




TO : **Nicholas C. Mimms, P.E., City Manager**

FROM : **Shyanne Helms, Communications Manager** 

RE : **RFP – Redevelopment of the former H.D. King Power Plant Site**

DATE : **May 16, 2018**

In August 2017 the City of Fort Pierce and Fort Pierce Redevelopment Agency embarked upon a two-phase competitive bid process to solicit interested parties for the redevelopment of the property known as the former H.D. King Plant site located at 311 Indian River Drive.

On August 23, 2017 the City of Fort Pierce and Fort Pierce Redevelopment Agency entered the first phase of the bid process by issuing a Request for Qualifications (RFQ). Four responses were received by the deadline of November 29, 2017.

The Evaluation Committee reviewed the responses with respect to organizational structure, professional qualifications and experience, financial capacity, and preliminary development plan and upon review, three firms were recommended to submit a proposal in response to the Request for Proposal (RFP): Framework Group, LLC; King Station Development (aka Kite Properties, LLC); Redevelopment Management Associates (RMA).

On January 5, 2018 the City of Fort Pierce and Fort Pierce Redevelopment Agency entered the second phase of the bid process by issuing a Request for Proposals (RFP) to the shortlist. The city received responses from King Station Development and RMA by the deadline of March 21, 2018. Framework Group, LLC withdrew from the process citing shifts in strategic direction.

Community involvement has been, and continues to be, a priority throughout this redevelopment process. With that in mind, the two respondents made public presentations to the Evaluation Committee on April 11, 2018. The audio recordings of both public presentations are available on the city's website.

Based on the review of the proposals and presentations, the Evaluation Committee ranked the proposals as follows:

King Station Development – 394

(King Station Development is a joint venture partnership of Kite Properties; Proctor Construction & Peachtree Hotel Group)

Redevelopment Management Associates (RMA) – 322

The RFP evaluation criteria included the following: preliminary development plan, CRA goals, preliminary traffic assessment, economic feasibility, acquisition/financing, schedule and qualifications/experience. The cumulative tabulation sheet is attached.

The Evaluation Committee is seeking approval to enter into negotiations with King Station Development, a joint venture partnership of Kite Properties, LLC; Proctor Construction Company and Peachtree Hotel Group, for the redevelopment of the former H.D. King Plant site.

c: Evaluation Committee:
Jack Andrews, City Engineer
Johnna Morris, Finance Director
Rebecca Grohall, Planning Director
Leslie Olson, St. Lucie County Planning & Development Director
Gelencia Carter, Purchasing Manager

**REQUEST FOR PROPOSALS NO. 2017-023
FORMER H.D. KING PLANT SITE REDEVELOPMENT
CUMULATIVE EVALUATION SHEET**

	PROPOSERS	
EVALUATION CRITERIA	King Station Development <i>Vero Beach, FL</i>	Redevelopment Management Associates, LLC. <i>Stuart, FL</i>
Preliminary Development Plan Points <u>125</u>	65	100
CRA Goals Points <u>50</u>	37	50
Preliminary Traffic Assessment Points <u>25</u>	22	21
Economic Feasibility Points <u>50</u>	45	27
Acquisition/Financing Points <u>125</u>	122	45
Schedule Points <u>75</u>	64	35
Qualifications/Experience of Proposer Points <u>50</u>	39	44
TOTAL POINTS	394	322

Committee Members: Shyanne Helms, Communications Manager, Jack Andrews, City Engineer, Rebecca Grohall, Planning Director, Johnna Morris, Finance Director, Leslie Olson, Director of Planning & Development at St. Lucie County