

FORMER H.D. KING PLANT

FORT PIERCE REDEVELOPMENT AGENCY
OCTOBER 15, 2018



OVERVIEW



FPRA BOARD INPUT



COMMUNITY INPUT



SOLICITATION LANGUAGE



SOLICITATION DISTRIBUTION



TIMELINE

FPRA BOARD INPUT



COMPLEMENT DOWNTOWN
RESIDENTIAL PARKING
MOORE'S CREEK CONNECTIVITY

HOTEL

COMMUNITY INPUT

King Plant Pop-Ups



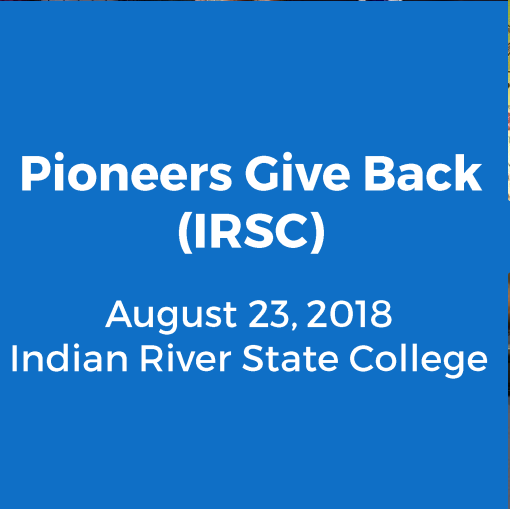
Firefighter Combat Challenge

September 15, 2018
Manatee Center



Farmers Market

Aug 24 + Sep 1, 2018
Marina Square



Pioneers Give Back (IRSC)

August 23, 2018
Indian River State College



Lincoln Park Business Expo

September 7, 2018
Percy Peek

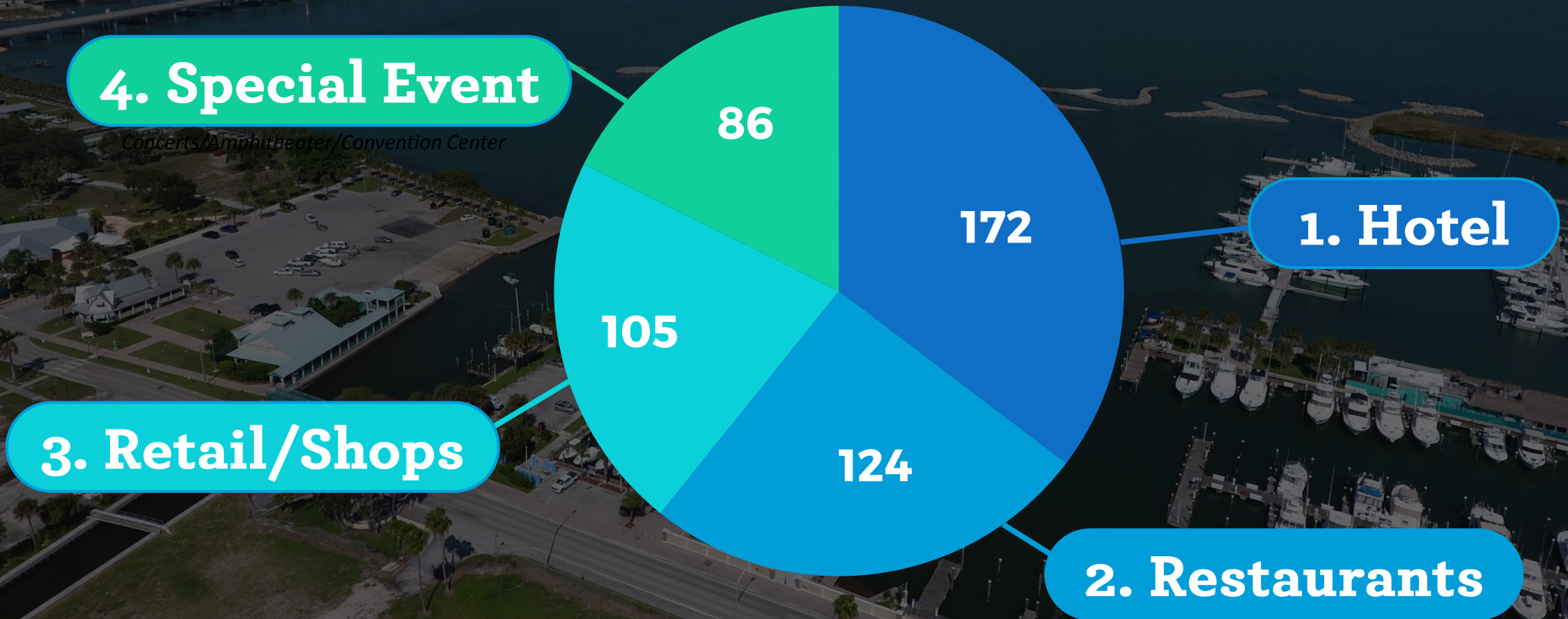


Friday Fest

September 7, 2018



TOP CHOICES FOR FUTURE USE

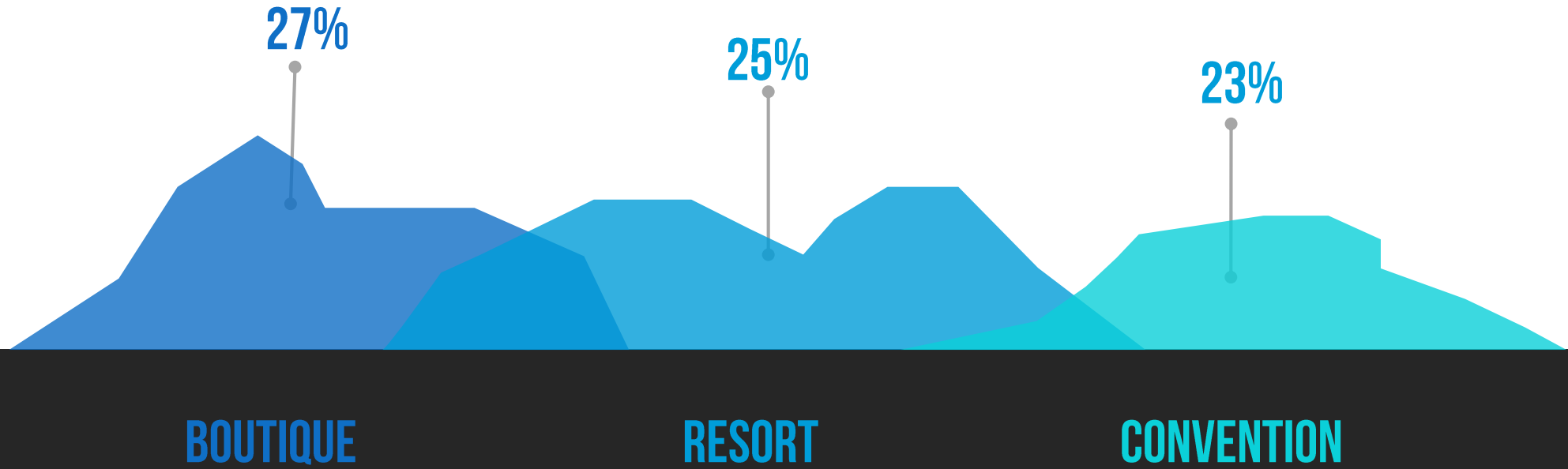


▪ FUTURE USE ▪

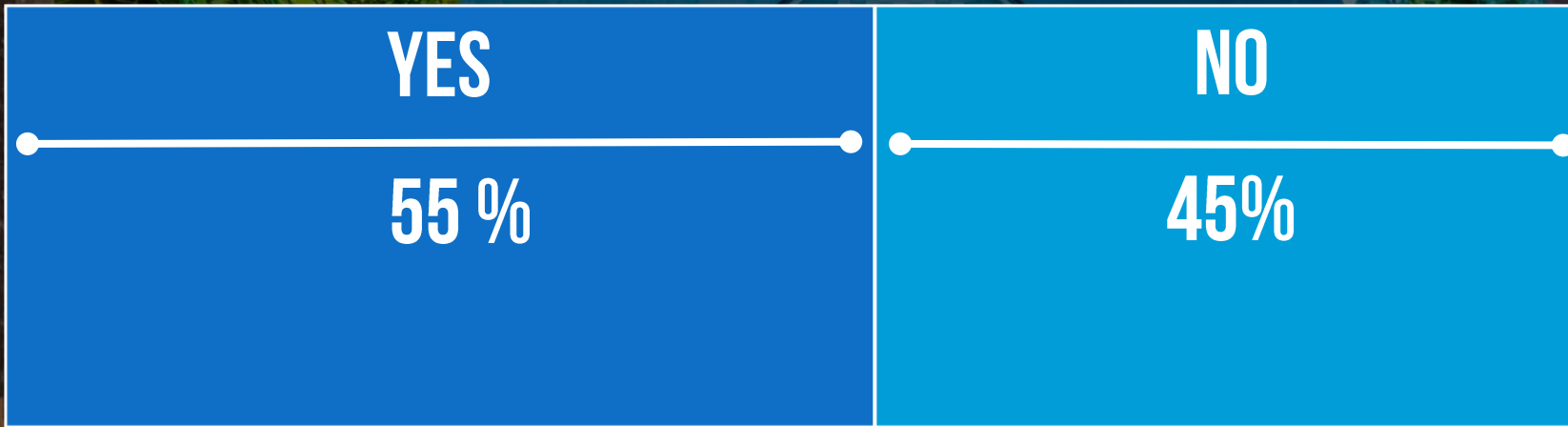
77%

OF RESPONDENTS WOULD LIKE TO
SEE A HOTEL ON THE SITE.

WHAT TYPE OF HOTEL?



RESIDENTIAL?



▪ INTERMODAL ACCESS ▪

85%

OF RESPONDENTS BELIEVE THAT
REGIONAL **CONNECTIVITY** IS IMPORTANT
ON THIS SITE.



SOLICITATION LANGUAGE

EXECUTIVE SUMMARY:

The City of Fort Pierce and the Fort Pierce Redevelopment Agency (FPRA) invite interested developers to submit a Statement of Qualifications for the redevelopment of approximately **7.2 acres** comprising of several parcels generally known as the former H.D. King Plant property located at 311 North Indian River Drive in Downtown Fort Pierce. **This site presents a remarkable riverfront redevelopment opportunity.**

EXECUTIVE SUMMARY



The City of Fort Pierce and FPRA are soliciting qualifications and proposals from qualified individuals, developers, or firms to design and develop a mixed-use project on the property that includes a hotel. The City is seeking creative development proposals that incorporate the elements and guiding principles outlined in this solicitation based on board member and community input. The desired uses listed should not limit a proposer's creativity and professional judgment in preparing a proposal.

SOLICITATION DISTRIBUTION



DEMAND STAR



OPP SITES



AMERICAN PLANNING ASSOCIATION



FLORIDA REDEVELOPMENT ASSOCIATION



BID NOTIFICATION LIST



CITY WEBSITE



NEXT STEPS



1. Review solicitation language

FPRA Board Meeting
October 15, 2018



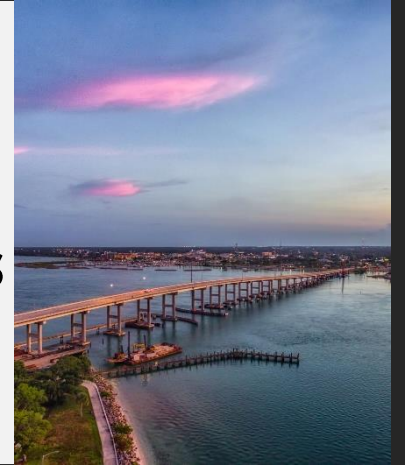
3. Pre-Bid Meeting

December 5, 2018



2. Issue Request for Qualifications

November 14, 2018



4. RFQ closing date

January 9, 2019
(8 weeks)





5. Review Committee Ranks RFQs and Presents Shortlist to FPRA Board

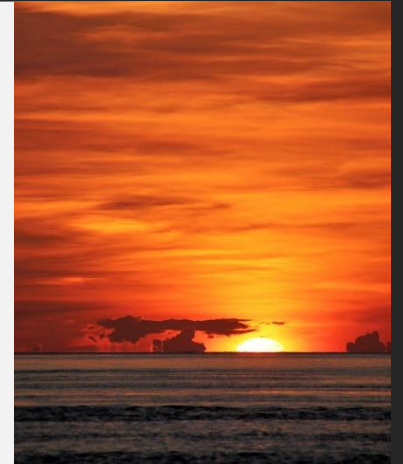
FPRA Board Meeting
January 22, 2019



7. RFP Due
April 3, 2019
(8 weeks)

6. Issue RFP to Shortlist

January 28, 2019



7. Presentations to FPRA Board

Meeting - open to public,
presentations - closed
April/May 2019





8. FPRA Board Evaluates Proposals and Presentations

April/May 2019



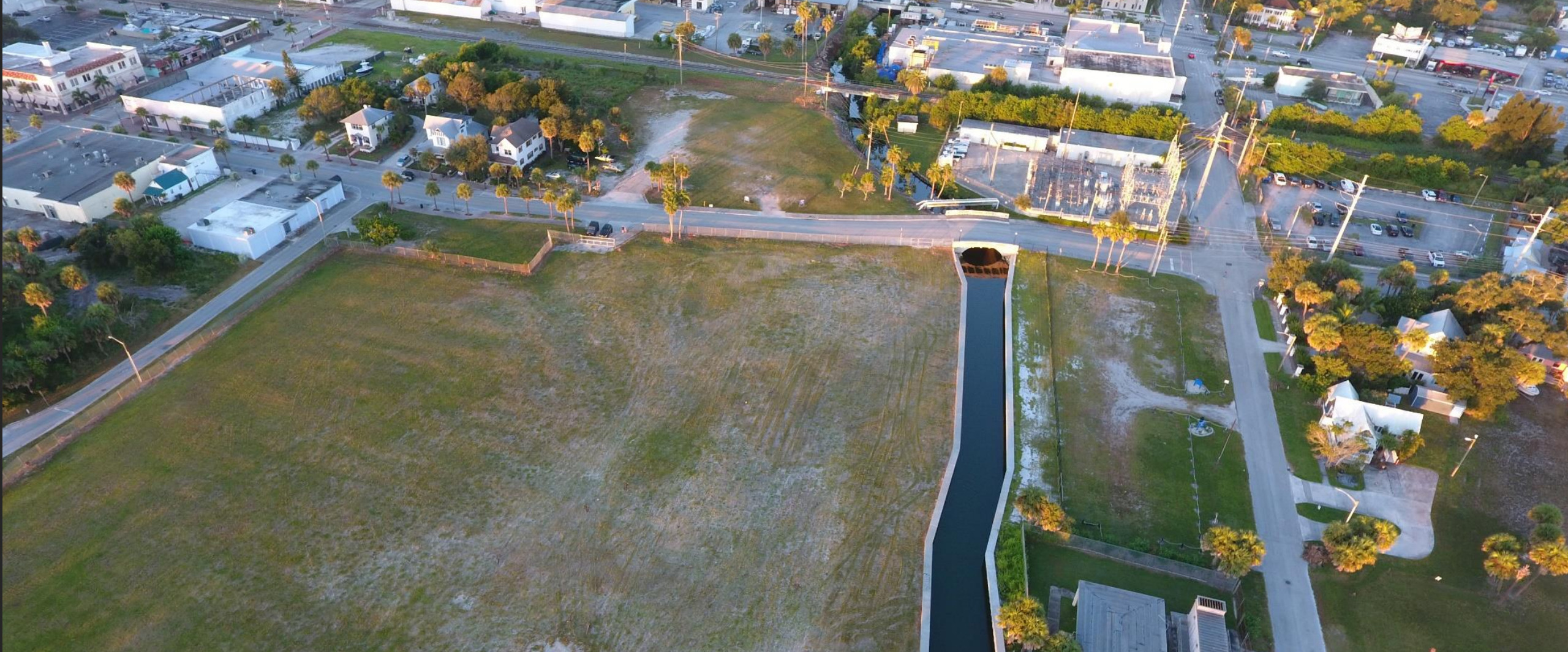
10. Present final contract to FPRA Board for approval

October 2019

9. Staff enters Negotiations with Highest Ranked Bidder

June/July 2019





QUESTIONS?