



FORMER H.D. KING PLANT

REQUEST FOR QUALIFICATIONS NO. 2019-003





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 approximately 7.2 acres for mixed-use redevelopment.
- Appraised at \$2.8 million in August 2018.

FPRA BOARD INPUT



COMPLEMENT DOWNTOWN
RESIDENTIAL PARKING
HOTEL
MOORE'S CREEK CONNECTIVITY

COMMUNITY INPUT

King Plant Pop-Ups



Firefighter Combat Challenge

September 15, 2018
Manatee Center



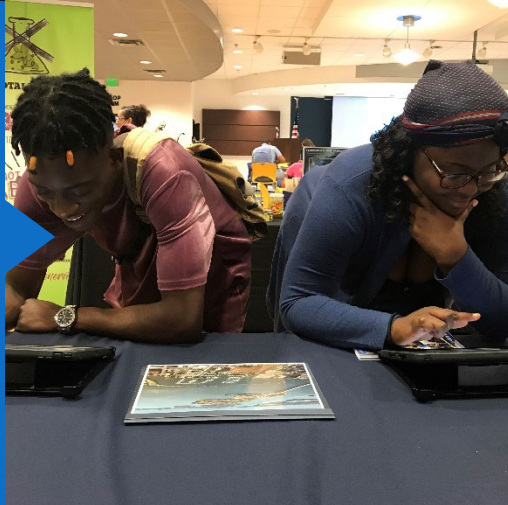
Farmers Market

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

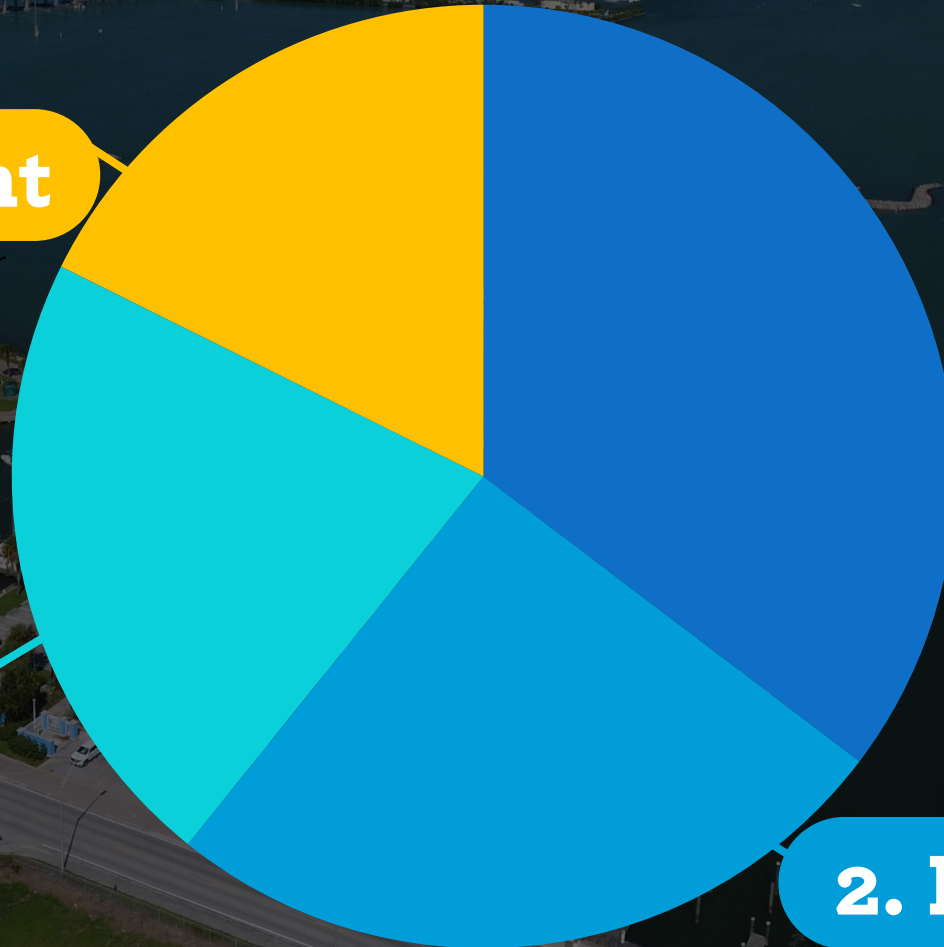
4. Special Event

Concerts/Amphitheater/Convention Center

3. Retail/Shops

1. Hotel

2. Restaurants



TWO-PHASE SOLICITATION PROCESS

PHASE 1: RFQ

The first step of the process is the Request for Qualifications (RFQ). The RFQ is used as a screening step to establish a qualified pool of firms who are eligible to submit responses to a Request for Proposals (RFP). In this two-step process, the response to the RFQ describes the company or individual's general qualifications to redevelop the property, but does not provide a specific proposal.

PHASE 2: RFP

The shortlist, once selected by the FPRA Board, will be invited to submit a response to the Request for Proposals (RFP). During this phase, respondents will provide greater detailed about their preliminary development plan including conceptual design, economic feasibility, acquisition terms and project implementation schedule.



KEY DATES

- ⑥ **RFQ Issued
November 14, 2018**
- ⑥ **Pre-Proposal Meeting
December 5, 2018**
- ⑥ **Submittals Due
January 23, 2019**
- ⑥ **Review Committee Meeting
January 29, 2019**



SOLICITATION DISTRIBUTION



DEMAND STAR



OPP SITES



AMERICAN PLANNING ASSOCIATION



FLORIDA REDEVELOPMENT ASSOCIATION



CITY WEBSITE / BID NOTIFICATION LIST



QUALIFICATIONS

1. Name and address of respondent, including all **team members** if any, including personnel who will be involved and the business addresses of key individuals.
2. Nature of respondent's **business organization** including state of incorporation or formation of partnership.
3. Respondent's **organizational structure**.
4. The respondent's **professional qualifications and experience** in development, financing, and management of comparable projects. The specific role played by the respondent in any project, which is referred to in regard to the respondent's experience, shall be described in detail.
5. Documentation demonstrating the respondent's **financial capacity** to acquire (to be determined) and develop the property and to obtain financing for large-scale real estate development projects.
6. **References**

PRELIMINARY DEVELOPMENT PROJECT PROGRAM

1. Description of **preliminary development program** including proposed uses, intensity of uses, and general character of development.
2. Description of **types and numbers of structures**, including anticipated dimensions and character of buildings.
3. Description of **anticipated pricing** of real estate products and other indicators of character and quality of the proposed development program.
4. Description of **special amenities or design features** anticipated to be included in the development program.



REVIEW COMMITTEE

The Review Committee determined whether or not the respondents addressed the (10) categories listed in the RFQ. The review committee did not evaluate the quality of the responses.

Virgin Trains	47
Audubon Development	46
BH3 Management	45
Marina View Partners	33
Arias, Jeanne	17

FPRA BOARD NEXT STEPS



**Select shortlist to
enter the RFP Phase**



Confirm RFP requirements



**Confirm recommended
timeline for the RFP**





SELECT SHORTLIST

- ❑ **Virgin Trains**
- ❑ **Audubon Development**
- ❑ **BH3 Management**
- ❑ **Marina View Partners**
- ❑ **Arias, Jeanne**



REQUEST FOR PROPOSALS (RFP)

Following the selection of the short list of respondents, the City of Fort Pierce and the Fort Pierce Redevelopment Agency will notify the selected respondents and transmit a specific RFP to each of the selected respondents. It is anticipated that the RFP will require that respondents submit:

1. A conceptual preliminary development plan including a preliminary site plan showing proposed scale, height, and architecture of the proposed development.
2. A detailed description of the manner in which the proposed development plan achieves the goals established in the Fort Pierce Redevelopment Agency Community Redevelopment Plan.
3. A preliminary assessment of the traffic impacts of the proposed development plan.
4. An analysis of the economic feasibility of the preliminary development plan.
5. A description of a proposed financing plan.
6. Proposed property acquisition terms.
7. A preliminary project implementation schedule.

RECOMMENDED TIMELINE

