to make awards in the best interest of the City subject to Community Redevelopment Agency approval.

City of Tampa Proposal Form

Contact Agency: City of Tampa
306 E. Jackson St
Tampa, Florida 33602

Attention: Bob McDonough
Email: bob.mcdonough@tampagov.net
Telephone: (813) 274-8245

Instructions: Please complete all sections of this Proposal Form. **Deliver completed application (1 original, 3 copies, and 1 CD file) in a sealed envelope to City of Tampa Purchasing Department, located at 306 E. Jackson St., Tampa, Florida 33602 no later than 4:00 P.M., Friday, September 9, 2016.**

Address the outside of the envelope as:

Mixed Use Development Proposal
Downtown Tampa
Community Redevelopment

This is a Proposal Form used to establish legal and financial ability to proceed, to disclose the intended use of the real estate, and to establish the overall parameters of the project. In the event you need to submit attachments to supplement your responses, please identify the section to which the attachment relates.

This Proposal Form includes the following exhibits:

1. Aerial of the proposed site ("Exhibit A")
2. Legal Description ("Exhibit B")

PROJECT PROPOSAL

1. Applicant

Legal name of the applicant:

Identify all parties germane to the proposal

	<i>Name</i>	<i>Address</i>	<i>Phone</i>	<i>Fax</i>	<i>Email</i>
1.					
2.					

List all parties authorized to represent the applicant(s), such as company officers, attorneys, real estate agents, etc.

	<i>Individual</i>	<i>Agency</i>	<i>Address</i>	<i>Phone</i>	<i>Fax</i>	<i>Email</i>
1.						
2.						
3.						
4.						

2. Prior Experience

Describe the Applicant's experience in the acquisition and development of mixed use development in downtown areas.

3. Team Prior Experience

Identify the projects that the Applicant's proposed team (Applicant / Architect / Contractor) has successfully developed. Provide the name, address, and photographs of each significant project. Provide a brief description of each project.

4. Development Intent

Describe in detail the proposed project and how the hotel /office / residential /retail will

integrate with the redevelopment of the Downtown Tampa. Attach drawings and/or plans that explain the proposed development.

5. Development Cost and Financing

Provide a line-item budget detailing the anticipated project cost and identify all known and anticipated funding sources and amounts per source for this project. Known sources should be identified as such.

6. Land Disposition Agreement

Describe the Applicant's offer to the City and proposed terms of financing. Also, include a timetable for the transaction(s) and any special conditions.

7. Financial Profile

Provide a summary of the Applicant's most recent personal and/or corporate financial statement, and provide evidence demonstrating that the Applicant either has, or can secure within a reasonable amount of time, the necessary financial resources to complete the proposed project in a timely fashion and provide long term financial support to the project after it is built.

8. Development Schedule

Provide a proposed project timetable from property closing to completion. Applicant must successfully demonstrate that mixed use construction will commence within one (1) year of closing. Specific terms and conditions related to the start of construction shall be fully described in the subsequent Land Disposition Agreement.

9. Additional Needs

Identify any requests or needs from the City and provide additional information that the Applicant believes is pertinent to this project, e.g. public utilities, parking, etc.

EXHIBIT "B"

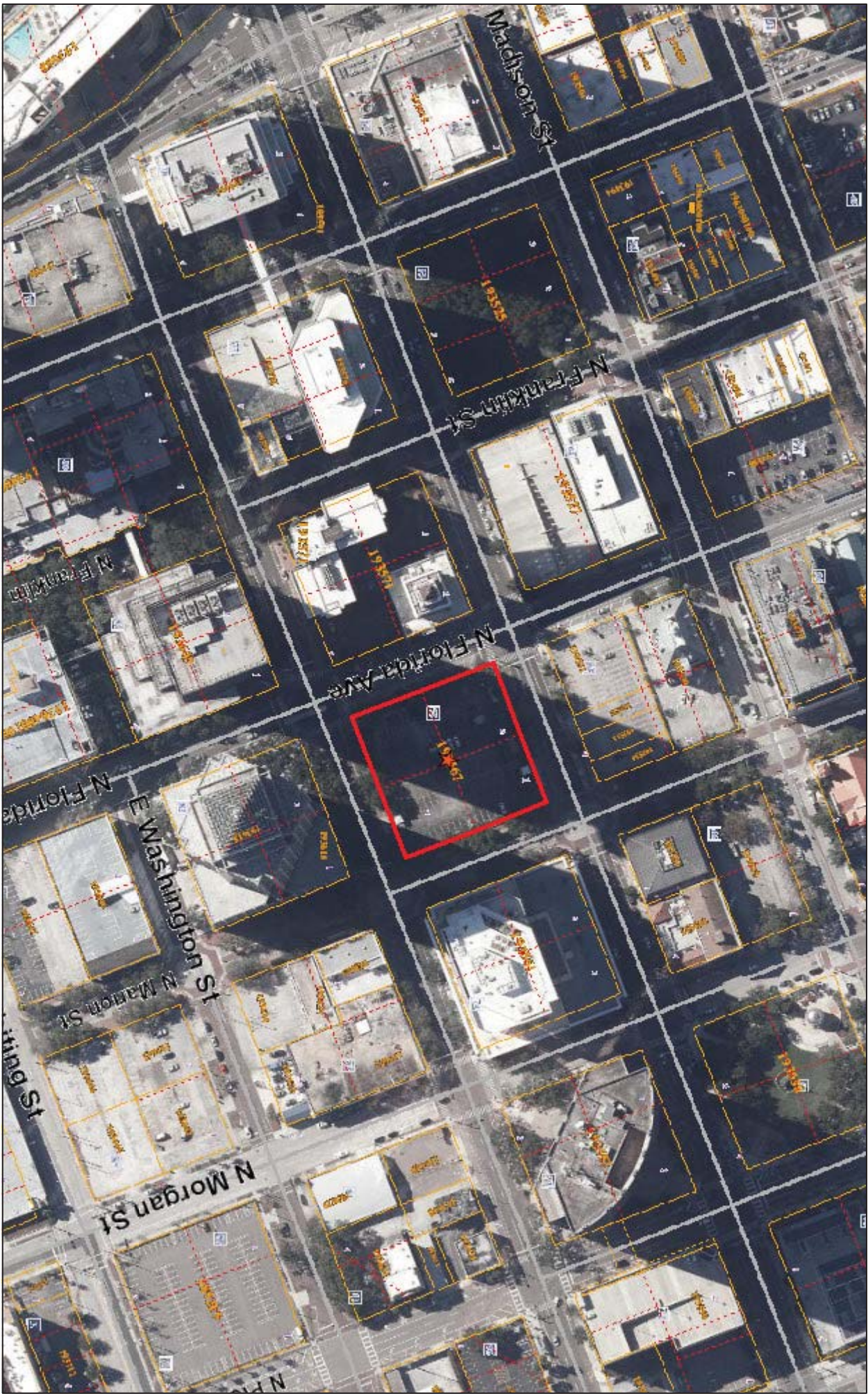
Legal Description

Tampa General Map of 1853

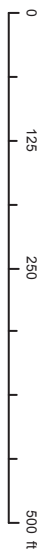
Block 75 LOTS 1,2,3 AND 4

Plat Book 1, Page 7

Exhibit "A" Land for Sale



July 20, 2016



Bob Henriquez, CFA
Hillsborough County Property Appraiser
This map is for assessment purposes only.
It is not a survey.
2016 Aerials