



**RFQ/P 2017-023**

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**Former H.D. King Plant Site  
Evaluation Committee Recommendation**



# Site Overview



- Former home of the electricity generating facility for FPUA. The facility was demolished in 2008 and the site has gone through a series of soil remediation processes.
- The remediation has been completed and the site offers a blank slate of approximately 7.13 acres for redevelopment.
- Appraised at \$2.5 million in 2017

# Competitive Bid Process



**August 24, 2016**

**Community Input Meeting**



**August 23, 2017**

**Request for Qualifications (RFQ) Issued**



**October 4, 2017**

**Pre-Proposal Meeting**



**November 29, 2017**

**RFQ Deadline**  
*4 respondents*



# Competitive Bid Process *cont'd*



**January 16, 2018**  
**Shortlist confirmed  
for  
Request for  
Proposals (RFP)**



**March 21, 2018**  
**RFP Due**  
**2 respondents:**  
***King Station  
Development  
& RMA***



**April 11, 2018**  
**Presentation to  
Evaluation  
Committee  
*open to public***



**April 19, 2018**  
**Evaluation  
Committee Ranking**

- Framework Group
- King Station Development
- RMA



<b>CUMULATIVE EVALUATION SHEET</b>	<b>King Station</b>	<b>RMA</b>
<b>Preliminary Development Plan</b> Proposed uses, intensity of uses, and general character of the development - including scale, height and architecture.	<b>65</b>	<b>100</b>
<b>CRA Goals</b> Detailed description of the manner in which proposed plan achieves the goals established in the FPRA CRA Plan.	<b>37</b>	<b>50</b>
<b>Preliminary Traffic Assessment</b> Analysis of potential traffic impacts to community.	<b>22</b>	<b>21</b>
<b>Economic Feasibility</b> Analysis of a project's costs and revenues in an effort to determine whether or not it is viable and possible to complete.	<b>45</b>	<b>27</b>
<b>Acquisition/Financing</b> The way in which the proposer will purchase or finance the property.	<b>122</b>	<b>45</b>
<b>Schedule</b> Likelihood of project being completed, a measure of how reasonable the project timetable is.	<b>64</b>	<b>35</b>
<b>Qualifications/Experience</b> Professional qualifications and experience in development, financing, management of comparable projects.	<b>39</b>	<b>44</b>

# Total Points

Evaluation Committee, April 19, 2018

**RFQ 2017-023**

**KING  
STATION**

**394**

**RMA**

**322**

0 50 100 150 200 250 300 350 400 450



# Side-by-Side Comparison

	King Station	RMA
<b>ACQUISITION</b>	<b>Cash</b> \$2.5 million paid in cash at closing	<b>Complex acquisition terms</b> Deferred payment, shared TIF, additional investment by City and FPUA.
<b>CONSTRUCTION SCHEDULE</b>	Hotel grand opening scheduled for <b>September 2020</b>	10 phases, as submitted, the hotel will be constructed last, <b>December 2021</b>
<b>PRELIMINARY DEVELOPMENT PLAN</b>	105-room Hampton Inn	120-room branded hotel
	4-story hotel 2-story lifestyle mixed-use retail, restaurant, entertainment	7-story hotel, 7-story apt bldg., 6-story apt bldg., 2/3-story townhouses, 3/4-story fitness with affordable student housing, 3/4-story brewery with affordable student housing.
	<b>Surface parking: 233 spaces</b>	<b>521 spaces total. Structured: 260 spaces, On-site: 126 spaces, On-street: 107 spaces, Townhouse: 28 spaces</b>
	<b>No residentail.</b>	202 apartments, 25 townhouses plus affordable student housing

# Evaluation Committee Recommendation

**City of Fort Pierce and Fort Pierce Redevelopment Agency staff will evaluate the proposals, rank each of the respondents, and recommend a preferred developer. The Fort Pierce Redevelopment Agency will then enter into negotiations with the highest ranked respondent for a period of ninety (90) days.**

**If an agreement in principle cannot be reached with the highest ranked respondent within ninety (90) days, the Fort Pierce Redevelopment Agency will commence negotiations with the next highest ranked respondent, and so on until an acceptable agreement has been reached with a qualified respondent.**