

REQUEST FOR QUALIFICATIONS (RFQ)

WATERFRONT DEVELOPMENT OPPORTUNITY

City of Pawtucket, Rhode Island



Donald R. Grebien
Mayor

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1. Summary of the Offering:

The City of Pawtucket, RI seeks a qualified real estate developer to redevelop a premier 10 acre+ waterfront site at the head of Narragansett Bay. The site is principally zoned Riverfront District 3 Mixed-Use and is ideally suited for a mixed-use development.

In order to minimize both the initial cost and time to be incurred by potential respondents interested in being considered for redevelopment of this site, the City has elected to utilize a three-phase solicitation process for the selection of a developer team:

- Phase I: Request for Developer Qualifications
- Phase II: Detailed Request for Proposal from shortlisted teams
- Phase III: Selection and Negotiation of Terms and Conditions with the chosen Developer Team

This Request for Qualifications (“RFQ”) represents Phase I of the process. The intent of the RFQ is to attract the highest quality developers offering the requisite experience and capacity to design, finance, develop and construct a project befitting this premier location.



2. Submittal Instructions:

Respondents to this "Request for Qualifications" must adhere to the following submission requirements to be considered eligible:

Registration: In order to receive any addendums or modifications to this RFP and to receive a listing of answers to questions asked, applicants must pre-register by sending an email with a contact name, title and firm name to: Mary Bourdeau at mbourdeau@pawtucketri.com.

Questions: The deadline for submitting questions is January 10, 2014.

Submission Format/Deadline: Each development team shall submit ten (10) hard copy responses and one (1) CD-ROM containing the response and all attachments in Portable Document Format no later than **4:00 p.m. on January 31, 2014**. No response shall be accepted after that time unless such date or time is extended pursuant to an addendum issued by the City of Pawtucket.

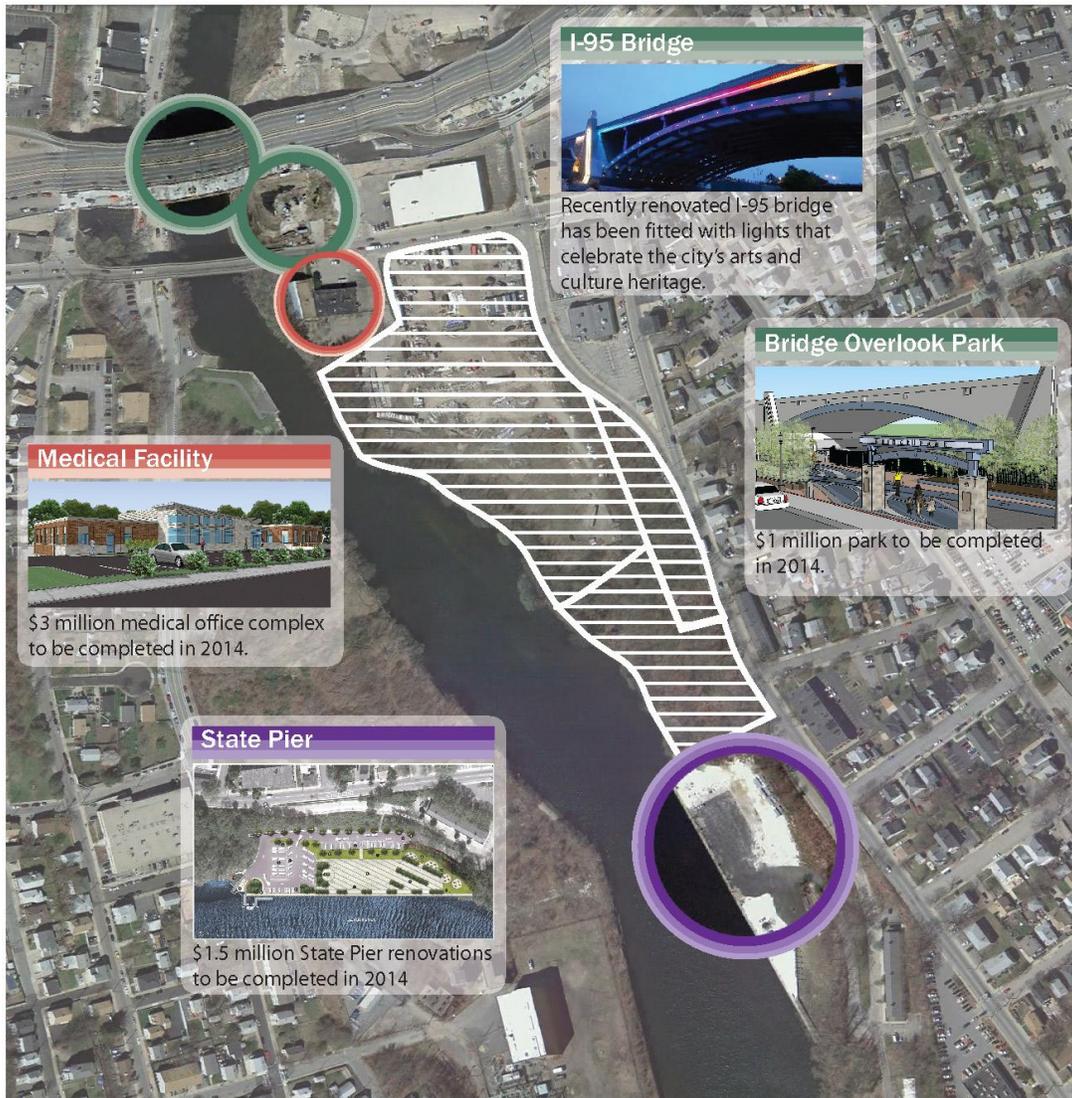
Responses may be mailed or delivered to the address below and must be identified on the outside of the envelope(s) as: **Waterfront Development Opportunity RFQ Response**.

Pawtucket Department of Planning and Redevelopment
175 Main Street, 3rd Floor
Pawtucket, RI 02860

The City reserves the right to reject any or all responses or portions thereof, to waive irregularities, informalities and technicalities, to reissue or to proceed to obtain the services desired otherwise, at any time or in any manner considered to be in its best interest.

3. Site Information: 45 Division Street, Pawtucket, RI

Waterfront property located off I-95 (Exit 28) at the corner of Division and Water/School Streets consisting of three (3) parcels: 7.4 acres (Plat 23/Lot 599), 1.03 acres (Plat 23/Lot 672), and 2.28 acres (Plat 23/673). The property is located two minutes from Interstate-95, 7 minutes north of Providence, and 45 minutes south of Boston. Situated at the northern reach of Narragansett Bay, on the Seekonk (Pawtucket) River, the site is adjacent to two public waterfront parks. The subject property has been improved through the removal of former buildings and utilities. Vehicular access to the site is from Division, River and Water Streets. Natural gas, municipal water/sewer, electricity, and high speed scalable (1.5 MBS to 10 GBPS) broadband are available.



4. Neighborhood Context

There are several ongoing major projects that are being constructed adjacent to this site. The new Interstate-95 “Pawtucket River Bridge” and associated road improvements will be finished in 2013. The new bridge has a classic and beautiful archway design with LED lighting which is stunning when lit after dark. A new medical office complex is being constructed immediately adjacent to the City land in 2014. The City is working on the redevelopment of the State Pier, which is scheduled to begin construction in 2014. Finally, a scenic overlook park with views to the river and new archway bridge will be built in 2014.

Zoning

The property is zoned “Riverfront Development” promoting a mixed used development pattern. The City of Pawtucket desires to maximize the property’s development including water access and use. The RD3 (mixed use) zone applies to Lots 599 and 672 allowing multiple commercial and residential uses to 40’ height limits with building emphasis towards the riverfront. The RD1 (public recreation) zone applies to Lot 673 allowing open space, marina, passenger transport, or restaurant uses. Public recreational access along the river is desirable. Pawtucket is looking for a proposal which creatively addresses the goals of the City’s vision for riverfront redevelopment.

Market Analysis

A site specific market analysis for this site was completed in 2012 demonstrating a strong residential rental demand with accompanying secondary retail uses and a demand for waterfront amenities. This analysis can be found at the following link:

http://www.pawtucketfoundation.org/Portals/0/Uploads/Documents/Pawtucket%20Central%20Falls%20Riverfront%20Corridor%20Market%20Analysis_%20Pawtucket%20Foundation_FXM%20Associates.pdf

Community Background

Pawtucket is the birthplace of the American Industrial Revolution; its rich industrial history survives today with an active and vital business community. Some families have lived here for generations, while others have chosen the city as a new home. With a culture and history of boasting creative professionals, Pawtucket is known for its enclave of artists, designers and creative entrepreneurs. The architecture and landmarks are of a classic New England industrial center.

5. **Submittal Contents:**

The City intends to shortlist select developers based upon a review and evaluation of the information provided in their Response for Qualifications. The City does not expect respondents, at this stage, to provide detailed development and financial plans. Instead, the City seeks to ascertain the respondent's level of accomplishment, experience, capabilities and general approach to developing projects.

The response shall consist of the following information, in the sequence listed below.

Cover Letter

The cover letter should introduce the developer's project team. The project team would include the lead developer and any other key team members such as architects, engineers, contractors and financial partners. In addition, please include the following:

- References for three mixed-use projects (at least one of which must be a public/private partnership).
- Statement why the developer is the best choice for undertaking this particular development.

Project Team

Please include organizational chart of the key members of your anticipated development team.

Project Experience

Provide project descriptions that include scope, building use(s), cost and location for sponsored developments undertaken which would be similar in scope to this opportunity.

Financing Capacity

Provide under separate cover/envelope marked Confidential. The City will not provide this information to the public.

Describe the developer's previous capacity to provide financing for the projects. Indicate potential sources of financing for this project. Provide the names and contact information for a commercial bank reference, a financial partner reference, and a major tenant reference.

6. **Selection Criteria:**

The following general criteria will be considered in the selection of teams to submit full development proposals for the site:

- Experience and Track Record of Developer Team with projects of this scale
- Demonstrated Understanding of the Site Context
- Financial Capacity

7. **Shortlist Consideration**

The City of Pawtucket reserves the right to accept, reject, and/or interview any or all qualified respondents. The City further reserves the right to select a shortlist of developers from whom the City will request a full proposal package.

8. Non-Disclosure Statement

Responses to the RFQ shall become the sole and exclusive property of the City of Pawtucket. The City will not make any financial information public.