REQUEST FOR QUALIFICATIONS AND PROPOSALS

Civic Center Project

Due: January 14, 2014 - 3:00p.m.
The City and County of Broomfield is a flourishing live, work, and play community serving as a creative high tech hub in the Denver Metro area. Home to corporate headquarters, tech companies and thriving small business and located within a 15 minute drive to 4 major education hubs, Broomfield is poised for growth.
The Broomfield Urban Renewal Authority (BURA) is seeking statements of qualifications and proposals from potential developers for the Civic Center area in Broomfield, Colorado. The proposed development is expected to include retail, commercial and residential uses.

The overall theme of the project is to create a mixed use activity center that will attract local residents to its locally owned or otherwise desirable eateries and retail outlets, professional offices and residential opportunities. The park-like setting for the project provides a unique offering of attractions for visitors to the area that complement the land uses and contribute to the vibrancy, economic vitality, and local character of the area.

The overall Civic Center Master Plan suggests a neighborhood reflecting the values and expectations of the Broomfield community. Development densities are modest, as are the locations for buildings. The buildings and parking are complimented by a series of park like activities distributed throughout the site. In preparing the Master Plan, frequent discussion was held among participants in the planning process about a family finding activities to keep them in the area for one-half a day.

It is expected that a development group, or groups, will construct the buildings, parking, and potentially some of the features. In considering financial participation in any of the proposals, BURA and/or the City and County of Broomfield will review the criteria included in this proposal and will determine the level and type of financial participation on a case-by-case basis, consistent with applicable law.
Development Vision and Goals

The vision for the Civic Center is set out in the Civic Center Master Plan which was adopted by the Broomfield City Council in 2010. The Plan generally calls for mixed use development in a park type setting.

- Large areas of park and open lands.
- Strong pedestrian and bicycle access and trails.
- Boulevard treatments for local streets with on-street parking serving much of the parking need.
- The addition of local government buildings around the City and County and Police/Combined Courts Buildings with future structured parking.
- Library or other cultural facility expansion area.
- The inclusion of a large iconic tower on the high point of the area northwest of the intersection of Lamar Street and Des Combes Drive.
- Additional tennis courts.
- Performance and other gathering areas for teens.
- An enlarged and enhanced Community Park Pond and amphitheater.
- Areas for community events such as a public market.

- Mixed use buildings at the northeast corner of Main Street and First Avenue.
- Limited cottage, row, townhome, condominium, or apartment housing.
- The existing headquarters building for North Metro Fire Rescue Authority.

There is a model illustrating the proposed plan in the lobby of the George DiCiero City and County Building near the Community Development Department counter.

The Attachment section of this document are a series of renderings depicting the character of development envisioned for the 1st Avenue and Main Street intersection. The renderings are included for illustrative purposes only. The following rendering is the plan document highlighting the proposed land uses, buildings, amenities, pedestrian and bicycle connections, and other features. A larger scale version of the plan is included in the Attachments.

Electronic copies of the Civic Center Master Plan, the Broomfield Comprehensive Plan, and the West 120th Avenue may be found online at:  http://www.broomfield.org/index.aspx?NID=1359
The goal of the BURA is to select a preferred developer(s) based on realization of the proposed development concept depicted in the adopted Master Plan, the feasibility of the proposal and the qualifications of the proposed developer(s).

Upon selection of a developer(s), including review by the BURA Authority Members, BURA and the selected developer(s) will negotiate an agreement to implement the proposal for final consideration by the BURA Board. Through this negotiation the proposal will be further tested, refined and altered as necessary to realize the intent of the proposal.

It is the intent of the process to have a specific parcel sale and development agreement(s) completed by June 3, 2014, for final consideration of the BURA Board no later than June 24, 2014.

Schedule of Activities

1. RFP Issued ................................................................. November 12, 2013
2. RFP Submittal Deadline ...................................................... 3:00 p.m. January 14, 2014
3. Final Selection of Preferred Proposal(s) .................. February 4, 2014
5. Deadline for Completion of Due Diligence ............ April 8, 2014
6. Completion of Agreement ........................................... June 3, 2014
7. BURA Board Consideration of Agreement (s) ........ June 24, 2014

The Authority reserves the right to:

1. Reject any or all proposals in whole or in part,
2. Waive any and all irregularities in proposals, and
3. Commence negotiation with any or all parties who submit proposals before the submittal deadline.
Request for Qualifications

Submittal Outline

Please provide the following information in the requested format:

Responses shall be submitted in a sealed package identified on the outside with the following information: Broomfield Urban Renewal Authority – Civic Center Property – (name and address of respondent)

1. Lead firm and contact, identify specific individuals to be involved and include their qualifications, experience and references

2. Additional team members including qualifications, experience and references

3. Clearly define the proposed roles and responsibilities among the team members and identify any projects and provide references for any projects on which team members have previously collaborated

4. Concept plan with as much detail as possible including property(ies) included in proposal, proposed uses, preliminary building footprints and elevations, proposed site improvements plus any tenant commitments

5. Schedule including proposed due diligence process and any schedule contingencies

6. Proposed pricing and/or formula to determine pricing

7. Financial and legal capabilities and plans (i.e. equity versus debt, etc.) including the financial lending institutions and/or underwriter including their expertise relative to this type of project.

Any requested restrictions for the use or inspection of material contained within the submittal shall be clearly stated. Confidential/proprietary information must be clearly identified, and separately packaged from the rest of the submittal.

Evaluation Criteria

BURA reserves the right to reject any or all proposals in whole or in part or to accept proposals, which in its evaluation, best respond to a balance of the following criteria:

1. Quality of the proposed plan – furtherance of the Civic Center Master Plan;

2. Compliance with and furtherance of urban renewal plan;
3. Financial and legal ability of the developer to complete the project;
4. Mix of land uses, design quality, amenities;
5. Long term viability;
6. Prior experience with similar small scale mixed-use projects and any pre-leasing or letters of commitment; and,
7. Proposed timeline to contract and construct project.

Pricing
Parcel pricing will be determined by appraised value, with potential credits for:
1. Mixed use (i.e. two-or more uses proposed with concurrent development);
2. Possibility and feasibility of inclusion of locally owned businesses;
3. Pedestrian and other amenities as depicted in the Master Plan beyond that typically provided;
4. Additional landscaping and development of park areas;
5. Innovative methods to: visually break down, screen or provide alternative parking solutions; and,
6. Fulfillment of the Master Plan vision.

Submittal Deadline & Location
Due: January 14, 2014 at 3:00 p.m.
Respondents shall supply 5 hard copies plus one electronic copy to:

Broomfield Urban Renewal Authority
Attention: Kevin Standbridge
George DiCiero City and County Building
One DesCombes Drive
Broomfield, CO  80020

Please direct any questions to Kevin Standbridge at 303-438-6384 or kstandbridge@broomfield.org.
Community Park
Mamie Doud Eisenhower Public Library

Lamar St
Agate Way
Main St
E 1st Ave

8.218 ac
0.434 ac
0.410 ac
0.763 ac

Path: G:\Project_Maps\City_Manager_Office\Broomfield_City_Center\Broomfield_City_Center_Aerial.mxd
Date: 10/31/2013, Aerial Date: November 2012