



REQUEST FOR QUALIFICATIONS (RFQ) FOR A MASTER DEVELOPER FOR THE MILE HIGH GREYHOUND PARK REDEVELOPMENT, COMMERCE CITY, CO

Commerce City Urban Renewal Authority (CCURA)

RFQ ISSUED: October 14, 2013

MANDATORY PRE-SUBMITTAL MEETING: November 8, 2013

RESPONSES DUE: December 5, 2013





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INVITATION

The Commerce City Urban Renewal Authority (CCURA) is pleased to announce a redevelopment offering of one of its key urban renewal areas (the Mile High Greyhound Park Redevelopment Project Area) (see map on page 7). This Request for Qualifications (RFQ) is intended to provide an opportunity for interested developers to demonstrate their interest and capability to develop a project (the Project) consistent with the vision and goals, stated herein.

Specifically, the CCURA is seeking responses from experienced developers or development teams willing to enter into a public-private partnership in accordance with the principles and procedures outlined here.

This invitation, together with its Supplemental Information, comprises the RFQ. The objective is to for prospective developers and development teams to submit sufficient information so that the CCURA can select a short list of finalists who will be invited to present their project concepts to an appointed Selection Evaluation Committee (the Committee).

RFQ responses are due by 5 p.m., on December 5, 2013. Late proposal responses are not accepted. We look forward to your submittal.

Development Team

The Authority seeks qualifications from developers and development teams with a demonstrated ability to develop projects which are an asset and a “correct fit” with the community. We are seeking a partnership with individuals and entities that have experience in developing, financing, marketing, selling, and/or managing projects of a similar size, scope and nature. Compliance with budgets and schedules will be considered essential, as will their ability to demonstrate sufficient financing capacity to complete the Project. In addition to the qualities of the developer and development team, the Authority desires a proposed concept that positively contributes to the community – fiscally, socially, and environmentally. To this end, respondents and responding teams should include any discipline they deem appropriate including, but not limited to:

1. Development entity (lead team member)
2. Architect (experience with “green” development preferred)
3. Real estate broker
4. Planner
5. Civil engineer
6. General contractor
7. Marketing/sales support
8. Financial partner
9. Any other partners deemed appropriate

ABOUT THE PROJECT AREA

For more than 60 years, the Mile High Greyhound Park (the Project Area) served as a major landmark in Commerce City, Colorado and an entertainment mecca for generations of metro Denver residents. A former dog track and racing club, the Mile High Greyhound Park was built in 1946, and was originally known as the Mile High Kennel Club. Popularity of this track soon grew as it hosted summer dog races to overflow crowds. During the height of its popularity in the late 1960s and 1970s, as many as 10,000 people would arrive daily to watch and take part in the live greyhound racing and to dine in one of the facility's three restaurants and two bars. During the 1970s, it was identified as the nation's most beautiful greyhound racing facility. By the 1980s, greyhound racing began to lose its popularity, and in an attempt to remain competitive, significant structural renovations took place. With the advent of legalized gambling in the nearby mountain towns of Central City and Black Hawk, the Mile High Greyhound Park began to focus on off-track betting. Live greyhound racing facility came to an end in June 2008 and off-track betting closed shortly thereafter. After several years of watching this former community icon decline, the Commerce City Urban Renewal Authority purchased the 65-acre park on August 2, 2011. The greyhound park facilities and structures were completely demolished in 2013.

Location, Size, Dimensions

The Project is comprised of five parcels totaling about 65 acres in size, located at approximately 6200 Dahlia Street, in Commerce City, Colorado. Parcel information is as follows:

SUBDIVISION NAME	BLOCK/LOT	SIZE	ADDRESS	PARCEL ID #
Town and Country Subdivision Resubdivision	Block 1 Lot 14-16	2.2 acres	6210 Dahlia Street	0182307101005
Town and Country Subdivision Resubdivision	Block 1 Lot 17-23	5.09 acres	6250 Dahlia Street	0182307101006
Town and Country Subdivision Resubdivision	Block 1 Lot 24	0.97 acres	N/A	0182307101001
Town and Country Subdivision Resubdivision	Block D	55.7 acres	6200 Dahlia Street	0182307101003
Town and Country Subdivision Resubdivision	Block D	2.51 acres	N/A	0182307101004

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The subject area is bounded by East 64th Avenue to the north, East 62nd Avenue to the south, Holly Street to the east, and U.S. Highway 85/State Highway 2 to the west. In addition, the old right of way of Dahlia Street exists along the western edge of the property, but is not currently utilized. As depicted in the vicinity map on page 7, the subject area offers easy access to multiple major, regional thoroughfares, including Interstate 270, U.S. Highway 85, and State Highway 2.

The property is surrounded by single-family residential uses and commercial uses to the north, east, and south of this property. An elementary school is found just to the northeast. A recreation and senior center exist to the south. Industrial operations exist across the highway to the west.

Neighboring Development

Residential Area

The surrounding neighborhood boasts 6,948 households with a population of 22,360 people. Most of the homes were built in the 1940s and 1950s and have a median value of \$149,016. They are 53% owner occupied and 40% renter occupied.

The neighborhood is 68% Hispanic, with a median age of 30.1 and a median household income of \$43,560.

Commerce City Plaza

The King Soopers anchored retail center, Commerce City Plaza, was built in 2004. The 83,719-square foot center has an average occupancy rate of 97% with 9 tenants that include King Soopers, Rent-A-Center, Great Clips, State Farm Insurance, Commerce City Dental and Ace Cash Express, among others.

Commerce City Plaza's high-traffic location at the intersection of U.S. Highway 85 and East 62nd Avenue provides excellent exposure for retailers. U.S. Highway 85 is a major arterial through Commerce City and Denver, increasing this area's popularity and demand.

Parkway Market

Located in the core of downtown Commerce City, Parkway Market sits on the busiest intersection in town, a five-point connection located at U.S. Highway 85, Parkway Drive, and East 60th Avenue. The 25-year-old facility boasts excellent visibility and heavy traffic while sharing a parking lot with King Soopers. The daily traffic makes this an excellent location; however 60% of the center is currently vacant.

Salud Family Health Center occupied the first floor of Parkway Market Center until they built a new facility on Quebec Street three years ago.

Boys and Girls Club

The Commerce City Urban Renewal Authority has agreed to donate 1 to 2 acres of the Property to the Boys and Girls Club, which intends to relocate its area facility. Additionally, commitments have been received from Congressman Ed Perlmutter and Suncor Energy to help fund the construction of the Boys and Girls Club facility. While the Boys and Girls Club has initially expressed interest in the southeast corner of the Property, the Developer is encouraged to investigate all opportunities to incorporate this use within the proposed master development.

On- and Off-Site Considerations

Drainage

The site is split into two drainage basins. The eastern 20 to 25 percent of the site drains into an existing regional detention pond located along Holly Street, and the remainder flows to the west and into the storm sewer system. Both areas drain to the Fairfax Park Regional Detention facility. The storm sewers are both at their capacities, and there is no allowance to shift storm runoff from one basin to the other. The existing detention pond can be reconfigured to create an amenity, but the volume has to remain the same. There are no tributary offsite drainage basins.

Available Utilities

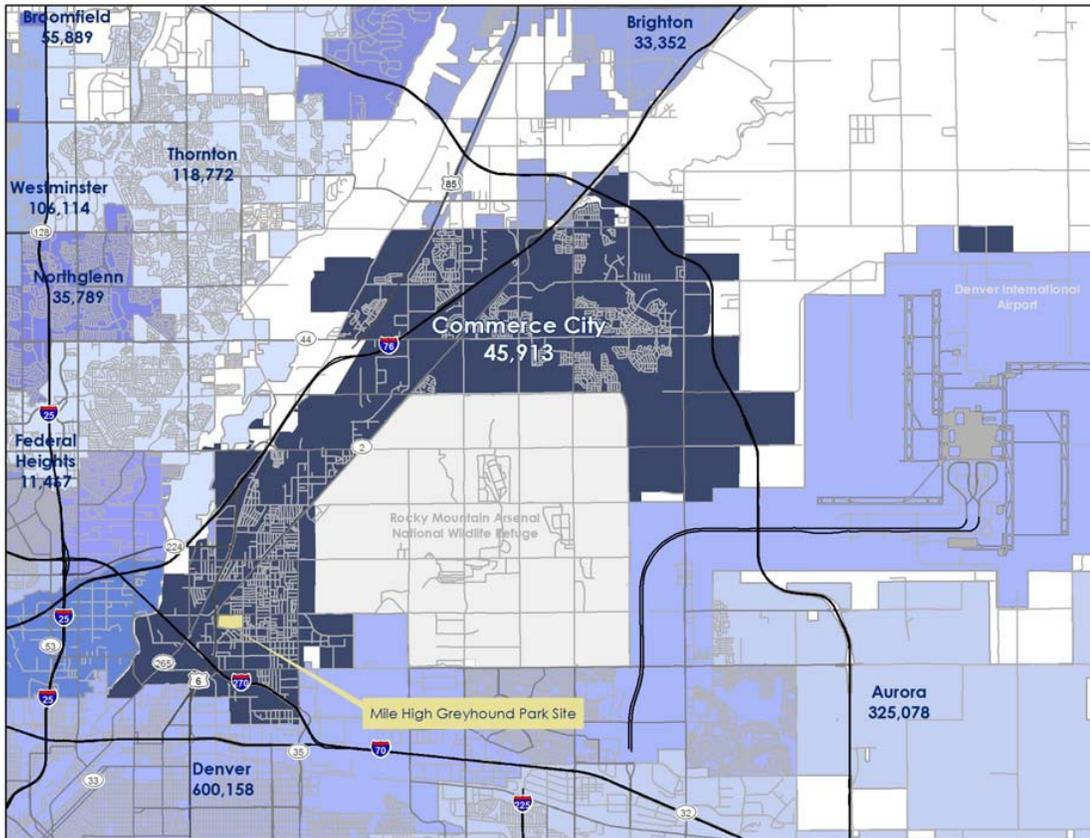
Additional gas and electrical maps are available to reference the details in this section. The gas lines that surround the property are a 6" higher pressure to west, 1.25" IP to southwest, 2" & 8" low pressure to south, 3" & 6" low pressure to east, 2" PL (partially) on the north side.

The distribution lines that surround the Project Area are as follows: 13.2KV & 7.62KV to west, both of which are underground; and two, 7.62KV overhead line to the south; An overhead 13.2KV feeder exists to the east and a 13.2KV UG exists to the north.

The only source of power currently serving this property is a primary meter cabinet at the west property line. A three-phase primary line exists, with typical capacity of about 2300 KVA.

This site has access to water and wastewater; however infrastructure improvements within and to the property are necessary. Based on the South Adams County Water and Sanitation District, there are 23.9 water Equivalent Residential Units (ERUs), and 14.8 sewer ERUs available to the property. These can be used as credits for future ERUs. The only payment that would be required for these ERUs would be meter, service tap in charges, development review, and construction water charges. There would be no system development or water development charges for these ERUs. Substantial additional water resources will be needed for development of this site. While the city has some additional ERUs available for potential purchase, the CCURA is looking for a developer with water resource acquisition experience who can help bring ERUs to fill this gap.

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REGIONAL VICINITY MAP WITH 2010 MUNICIPAL POPULATIONS



PROJECT SITE AERIAL (PRIOR TO DEMOLITION)

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Transportation

The Mile High Greyhound Park Redevelopment is located in the heart of historic Commerce City, just north of I-270 and the Vasquez Boulevard interchange, more particularly, the redevelopment is bordered by:

1. East 62nd Avenue on the south
2. East 64th Avenue on the north
3. Holly Street on the east
4. U.S. Highway 85 and State Highway 2 on the west
5. There are no existing internal roadways

The border streets on the north, east and south function as local collector streets.

State Highway 2 and U.S. Highway 85 are regional highways that carry large volumes of traffic.

The Project Area does not provide any internal streets, and therefore does not currently offer through-movements to vehicular traffic. As a result, the entire site presents an awkward and sometimes confusing barrier to normal vehicular circulation. This problem is exacerbated by the presence of U.S. Highway 85 and railroad tracks to the west, which prevents any east/west movements from East 62nd or East 64th Avenue. More specifically, multiple neighborhood roads that serve the residential and commercial neighborhoods to the north, south, and east simply terminate at the site, and prevent continuous travel, forcing motorists to navigate around the site. These local roads include Glencoe Street, Grape Street, Segal Court, Hudson Street, East 63rd Avenue, and East 63rd Place.

Furthermore, Parkway Drive to the south has the potential to act as a major connection for this part of the community, due to the fact that it is one of the inputs into the East 60th Avenue and U.S. Highway 85 intersection. This connection allows motorists to get onto U.S. Highway 85 southbound and eventually Colorado Boulevard. The subject site prevents direct access onto Parkway Drive, which reduces Parkway Drive's potential.

The street connections between the Project Area and the major regional roadway in the area, U.S. Highway 85, also are challenging. Due to the split of U.S. Highway 85 and State Highway 2, the movements required for a motorist to travel from the subject site to southbound U.S. Highway 85 is time consuming and inefficient.

Additionally, the street layout proves to be a hindrance for pedestrians as well as motorists. The lack of through streets and the inability to cross the site results in pedestrians having to circumnavigate the site, adding a great deal to their travel time. Furthermore, the perimeter of the site only provides narrow or nonexistent sidewalks that are often attached to the adjacent roadway.

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The community has long desired a way to access this area from southbound U.S. Highway 85 without using the East 60th Avenue location. The physical characteristics of two highways splitting or coming together in this location and the proximity to the intersection at East 60th Avenue make this challenging to accomplish. The U.S. Highway 85 Corridor Study, dated April 2002, includes a concept that shows how this access could be achieved; however, the concept is part of a larger corridor-wide solution and is not isolated to this property. Access is considered critical to any future development on the site.

Current Conditions

Pre-Development Updates

1. All buildings on the site have been removed and the site clean-up is complete. A perimeter fence around the property is still in use to discourage trespassing. The parking lot pavement is still in place to assist with fugitive dust control.
2. An ALTA survey of the property was completed. The site is generally level.
3. A Phase I and Phase II ESA have been performed for the site prior to demolition. To the best of the URA's understanding, the site has been remediated of any potential contamination .
4. A blight study has been performed and approved by the Urban Renewal Authority for the entire project area. This serves as the first step in creating an urban renewal district for this Project.
5. An economic feasibility study has been performed to anticipate and study a variety of future land uses possible within the project area.
6. A concept visioning document has been prepared by the city to illustrate the community's vision for the redevelopment.

Regulatory Framework

1. Zoning: Currently, the entire site is zoned Regional Commercial (C-3). While this particular zoning district served the race track appropriately and allows for a wide range of commercial services, it does not allow the mix of uses that the visioning document or the community anticipate. Hence, a rezoning to a Planned Unit Development (PUD) district is envisioned. The PUD could contain traditional Euclidian zoning standards or contain a form-based code. The entitlement process would be a joint effort between the city, URA, and the master developer. Please note that single-family detached residential and industrial land uses are not envisioned for this Project Area.
2. Project Design Standards: It is the expectation of the city that project design standards and guidelines would be drafted, reviewed, and adopted by City Council as an on-going regulatory framework process. The Design Standards would outline the community's desire for superior architectural character and treatment of the public realm. This process would be a joint effort between the city, URA, and the master developer.

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3. Urban Renewal Plan/ Sub-Area Plan: Prior to development commencing, an urban renewal plan will need to be drafted, reviewed, and approved by the URA. This plan can be written in multiple phases to take advantage of a phased development approach. This plan must be approved prior to Tax Increment Financing being utilized. This process would be a joint effort between the city, URA, and the master developer.
4. Building Permits: All permits for vertical and horizontal development will be issued by the city.

About the City of Commerce City

The City of Commerce City operates under a Council-manager form of government. It is a representative system where power is concentrated in the elected City Council and where the Council hires a professional City Manager to oversee the delivery of public services. The city is divided up into four Council Wards. Residents of each ward elect a Council member who lives within the district and represents the concerns of that district. The Mayor and four other Council members are elected at-large and represent the entire city. Commerce City is a Home Rule municipal government, meaning that it has broader latitude under the Colorado Constitution to enact legislation than do statutory municipal governments.

Working under the City Manager, the administrative function of the city is conducted by 12 departments. Coordination among the departments is accomplished through an Executive Leadership Team composed of the City Manager, Deputy City Manager, and department directors.

About the Urban Renewal Authority

The Commerce City Urban Renewal Authority is the branch of the city dedicated to redeveloping slum and blighted areas. The CCURA is an independent body, corporate and politic, under state of Colorado law. The City Council is the governing body of the URA with council members serving as the board of directors. The mayor serves as chair of the Authority. The city manager serves as the executive director. The Dog Track Redevelopment Project currently is one of four active or proposed urban renewal areas within the city.

PROJECT OVERVIEW

The CCURA is seeking to select a developer or development team that shares our enthusiasm for a transformative redevelopment initiative on the site of the former Mile High Greyhound Park. A central approach for the renaissance of the property and its environs involves encouraging strategic investment that contain an appropriate mix of land uses and product types, unique to other offerings in the market, in-line with stated community and economic development goals and that give greater emphasis to multiple forms of access, and create a unique sense of place. With this objective in mind, the following vision statement for the Project Area was prepared.

Community and Project Vision

"A vision is an image of the future shared by the people of a region and comprehended in physical, social, economic and environmental terms." Urban Land Institute

The stated vision for the Project Area is presented here:

The former Mile High Greyhound Park will continue its history as a place that draws people of many backgrounds and ages in a common purpose. Anchored by uses which advance municipal goals and aspirations and supplemented by uses which support its anchors, the property and spaces within it will be a destination for residents of the community and metro area and a complement to the city's economic development infrastructure. Each use will be accessible from the others through vehicular and non-vehicular improvements and collectively the property will be accessible to the region. Product offerings will complement those currently available within the city and larger market, and the design and development quality will be superior.

Project Components

Possible components of a development concept might include the following:

1. An institutional/educational anchor
2. Supporting uses to the anchor including a mix of residential products
3. Mixed-income
4. Higher densities than those on adjacent parcels, yet appropriate
5. Small- to moderate-scale retail and restaurant uses
6. Office and incubator spaces
7. Community service organizations
8. Public infrastructure that serves as community amenities
9. Surface and structured parking facilities

Goal statements for the Project include:

1. High quality
2. Encourages walkability
3. Removes blighting conditions
4. Higher (comparatively) density
5. Promotes greater variety of uses and activities

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6. Mixed-use and mixed-income
7. Strengthens or links surrounding uses
8. Destination
9. Public benefit
10. Leverages public investment (existing or planned)
11. Supported by stakeholders
12. Addresses demonstrated community need
13. Unique to property's and/or community's culture
14. Sustainable

Project Principles

The Mile High Greyhound Park redevelopment will create a diverse pedestrian-friendly neighborhood with a mix of uses consisting of residential housing, specialty retail, restaurants, entertainment, education and training, office, parking, and hotel space. As a catalyst in such a significant location, the Project will embody the best of Smart Growth and “green” development principles and will be an urban design showcase. Development plans which incorporate the following principles as a fundamental component will be considered more favorably:

1. Smart Development Principles, as defined by the American Planning Association (APA), 1998:
 - a. Efficient use of land resources
 - b. Full use of urban services
 - c. Mix of uses
 - d. Multi-modal options
 - e. Detailed, human-scale design
2. Positively impacting the community at several levels
3. Expanding the local (and regional) tax base
4. Providing maximum opportunities for viable mixed- and multi-use developments
5. Contributing to the overall character of Commerce City and surrounding area
6. Maintaining interesting and active façades at the street level

Economic Feasibility Study

In the fall of 2012, the URA retained a team of outside consultants to complete the Mile High Greyhound Park Site Feasibility Study. The study would further research the validity of the community vision and identify the market demand that supports the vision. The Study identified:

1. The site's role in the community and region;
2. Real estate development opportunities available in the next ten years;
3. Potential barriers to investment; and
4. Strategies necessary to position the property for investment.

The vision redevelopment concept for the site includes an institutional anchor located adjacent to the State Highway 2 corridor. A significant portion of the property has been set aside (land-banked) to accommodate an advanced education/training facility. Supporting land uses include: a mix of residential products (primarily ownership and ideally mixed-income); small- to moderate-scale retail and restaurant uses; office and incubator spaces; and a Boys and Girls Club.

A Sample Concept Schematic from the Feasibility Study is located on page 14.

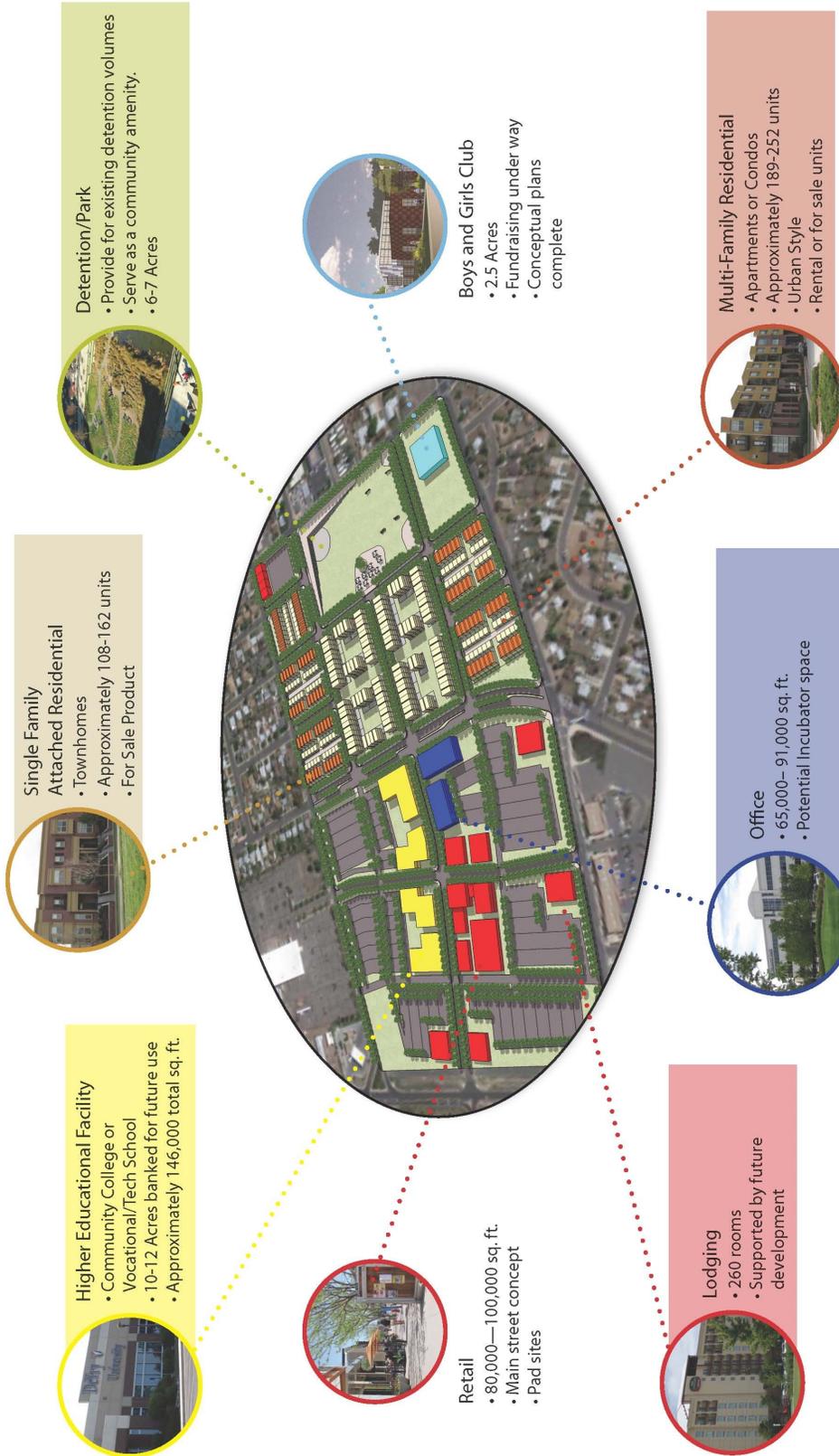
Relevant Documents

Various key documents regarding the Project Area are available for review in person and some may be found on the URA website at www.c3gov.com/ura.

There are additional documents pertinent to the RFQ, but the size of the files exceeds e-mail allowances. See page 25 for a list of relevant documents available on the FTP site. These documents include:

1. Commerce City Comprehensive Plan (2010)
2. Commerce City Transportation Plan (2010)
3. US 85 Highway Corridor Study
4. Walk Bike Fit Plan (2012)
5. Commerce City Housing Authority Strategic Plan (2011)
6. Public Art Plan (2013)
7. Mile High Greyhound Park Blight Study (2012)
8. Dog Track Feasibility Study (2013)

Concept Plan – Creating strong and memorable places



This concept plan represents a possible layout scenario based on the market demands. It is not intended to be final and the city will partner with the developer to create the final schematic for the site.

Incentives

The CCURA recognizes the physical and financial challenges that can accompany infill redevelopment, especially when compared with development of vacant “greenfield” sites. Consequently, it is the CCURA's intent to consider actions that may help to “level the investment and regulatory playing fields.” The CCURA further recognizes that no single action will address this objective, but rather that this will be dependent on a series of actions designed to capitalize on market opportunities and overcome barriers.

The CCURA has identified the following incentives and is willing to discuss their potential application to an appropriate redevelopment project concept:

1. Provision of a lead staff contact for the Project to facilitate and expedite permit approvals among various City departments, consistent with the goals identified in this RFQ;
2. Citizen outreach and assistance with public meetings;
3. Tax Increment Financing. Authority funds may be made available to help finance public components, such as public open space, infrastructure, and public parking.
4. Other incentives not listed above.

Incentives potentially available from the CCURA are not intended to replace project financing from other private or public sources. Rather, they are intended to be flexible resources that can potentially bridge funding gaps which may be created by the difficult and sometimes costly nature of such purposeful developments.

Once Authority-identified criteria are satisfactorily addressed, URA staff will work with the developer or development team to further analyze specific details about the Project's financial pro forma and other factors as warranted. Any financial assistance to the Project will be determined based upon the nature and extent of the “gap” between -- project costs (considering the required level of public improvements) and private investment, and assuming a market-average rate of return on the private investment portions of the Project.

Based upon this information, the CCURA will then determine the extent of the Authority's potential participation in the Project. Moreover, the level of any Authority participation will be dependent, in part, on the fiscal impact of the Project to the community and expected private investment-leverage resulting from its participation. The ultimate goal will be to make the Project economically self-supporting as quickly as possible, as long as the community goals are being addressed.

Relationship Between URA and Master Developer

The anticipated relationship between the Master Developer and the CCURA has not yet been finalized. Several variations have been considered that range from almost full autonomy for the Master Developer to

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shared responsibility between the CCURA and the Master Developer. The final decision will depend on the strengths and weaknesses of the successful firm and the negotiations to be conducted. The full relationship between the master developer and the URA will be guided by a Master Developer's Agreement (MDA) executed soon after the team's selection. There is an opportunity for multiple developers to partner depending on their individual areas of expertise or experience.

Master Developer Responsibilities

1. Urban Renewal Plan/Zoning. The master developer will be responsible for developing and implementing a master urban renewal plan and requisite zoning that exemplifies and builds on the vision set forth in the visioning document. The Urban Renewal Plan/Zoning will be created in consultation and collaboration with the CCURA and other stakeholders in the area.
2. Master Development Schedule. The master developer, in conjunction with the CCURA, will be responsible for developing detailed schedules for the numerous planning, design, financing, construction, and maintenance activities.
3. Design. The master developer will create, in collaboration and coordination with the CCURA, anticipated design standards and schemes based on general design criteria as set forth in the urban renewal plan and zoning.
4. Development Approvals. The master developer is responsible for procuring all necessary regulatory approvals.
5. Financing. The master developer will be responsible for financing the entire cost of its portion of the project, including the following:
 - a. Negotiating a project financing plan that details public and private finance sources and uses.
 - b. Securing all necessary private sources of equity and debt to fund development.
 - c. Financing the cost of the project, including pre-development and development costs.
 - d. Designing and constructing required infrastructure and public realm improvements.
 - e. Vertical development and/or sale and assignment of development rights.
 - f. Complying with the city's land use regulations and securing any required land use approvals and building permits.
 - g. Acquiring the property per the terms of any negotiated agreement.
 - h. Establishing and managing any project-specific financing districts (e.g., metropolitan districts).
6. Construction. The master developer will be responsible for the construction of all necessary cores and shells, tenant improvements, fixtures, and equipment, and onsite and Right of Way landscaping within the project development area. The master developer will be required to comply with all applicable state and federal regulations regulating prevailing wage and other labor-related issues.
7. Maintenance and Operations. The master developer will be responsible for the on-going operation, maintenance, and improvements of buildings and grounds developed in the project blocks.
8. Community Relations. The master developer must commit to working collaboratively and cooperatively with the CCURA, adjacent property owners, neighborhoods, and stakeholders. This activity includes the

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possibility of conducting strategic community meetings, creating and maintaining comment processes for community involvement in the overall planning, creating and maintaining channels for public information and comment, and working with elected officials and the media.

SELECTION SCHEDULE/KEY DATES

The selection process to be carried out as part of this Request for Qualifications (RFQ), includes the following steps and schedule:

Publication and distribution of RFQ:	October 14, 2013
Pre-submission conference:	November 8, 2013, 7:30 a.m.
Last day to submit questions to the Authority in writing:	November 11, 2013, 5 p.m.
RFQ addendum deadline	November 15, 2013
RFQ response deadline:	December 5, 2013, 5 p.m.
Review period:	December 11-18, 2013
Notification to highest-ranked teams (if desired):	December 19, 2013

SELECTION PROCESS

The Commerce City Urban Renewal Authority will conduct the developer selection process. The CCURA is the final decision-maker regarding this selection, and it reserves the right to reject any or all responses or to terminate development negotiations at any time.

Process

Upon receipt of qualifications, a selection Committee will review the qualifications and project concepts proposed by the respondents to this RFQ. This committee will be comprised of key city and URA staff, including representation from the city manager's office, economic development, public works, planning, and finance. Also, if needed, the Committee will review any supplemental written responses. The CCURA reserves the right to request clarification or additional information from individual respondents and to request some or all respondents to make presentations to the City, staff, community groups, or others.

For each RFQ respondent, rankings of the Committee will be used to determine a composite ranking of respondents. Based upon the composite rankings, the Committee will select finalist RFQ respondents to be invited to present their concepts to the Urban Renewal Authority. Based on the number and type of responses received, the Authority reserves the right to group projects by specified thresholds or product types and potentially advance multiple awards. As part of the evaluation process, the CCURA expects to interview some, but not necessarily all, of the developers that submit qualifications.

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Following analysis of RFQ responses, the selection Committee reserves the right to reject all proposals or to move immediately to selection of a Master Developer. The Committee reserves the right to assess and determine the most qualified respondents in its sole and exclusive discretion.

Evaluation Criteria

The intent of the RFQ step of this developer selection process is to identify qualified developers interested in implementing the vision and concepts specified in this RFQ. The selection of a qualified master developer will be based generally upon their credentials, relevant experience, ability to foster compatibility with surrounding development, and willingness to carry out a large and complex undertaking in a carefully coordinated manner with the full collaboration of the CCURA.

The CCURA will select a Master Developer with the experience, commitment, vision, financial ability and technical competence necessary to complete the successful redevelopment of the Mile High Greyhound Park. The primary basis for the selection committee's consideration of responses to this RFQ will be the contents of the development team's Qualification Statements, and the results of the URA's due diligence and reference checks.

Submittals will be evaluated based on the following criteria, whose relative weight follows the order of their appearance:

1. Statement of Development Concept: How well the respondent explained how the Project will advance: successful public-private or public-public partnerships, key economic development goals, understanding of city goals, proposed uses, design quality, and a positive community impact (broadly).
2. Qualifications of Firm and Relevant Experience/Projects: The respondent's demonstrated experience in mid- to large-scale mixed- and multi-use projects, as well as their financial capacity to develop such projects.
3. Relevant Public-Private Partnership Experience: The respondent's prior experience negotiating with public partners, presenting to public audiences, and securing quality tenants.
4. Strength of Project Team and Management Approach: the respondent's team dynamics in successful collaboration and execution of complex development projects and the principle staff's overall approach to oversight and partnership with the CCURA.
5. Communications/Public Relations: Experience working with communities on highly political development projects.
6. Vision and Development Strategy: How does the developer's vision connect and build upon the community's vision and how does this vision incorporate into the overall development strategy in terms of schedule, design, and costs.
7. References: The input of references regarding the respondent's and their project's past performance.

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Developers and development teams are cautioned not to undertake any activities or actions to promote or advertise their submittal, other than discussions with either Authority or City Staff as described in this RFQ. After the release of this RFQ, developers and their representatives are not permitted to make any direct or indirect contact with members of the Evaluation Committee, the Urban Renewal Authority, City Council of Commerce City, Commerce City Planning Commission, or media on the subject of this RFQ, except in the course of Authority-sponsored presentations. Violation of these rules is grounds for disqualification of the development proposal and team.

CCURA Discretion and Authority (Terms and Conditions)

1. The Authority reserves the right to reject any and all RFQ respondents at any time, to waive minor irregularities, and to terminate any negotiations implied in this RFQ or initiated subsequent to it.
2. The Authority reserves the right to request clarification of information submitted, and to request additional information from any respondent.
3. The Authority reserves the right to revise this RFQ and the RFQ evaluation process. Note: Such revisions will be announced in writing to all RFQ respondents depending upon the timing of the change.
4. The Authority reserves the right to award any contract to the next most qualified contractor, if the successful contractor does not execute within a specified deadline an MDA contract after selection of a preferred partner.
5. The Authority will determine from the information submitted in the responses, the most qualified developer or development team to meet the stated duties as evaluated under the criteria set forth herein.
6. The issuance of the RFQ and the receipt and evaluation of submissions do not obligate the Authority to select a developer and/or enter into any agreement.
7. Any submission does not constitute business terms under any eventual agreement.
8. The Authority will not pay costs incurred in responding to this RFQ.
9. The Authority may cancel this process without liability at any time prior to the execution of any agreement.
10. The Authority has the ability to award the contract to multiple developers, depending on the developers' area of expertise or specialization.

Master Developer Agreement (MDA)

Negotiations with the Master Developer will begin immediately after the team's selection. The MDA will establish timeframes, responsibilities, critical path items, and the process for decision-making. If selected as the finalist, the Authority will require a security deposit from the developer. The deposit will be refundable upon compliance with milestones agreed to in the MDA. Failure to reach an agreed upon MDA or failure to provide a security deposit will result in the Authority rejecting and terminating the developer's proposal and selection.

SUBMITTAL REQUIREMENTS

Each development team responding to this Request for Qualifications is required to provide a Statement of Qualifications as described in this section. In order to facilitate review and evaluation by the CCURA, all respondents are requested to structure their responses in conformance with the outline presented below. RFQ must be typewritten or computer generated. Proposals, with or without attachments, (e.g., resumes, copies of previous work, reports, etc.) should not be greater than 50 pages (8 ½ x 11).

1. The CCURA requests that only relevant information to the type of project be included.
2. Vast amounts of marketing materials are discouraged and will count toward the 50-page maximum.

Each respondent must initially submit eight (8) bound copies, one (1) unbound copy, and one (1) CD-Rom or USB drive containing the proposal of each response to this RFQ. Additional copies will be required from the finalists. Copies shall be submitted and must be received by 5 p.m. on December 5, 2013 at the following address:

Angelica Chavarria
Administrative Specialist III
City Manager's Office
City of Commerce City
7887 East 60th Avenue
Commerce City, CO 80022

All responses will become the property of Commerce City Urban Renewal Authority and will not be returned. Information of a confidential nature will be kept confidential during and after the selection process as permitted by law when respondents properly identify such information.

Responses should be as complete and concise as possible. The outline for each respondent's Statement of Qualifications should be prepared as follows:

1. Table of Contents
2. Cover Letter: A letter of introduction and interest signed by the principal(s) of respondent firm(s).
3. Statement of Understanding and Project Concept: Discuss the significance of the Project Area and their Project within it; the team's willingness to negotiate a private-public partnership with the Authority; the Respondent's view of the roles and responsibilities of the partners; and, an understanding of the transformative impact this effort could have in the area. In addition, the respondent shall provide a written statement of the Project concept(s). In no way is this statement of the Project concept binding on eventual proposal submittals. It is intended to demonstrate the respondent's initial ideas and programmatic response to the Project Area's development opportunities. (See No. 1 under Evaluation Criteria)

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4. Team Identification and Management Approach: Respondents are encouraged to form teams, as they deem appropriate, to best respond to the RFQ and provide the strongest team with the ideal blending of relevant experience. The Statement of Qualifications should identify and provide a general description of the firms of the team. Please clearly state the name, address, and phone number of the person who will serve as the contact regarding this developer selection process; location of principal offices of the developer and each member firm of the team; description or form of organization (corporation, partnership, etc.); statement of years the firm has been in business under current name and a list of other names under which the firm has operated.
5. Résumés: Given the unique nature of the Mile High Greyhound Park redevelopment project and its utmost importance to the city, it is essential to fully understand the experience and capabilities of all key members of the proposed development team. Resumes of all key project team members to be involved in the project are required and should include: education and professional qualifications, relevant experience, and details regarding the specific role proposed for the project.
6. Project Examples: The following information is required for each key member of the proposed development team:
 - a. Description of experience within the most recent ten-year period related to: development projects in urban settings, integration into existing community fabric, public-private partnering, quality design, and major mixed use and mixed-income redevelopment projects that are similar in nature to the Mile High Greyhound Park redevelopment project.
 - b. Demonstration of experience in completing projects of the scale and complexity envisioned in the Mile High Greyhound redevelopment plan.
 - c. Briefly include the following for all project examples:
 - 1) Project name, type, and location.
 - 2) Summary description, including project size (total SF and SF per use), uses, and densities.
 - 3) Precise role of the development entity, its principals, partners, and team members.
 - 4) Description of the unique challenges of the project and how they were addressed.
 - 5) Public/private structure and current ownership and financial structure.
 - 6) Project cost (budgeted and actual).
 - 7) Capital and financing sources utilized.
 - 8) Economic performance-project profitability.
 - 9) Development timing/phasing/date opened (original schedule/final schedule).
 - 10) Master planning elements and investment in public amenities (open space, parks, streets, and infrastructure).
 - 11) Notable architectural, urban design, and other design aspects of the project (provide photographs).
 - 12) Distribution of mixed use types (both as proposed and as implemented).
 - 13) Project and property management.
 - 14) Public/private partnerships.

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- 15) Sustainable development principles and practices.
7. **References:** Present the development team's previous relevant project experience, including the name and address of the project contact, photographs and brief project descriptions. For each reference, include the contact information (name, physical address, telephone number, and email address) for at least three (3) references from public agencies, private companies, major tenants, or individuals with whom the respondent has had relevant experience. Examples of relevant project experience include:
 - a. High quality master planned mixed-use projects that include extensive residential developments;
 - b. Educational or adult learning projects;
 - c. Projects involving small business development;
 - d. Projects with extremely high quality and design, including unique public realm space; or
 - e. Projects in partnerships with public entities

Any innovative aspects of previous project experience which may be relevant to the Mile High Greyhound project should be described in detail.
 8. **Financial Information:** The CCURA requests supporting documentation that the development entity has the financial capacity to implement the development program anticipated in the Mile High Greyhound Park project. The CCURA recognizes the sensitive nature of the financial information requested in this RFQ. Such information may, therefore, be submitted under separate cover and labeled "Confidential." This information will be used solely by the CCURA for purposes of evaluation, and will be kept confidential to the fullest extent allowed by law.
 - a. Audited financial statements for the three (3) most recent calendar or fiscal years.
 - b. Letters from the developers' lenders and other financial partners attesting to the developer's financial capacity to undertake this project, e.g., ability to fund private development infrastructure costs.
 - c. Provide preliminary financial and development cost and revenue information relating to the proposed development concept. If possible, include an estimate of the anticipated level of public participation in the Project, if any, or other significant "deal points."
 - d. Describe the level of risk your firm will be willing to assume and how you will be remunerated for the level of risk taken.
 - e. Indicate other recent projects where a similar level of investment was made.
 - f. Is the development entity or any named individual in the proposed project involved in any litigation or other disputes that could result in a financial settlement having a materially adverse effect on the ability to execute this project? If yes, please explain.
 - g. Has the development entity or any named individual in the project ever filed for bankruptcy or had project that have been foreclosed? If yes, please list the dates and circumstances.

Submissions of financial information should be marked "Confidential Information" on the outside of a separate, sealed envelope.

Submissions to this RFQ shall be in the order specified above.

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Qualifications must be submitted by no later than 5 p.m. on December 5, 2013. It is the responsibility solely of the respondent to see that its qualifications are received by the date and time stated in this RFQ. No oral submittals will be considered. Materials in response to the RFQ may not be submitted via facsimile or e-mail. Responses may be sent by mail or hand delivered; however, if sent by mail, the responsibility of their timely delivery is wholly upon the respondent. Late proposal responses are not accepted.

Site Tour and Pre-Submission Conference

The CCURA will not be providing a site inspection tour, but will host a pre-submission conference prior to the RFQ submission. The pre-submission conference is mandatory. The CCURA will be taking minutes for this meeting and there will be no additional meetings for this service, with no exceptions. Please bring everyone you feel should attend the meeting.

Pre-Submission Conference

November 8, 2013—7:30 a.m.

Commerce City Civic Center

City Council Chambers

7887 East 60th Avenue

Commerce City, Colorado 80022

The pre-submission conference will provide prospective respondents with the opportunity to ask questions or receive clarification from City representatives of any requirements of the Request for Qualifications. All parties known to have inquired about the RFQ will be invited, and a notice will be placed on the City's website. For those individuals and/or entities located outside of Colorado or the Denver-Metro Area, we will provide call-in information so that you can participate, as well.

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Questions

Questions regarding this RFQ process must be directed in writing (e-mail or mail) to the below contact. The CCURA will respond to all questions in writing. If questions are deemed substantive to the submittal and evaluation process, the CCURA will distribute a list of questions and responses to all registered respondents through an RFQ Addendum(s).

The deadline for submitting questions to the Authority shall be November 11, 2013 at 5 p.m.

Submit all materials to:

Angelica Chavarria
Administrative Specialist III
City Manager's Office
City of Commerce City
7887 East 60th Avenue
Commerce City, CO 80022

Contact

Inquiries regarding all aspects of this RFQ should be directed to:

Angelica Chavarria
Administrative Specialist III
City Manager's Office
City of Commerce City
7887 East 60th Avenue
Commerce City, CO 80022
Phone: 303.289.3767
Email: achavarria@c3gov.com

Please do not send questions or make inquiries to any other individual except those listed.

SUPPLEMENTAL INFORMATION

Due to the large size of the noted documents, the URA uses an FTP site. To access the documents, you will need to send an email to achavarria@c3gov.com. A link to access the URA's FTP site will be forwarded, which will allow you to download any of the documents to your system.

The following documents may be found on the FTP site:

1. Commerce City Comprehensive Plan (2010)
2. Commerce City Transportation Plan (2010)
3. US 85 Highway Corridor Study
4. Walk Bike Fit Plan (2012)
5. Commerce City Housing Authority Strategic Plan (2011)
6. Economic Development Strategic Plan (2010)
7. Public Art Plan (2013)
8. Mile High Greyhound Park Blight Study (2012)
9. Dog Track Feasibility Study (2013)
10. Dog Track Phase I and Phase II ESA
11. ALTA survey
12. Utility information
13. Boys and Girls Club legal description
14. Visioning document

Additional Information

All facts and opinions stated in this RFQ and all supporting documents and data are based on information available from a variety of sources. No representation or warranty is made with respect thereto.