



RFQ/P 2017-023

Former H.D. King Plant Site
FPRA Board Special Meeting June 18, 2018



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



Competitive Bid Process *cont'd*



May 21, 2018
**Recommendation to
enter negotiations
presented to
FPRA Board**



May 21, 2018
**Voted to deny
both proposals**



June 18, 2018
**FPRA Meeting to
discuss
reconsideration
and/or next steps**





RFQ/P 2017-023

Former H.D. King Plant Site Evaluation Committee Recommendation

Originally presented on May 21, 2018

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



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

Side-by-Side Comparison

	King Station	RMA
ACQUISITION	Cash \$2.5 million paid in cash at closing	Complex acquisition terms Deferred payment, shared TIF, additional investment by City and FPUA.
CONSTRUCTION SCHEDULE	Hotel grand opening scheduled for September 2020	10 phases, as submitted, the hotel will be constructed last, December 2021
PRELIMINARY DEVELOPMENT PLAN	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.
	Surface parking: 233 spaces	521 spaces total. Structured: 260 spaces, On-site: 126 spaces, On-street: 107 spaces, Townhouse: 28 spaces
	None	202 apartments, 25 townhouses plus affordable student housing

Evaluation Committee Recommendation

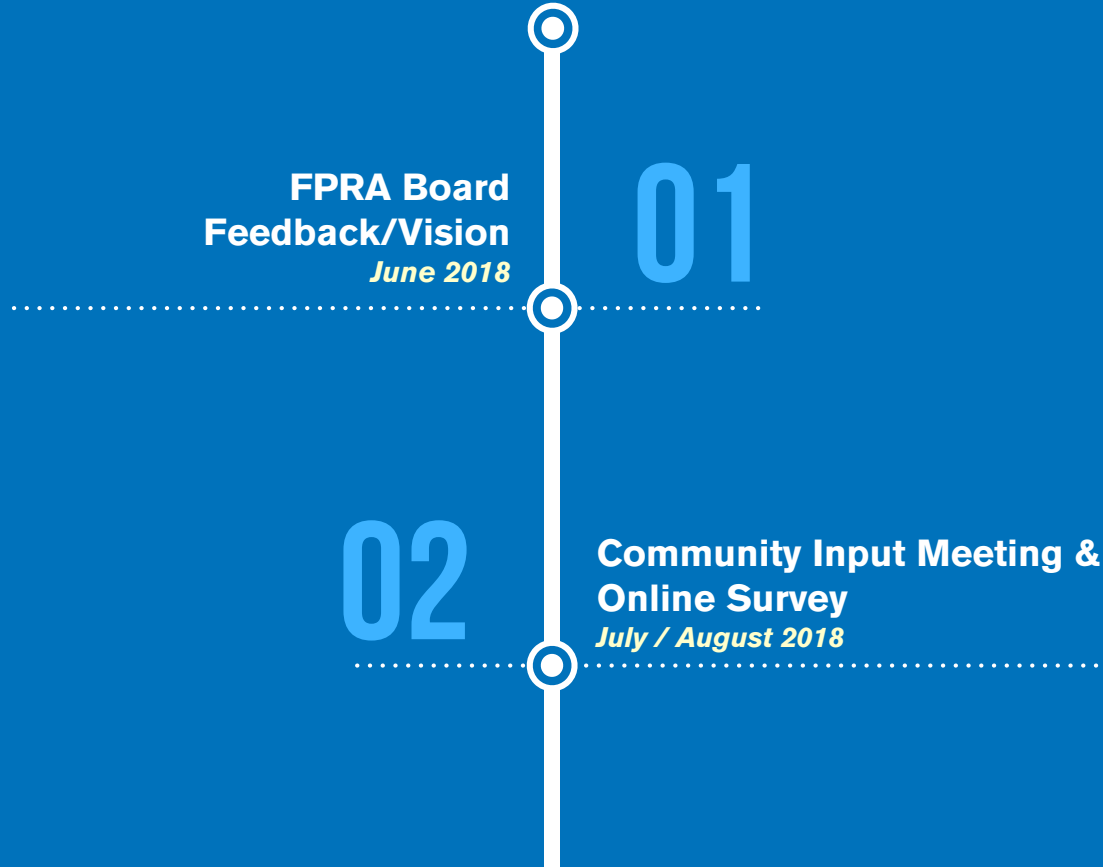
Authorize staff to enter negotiations with the highest ranked respondent (King Station Development) for a period of ninety (90) days.



Options for Next Steps

Re-Issue Request for
Qualifications/Proposals

Potential Timeline



New Appraisal & Create New RFQ/P
August / September 2018

03

04

**FPRA Board to Approve RFQ/P
Language & Solicitation**
October 2018

Issue Request for Qualifications
October 2018

05

Pre-Proposal Meeting
November 2018

06

07

RFQ Submittals Due
January 2019 (12 weeks after issuance)

**Selection Committee Ranks RFQs and
Presents Shortlist to FPRA Board**
January 2019

08

Issue RFP to Shortlist
January 2019

09

10

RFP Due
March / April 2019 (12 weeks after issuance)

Presentations to FPRA Board
April / May 2019

11

**FPRA Board Evaluates Proposals
and Presentations**
May / June 2019

12

13

**Staff Enters Negotiations for a period of 90
days with highest ranked bidder**
May / June 2019 to August / September 2019

**Present final contract to FPRA
Board for approval**
October 2019

