

Request for Proposals

Development of 1.39 Acres on Ventura, Tenth, and Eleventh Streets
November 15, 2012



Successor Agency Board/City Council

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Marlene Murphey Successor Agency

Executive Director

REQUEST FOR QUALIFICATIONS AND CONCEPTUAL PROPOSALS

I. OBJECTIVE

The City of Fresno as the Successor Agency of the Redevelopment Agency of the City of Fresno (Agency) is inviting qualified professional development entities ("Developer/Purchaser") to submit proposals to purchase and develop a commercial and/or mixed-use infill project.

Responses from qualified candidates shall include but are not limited to the following information.

- A summary of project development experience and the successful development and completion of similar urban projects.
- A written Narrative Proposal outlining the design and contents of a Commercial and/or Mixed-Use Development with proposed concept, project elements, development features, and a timeline
- Terms for purchase of the site.
- A preliminary estimate of potential costs/value associated with the design and construction of the proposed use for the project site.

II. BACKGROUND

The City of Fresno

Fresno is the fifth largest city within the State of California, and is one of the fastest growing, with a population of approximately 500,000. It is centrally located in the San Joaquin Valley, mid-way between San Francisco and Los Angeles, and is the business and cultural capital of Central California.

Project Site

The 1.39 acre Project Site is located in the City of Fresno, within the Southeast Fresno Revitalization Redevelopment Project Area. Specifically, the site is comprised of five contiguous parcels zoned C-6 (Heavy Commercial). Located on a highly visible corridor at 4007, 4017, 4025, 4061, and 4071 E Ventura Street, the site is on the north side of Ventura Street between Tenth and Eleventh Streets, with a residential neighborhood to the north and to the south. Three of the parcels are vacant with the exception of one billboard (APN#461-272-16T, 17T, and 11T), vacant buildings on another parcel are scheduled for demolition (APN#461-272-10T), and one parcel is tenant occupied (APN#461-272-09).

The Ventura/Kings Canyon is a major transportation and commercial corridor anchoring the multicultural southeast Fresno area, and is proposed to be a Bus Rapid Transit corridor. The area has tremendous potential for commercial retail and or mixed use development. Currently corridor from First Street to Chestnut Avenue consists of a multitude of small-medium sized business included neighborhood serving retail, large chain stores are located east of Chestnut Avenue, and a variety of other commercial uses.

III. PROJECT / DEVELOPMENT GOALS

The Project / Development should:

1. Be a well-designed plan that makes a positive contribution to the area.

- 2 Attract new business investment and residential/commercial development that will enhance the surrounding area.

IV. SUPPLEMENTAL INFORMATION

Utilities and Easements

Water and sewer lines for the project site are located primarily in the alley and street right-of-way, and do not pose any significant problems for future service

Street and Alley Right-of-ways

All street right-of-ways around the project site are improved City streets and service is provided through Ventura, Tenth, Eleventh, and the alley

Zoning Details

461-272-16T	0.33 Acres	C-6 Zone	461-272-10T	0 35	C-6 Zone
461-272-17T	0.28 Acres	C-6 Zone	461-272-09T	0 17	C-6 Zone
461-272-11T	0.26 Acres	C-6 Zone			

The Proposal shall be consistent with the Commercial Development Design Guidelines for Ventura Street/Kings Canyon Road Corridor, the City of Fresno's General Plan, and any other plans that may be impacted by the proposed development.

Hiring Preferences to Project Area Residents

A community goal is to expand the employment opportunities for jobless, underemployed, and low-income persons. The Developer, through its construction contractor shall give all lawful preference for employment to those qualified individuals, if available, residing within the Southeast Fresno Plan Area.

Non Discrimination Agency Requirement

By submission of this proposal, the applicant represents that it and any subsidiary substantially owned by it, does not and will not discriminate against any employee or applicant for employment because of race, religion, sex, color, national origin, sexual orientation, ancestry, marital status, physical condition, pregnancy or pregnancy-related conditions, political affiliation or opinion, age or medical condition. This requirement will be part of the contract.

Any subsequent contracts or agreements shall contain similar language and include other requirements pursuant to the California Community Redevelopment Law

V. SUBMISSION REQUIREMENTS

- Statement of qualifications and interest.
- Narrative description of the development concept for the site
- Developer/Purchaser resume
- Project team members' resumes, please include resumes of all relevant team members who will be working on the project
- Samples of previous projects including photographs, location, references and description of similar projects developed in recent years
- Proposed terms and purchase price for the subject site.
- Other key proposed items related to the development of the project site
- Proposed financing plan including preliminary budget, sources and uses of funds, and total project cost/value

- Development schedule
- Cover letter signed by a principal of the firm. Include the name and the title of the person authorized to make legal binding commitments on behalf of the firm.

Submit one (1) bound original and two (2) copies of the proposal along with a cover letter in a sealed envelope labeled "Tenth and Ventura" in the lower left-hand corner. Proposals may be sent via U.S. mail, Federal Express, or may be hand-delivered to

Lupe Perez
 Successor Agency to the Redevelopment Agency of the City of Fresno
 2344 Tulare Street, Ste 200
 Fresno, CA 93721-3622
 Office (559) 621-7612
lupe.perez@fresno.gov

CLOSING DATE – November 30, 2012 4:00 p.m. PST

For any questions regarding the project prior to submission deadline contact Lupe Perez at the telephone number referenced above

VI. REVIEW AND SELECTION PROCEDURE

Each submittal must be received by the close date and time and will be reviewed and evaluated by the Agency based on the submission requirements listed above. Based on the evaluation, the Agency may consider entering into a Purchase and Sales Agreement, or reject all responses to this RFP

NOTIFICATION DATE – Development firms submitting qualifications will be notified by mail of their status on or about December 5, 2012

TERMS & CONDITIONS

The Successor Agency reserves the right to.

1. Reject any and all responses, and to waive minor irregularities in any proposal submitted for consideration.
2. Request clarification of the information submitted, and request additional information from any consultant submitting response

The Successor Agency shall not be responsible for any costs incurred by the respondent in preparing, submitting or presenting its response. All responses received by the Agency for consideration will not be returned.

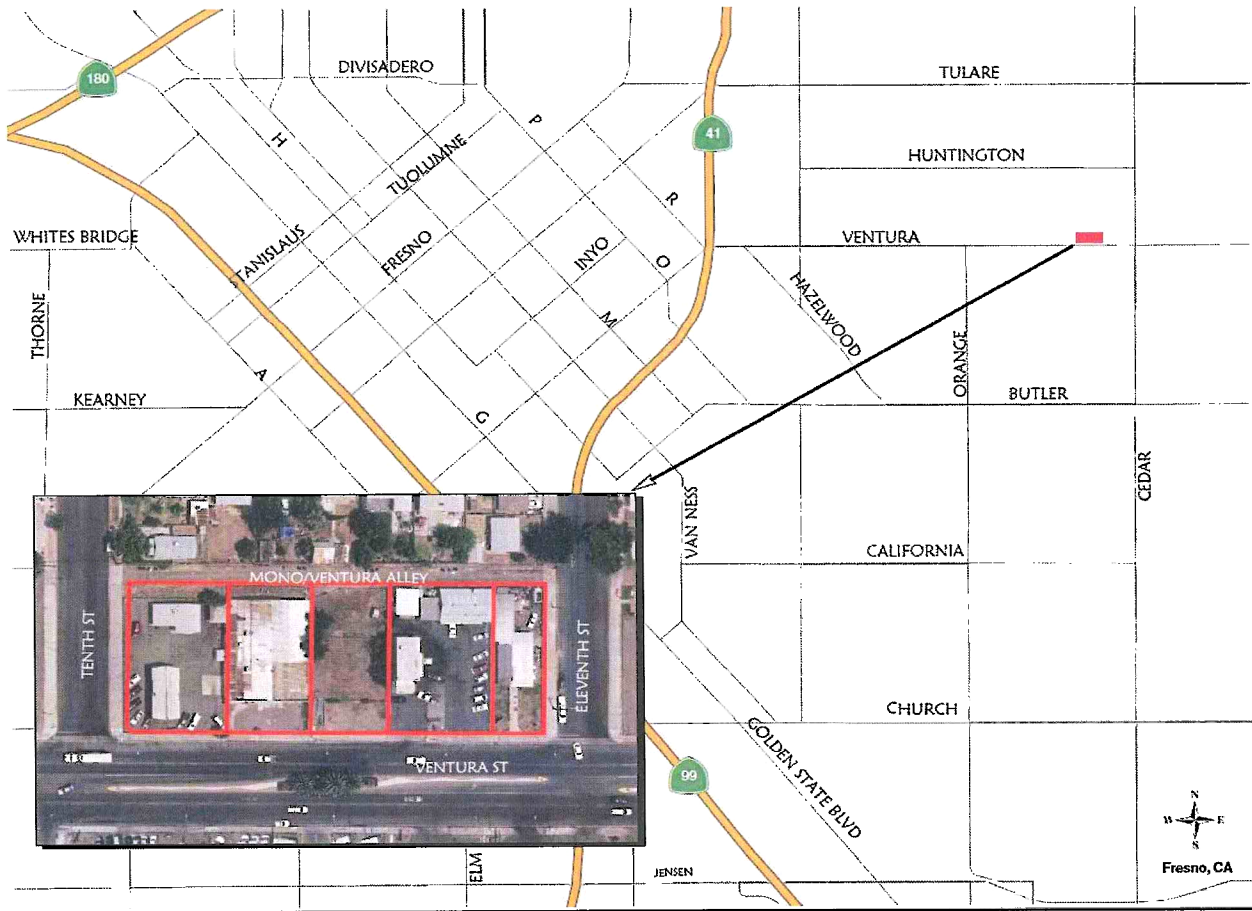
Seller's authority to sell the property is subject to the timelines set forth in California Health and Safety Code section(s) 34170-34191, and the approval of the Successor Agency's Oversight Board.

ATTACHMENTS:

Attachment A Project Site Maps
 Attachment B Disclosure of Conflict of Interest
 Attachment C Bibliography

Attachment A

PROJECT SITE MAPS



Attachment B

DISCLOSURE OF CONFLICT OF INTEREST

		YES*	NO
1	Are you currently in litigation with the City of Fresno or any of its agents?	<input type="checkbox"/>	<input type="checkbox"/>
2	Do you represent any firm, organization or person who is in litigation with the City of Fresno?	<input type="checkbox"/>	<input type="checkbox"/>
3	Do you currently represent or perform work for any clients who do business with the City of Fresno?	<input type="checkbox"/>	<input type="checkbox"/>
4	Are you or any of your principals, managers or professionals, owners or investors in a business which does business with the City of Fresno, or in a business which is in litigation with the City of Fresno?	<input type="checkbox"/>	<input type="checkbox"/>
5	Are you or any of your principals, managers or professionals, related by blood or marriage to any City of Fresno employee who has any significant role in the subject matter of this service?	<input type="checkbox"/>	<input type="checkbox"/>
6	Do you or any of your subcontractors have, or expect to have, any interest, direct or indirect, in any other contract in connection with this Project?	<input type="checkbox"/>	<input type="checkbox"/>
* If the answer to any question is yes, please explain in full below			

Explanation. _____

Signature

(Name)

(Company)

(Address)

☐ Additional page(s) attached.

(City state zip)

Attachment C

BIBLIOGRAPHY

The following reference documents are available for review online and/or at the City of Fresno, 2600 Fresno Street, Fresno, California 93721

2025 Fresno General Plan, City of Fresno, Adopted November 19, 2002

<http://www.fresno.gov/Government/DepartmentDirectory/PlanningandDevelopment/Planning/2025FresnoGeneralPlan.htm> including:

- Exhibit A – Community Plan Changes Consistent with the 2025 Fresno General Plan, Fresno City Council Resolution Number 2002-379, November 19, 2002

Zoning Ordinance and related Variety Packs, City of Fresno

<http://www.fresno.gov/Government/DepartmentDirectory/PlanningandDevelopment/Planning/ZoningOrdinance.htm>

Fresno Municipal Code (FMC)

<http://www.municode.com/Resources/gateway.asp?pid=14478&sid=5>

Fresno Redevelopment Agency, Southeast Fresno Revitalization Redevelopment Project Area Plan, and the Commercial Development Design Guidelines for Ventura/Kings Canyon Road Corridor

<http://www.fresnorda.com/overview.html>