

ADVERTISEMENT

REQUEST FOR PROPOSALS CITY OF TAMPA Mixed Use Development West 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 approximately eighteen (18) acres of land located immediately west of the Hillsborough River, south of Columbus Drive and north of Spruce Street in Tampa, Florida. The site is located in Census Tract 12057004300 which is designated a Qualified Opportunity Zone. The property is potentially eligible for Brownfield Tax Credits. The land is located in the West Tampa CRA and is immediately adjacent to a 44-acre redevelopment area known as West River. West River is a joint venture partnership of the Tampa Housing Authority and the Related Group of Florida. Collectively, that partnership is currently developing 676 mixed income residential units in 5 projects with a total investment exceeding \$121 million. At buildout, West River is planned to contain 1600 housing units containing a mixture of approximately 50 % workforce and affordable housing and 50% market rate. The project plans includes hotels, retail and office space.

The City's intent in the sale of the land is to encourage mixed use or residential or office and or hospitality and retail development on the site and to continue the redevelopment of the West Tampa CRA. Therefore, responsive proposals will demonstrate, (1) successful experience in the development of residential/office/retail/hospitality in urban areas, (2) architectural sensitivity to the proposed site, adjacent residential neighborhoods, buildings and activities, and (3) satisfactory financial references. Proposals shall address planning, design, financing, construction, timing, and project implementation. A workforce housing component is strongly encouraged.

Proposals are due no later than 4:00 P.M. on Wednesday, March 20, 2019 to the City of Tampa Purchasing Department office, located at 306 E. Jackson St., Tampa, Florida 33605.

A copy of the Request for Proposals can be obtained at:

<http://www.tampagov.net/economicdevelopment>

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 electronic file on thumb drive) 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., Wednesday, March 20, 2019.**

A prebid meeting will be held at City of Tampa City Council Chambers, 315 E Kennedy Blvd; Third Floor on March 4, 2019 at 1 PM. Interested parties unable to attend the prebid meeting in person may call in:

Prebid call-in Meeting ID: **501-815-751**

To use the OpenVoice service, you may call from:

Canada: +1 (647) 317-4262
United States: +1 (657) 220-3242

Call Toll-Free:

Canada: 1-888-299-2873
United States: 1-888-585-9008

The following commands may be used by participants during the conference call:

- *1** Play menu of features so you know what's available
- *2** Mute/Unmute your own line so other people can't hear background noise at caller's end
- *5** Hear the number of callers who are on the conference
- *9** To alert Organizer you have a question (when the Organizer has the conference in Lecture Mode)

If you have any questions regarding the OpenVoice service, please contact [Global Customer Support](#).

Address the outside of the envelope as:

Mixed Use Development Proposal
West Tampa CRA
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")

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 urban 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 West 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.