



CITY OF CHICO

Request for Qualifications and Conceptual Proposal - Lost Park, Chico, CA

Public-Private Partnership Mixed-Use Development Project

Request for Qualifications available on the City of
Chico Website:

<https://chico.ca.us/request-proposalsqualifications>

Statement of Qualifications are due no later than
5:00pm on May 13, 2021

Request for Qualification Inquiries:

Email: CMWeb@chicoca.gov

Request for Qualifications and Conceptual Proposal for Lost Park – Chico, CA

Potential Mixed-Use Development Project

1. Introduction/Invitation

The City of Chico (City), in partnership with Chico State University (University), and Chico State Enterprises (CSE) (collectively, the Agencies), is requesting Statements of Qualifications (SOQs) and conceptual proposals from interested and qualified developers or development teams (Developer) to partner with the Agencies for the potential revitalization and development of a 2.44-acre mixed-use development in the heart of Chico, CA (Project).

The Agencies currently anticipate that the Project will include a mixed-use development, parking, and areas for outdoor engagement (i.e., outdoor dining, walking paths, creek viewing, etc.). The Agencies anticipates that the Project will also include outdoor open space and pedestrian connections between the Project site, University, Downtown, and Bidwell Park.

The responses to the request for qualifications (RFQ) will give the Agencies the opportunity to identify the most qualified Developer by means of experience, financial capability and motivation to engage in this development effort and the ability to complete the Project in a timely manner. Once a Developer is identified, the Agencies intend to enter into a 180-day Exclusive Negotiation Agreement (plus mutually agreeable extension periods) with the selected Developer. The Agencies reserve the right to accept or reject any or all submittals or proposals without cause.

Timeline for the release and submittal of interest are defined later in the RFQ.

2. Project Description

a. General Site Info

The Project involves a total site area of 2.44 acres consisting of a 1.61-acre parcel owned by the City and two parcels totaling 0.83 acres owned by CSE (**Attachment A**). The Project is zoned Downtown North with a Corridor Opportunity Site and Landmark Overlay (see Section 11 for links to relevant plans and studies).

The City parcel is located between Big Chico Creek (Bidwell Park) and E. First Street, east of Main Street, and currently consists of a parking lot with 174 public parking spaces.

The CSE parcels are located at 25 Main Street and 35 Main Street and include the following:

- i. 25 Main Street
 - First Floor – 9,454 building gross sq ft / utilization - offices
 - Second Floor – 9,473 building gross sq ft / utilization - offices
 - Total = 18,927 building gross square footage
 - Certificate of Use = 1,678 sq ft
 - Total Outside Gross Square Footage = 20,605
 - Built 1965

ii. 35 Main Street

- Basement (finished) = 3,403 building gross sq ft / storage – primarily archiving documents
- First Floor – 6,522 building gross sq ft / utilization - offices
- Second Floor – 6,508 building gross sq ft / utilization - offices
- Total = 16,433 building gross square footage
- Certificate of Use = 4,252 sq ft
- Total Outside Gross Square Footage = 20,685
- Built 1965

In addition, there is a privately held 0.28-acre parcel adjacent to the City property, which, if feasible, may become a part of the Project at a future date, but is not currently part of the Project. See Section 10 for links to relevant studies and other information pertaining to the development area.

b. Development Opportunity

The Project will serve as a gateway to beautiful Downtown Chico. The Project is located at the northern edge of the Downtown area, allowing for a visual statement, welcoming individuals and activity to the Downtown core. Located in close proximity to the Chico State University campus, the Project will allow for greater connectivity both physically and aesthetically to the University. Finally, the Project is adjacent to Big Chico Creek, as well as a portion of Bidwell Park. This portion of Bidwell Park is often referred to as “Lost Park”. The Project provides opportunities to re-engage the beautiful aspects of the creek and create greater connectivity to Bidwell Park.

c. Planning Consideration

Key planning considerations for the Project include:

- Preserve and improve connections to Chico State campus and Downtown.
- Create development that is welcoming from all sides (no “back of house”).
- Mixed-Use development – may include such uses as hotel/convention center, housing/affordable housing, retail, restaurant, and parking.
- Create public edge along the creek – engage the creek (walkways, seating, eating, etc.).
- Promote opportunities for arts/culture.
- Encourage alternative transportation (bike, walking).
- Create gateway to Downtown Chico and University.
- Consideration of subsequent phasing potential for additional key Downtown properties that are currently outside of scope.
- Community partner engagement during design phase (Downtown Chico Business Association, Chico Area Recreation District, Chico Chamber of Commerce, State Parks, others).
- General community engagement during design phase.
- Consideration of potential CSE sales outlet (i.e., University Farm products).

d. Objectives

The Agencies look to achieve two (2) objectives in this RFQ process. First, to select a qualified Developer with a development vision for this Site that complements the character of surrounding areas, brings about a change of land uses that will create new job and housing opportunities in the

area, as well as generate new revenue in the form of business license, sales and property taxes. Second, to select a Developer that has the experience to develop a plan, and the ability to finance and construct the plan that is acceptable to the Agencies.

The Agencies are interested in unique development ideas and land uses such as a mixed use development of housing, retail, and restaurant opportunities, particularly focused on reengaging the adjacent creek and greenway. See Section 2.c. for a full list of Planning Considerations.

Once a Developer is selected and the Agencies have entered into an Exclusive Negotiation Agreement, the Agencies will enter negotiations for the preparation of a Development Agreement in accordance with the terms and conditions outlined below, as well as any other terms and conditions proposed, which are accepted by the Agencies.

3. Selection Process

The Agencies understand and are sensitive to the resources, costs and time it takes for Developer to prepare a full development proposal package. To address this, the Agencies wish to streamline the selection process into three (3) main steps. Step 1 will consist of scoring related to the SOQ and Conceptual Development Proposal. The top scoring Developers will be invited to participate in interviews, and per Step 2, a Developer will be selected. Step 3 involves further community engagement in the planning process and refinement of the development proposal, which will occur during negotiation of an Exclusive Negotiation Agreement. During Step 3 the Agencies and Developer will enter into a Development Agreement. Following is a more detailed description of each step.

- a. Step 1 – Review and Scoring of Statement of Qualifications and Conceptual Development Proposal
The first step in the selection process focuses on selecting Developers with strong development proposals. The City will appoint a Selection Committee to review and evaluate the Proposals for responsiveness to this RFQ, including the Developer’s development concept for the Project. The Selection Committee, at a minimum, will consist of representatives from the Agencies, including City, University, and CSE. If the Developer’s proposal is to develop in phases, it is important for the Developer to clearly define the timing for the development of each of the phases as part of the submittal. The Selection Committee will also review the qualifications of the Developer based on this RFQ.

The Selection Committee will apply the following point system in its review (the top scoring proposals (not to exceed 3), will be invited back for Step 2 of the selection process. Note: Agencies reserves the right to reject all proposals after completing the review):

Conceptual plan or project	30 points
Financial capacity to start and completion of the project.	30 points
Timeline to complete the project	20 points
Samples of similar project experience	10 points
Public/Private partnership experience	10 points

b. Step 2 – Developer Selection

Only the top scoring proposals, not to exceed three (3), will be evaluated in the final round by the Selection Committee. During this step, the Selection Committee may call for an interview of a Developer or for a presentation of Developer’s proposal. There is no point system applied in this round. The Selection Committee may recommend one (1), two (2), or three (3) proposals to the City Council; make no recommendation to the City Council; or, recommend that the City Council reject all proposals. The City Council will make the final selection.

c. Step 3 – Exclusive Negotiation Agreement and Development Agreement

The selected Developer will enter into an Exclusive Negotiation Agreement with the Agencies. During the negotiation period, Developer will work with Agencies and the community to further define, plan, and design the proposed project. Once the proposed project has reached final design, Agencies will enter negotiations for the preparation of a Development Agreement in accordance with the terms and conditions of the Agencies, as well as any other terms and conditions proposed by Developer, which are accepted by the Agencies.

4. **Disclaimer of Costs and Liability**

The Agencies will not be responsible in any manner for any costs:

- Associated with the preparation or submission of SOQs or any documents or materials provided or requested by the City pursuant to this RFQ, and
- Incurred by the Respondents for any oral presentations or interviews contemplated by this RFQ

The Developers will solely bear all costs associated with the preparation or submission of SOQs, and all costs incurred for any oral presentations or interviews contemplated by this RFQ.

Each Developer shall protect, defend, indemnify, and hold harmless the Agencies from any and all liability, claims, or expenses whatsoever incurred by, or on behalf of, the entity participating in the preparation of its response to this RFQ. Pre-contractual expenses are defined as expenses incurred by Developer and the selected Developer, if any in:

- Preparing and submitting information in response to this RFQ.
- Negotiations with the Agencies on any matter related to this RFQ.
- Costs associated with interviews, meetings, travel or presentations.
- All other expenses incurred by Developer.

5. **Tentative Selection Process Schedule**

Tentative Schedule Activities	Schedule
RFQ Advertised	March 14, 2022
RFQ On-Site Conference (Non-Mandatory)	March 28, 2022 – 2:00pm
Last Day to Submit RFQ Questions	April 11, 2022
RFQ Addenda Issued (if required)	April 20, 2022
Statement of Qualifications and Conceptual Development Proposals Due	May 13, 2022 – 5:00pm
Interviews of Top Scoring Proposals	Week of May 30 th
City Council Consideration (Step 3)	July 5, 2022

6. Proposal Submittal

Responding Developers are required to submit eight (8) copies of their SOQ and Conceptual Development Proposal, one (1) of which is unbound, and one (1) electronic copy.

The electronic copy must be in searchable and printable Portable Document Format (.pdf) and must be submitted on a USB flash drive. Respondents should be aware that the electronic copy will be used by the City to produce additional printed copies of the submittal, should they be needed.

Proposals must be received no later than **5:00 PM on May 13, 2022**. Proposals shall be addressed to:
City of Chico
411 Main Street
PO Box 3420
Chico, CA 95927
Attn: Jennifer Macarthy, Deputy City Manager

Proposals received after the deadline will not be accepted and will be returned unopened. Postmarks will not be accepted. City of Chico assumes no responsibility for delay in delivery of the proposal to the designated delivery location by the United States Postal Service, City mail services, electronic mail, or by any other means. Questions relating to this RFQ should be directed to: City Manager's Office via e-mail: CMWeb@chicoca.gov.

After a Developer has been selected and an Exclusive Negotiation Agreement has been awarded, all proposals submitted in response to the RFQ become the property of the City and are subject to disclosure under the Public Records Act (Government Code Sections 6250 et. seq.). Any information deemed to be private, such as personal or financial must be labeled as "confidential" and will be treated as such. Proposers are cautioned that even materials marked or labeled as "confidential" may be subject to disclosure under applicable law. The City reserves the right to make determinations as to whether any such documents must be disclosed, and by submitting a proposal in response to this RFQ, Developers agree to be bound by such determination.

7. Submittal Requirements

The Agencies will evaluate the SOQs based on the information provided below:

- a. Cover Letter: Developer must submit a cover letter which clearly indicates the single primary contact (principal-in-charge), email address, mailing address, telephone and facsimile numbers, and must acknowledge any and all addenda, and confirm the signatory submitting on behalf of Developer has the authority to commit on behalf of the Developer.
- b. Conceptual Development Proposal: Developer must state in a clear and concise manner a narrative of the Developer's development concept for the Project, why Developer should be selected for this project, and estimated timeline for completion of proposed development project. The development proposal may include a proposed site plan and conceptual drawings.

- c. Team Composition: The Agencies expect that the Developer will be able to commit identified team members to this project throughout its duration. In order to assess the capability of the Developer, an understanding of the Developer's team is required. Please identify the team lead and provide the following information for any firms or team members that will be working on this project:
- Brief bios for each of the team members. If individuals have not been specifically identified, please provide the firm/firms that you have worked with on previous projects and may be brought on as part of the team.
 - An explanation of any joint ventures, associations or unique structures.
- d. Qualifications of Developer and Relevant Experience: To ensure that the Agencies are selecting the most qualified Developer, provide a minimum of three (3) relevant examples of projects completed within the most recent 10-year period related to: public-private partnering, vertical development, quality design, integration into existing community fabric, and mixed-use development.

Briefly include the following for all project examples:

- Project name, type and location;
 - Summary description, including project size (total square footage and square footage per use), uses and densities;
 - Public/Private structure and current ownership and financial structure;
 - Project cost (budgeted and actual);
 - Capital financing sources utilized;
 - Notable architectural, urban design and other design aspects of the project (including photographs);
 - Any other amenities or unique aspects provided for the project (i.e., multi-modal transportation, sustainable building, energy efficiency, etc.); and
 - Reference for the public entity.
- e. Developer Financial Capability: The Agencies are requesting supporting documentation that the Developer has the financial capacity to implement the redevelopment/development of the Project. The Agencies understand that at this stage in the process the production of financial specifics as they relate to the properties outlined may not be possible. Therefore, in lieu of providing financial statements, please provide a high-level summary approach on similar or relevant projects, which should include data demonstrating your financial ability to successfully execute a project similar in scale/magnitude, including confirmation of ability to provide payment and performance bond (approximately \$100million - \$125million). Detailed financial documents will be required at the ENA stage. Please also include information related to whether the Developer or any member of the Developer team have been party to a lawsuit and/or declared bankruptcy, in the most recent 7 years. That information should include information on the nature of the lawsuit, reason for bankruptcy and any judgments.
- f. Developer Capacity: List and briefly describe any projects that are currently underway or in the pipeline (that can be shared publicly).

8. RFQ Conference

The Agencies will hold a non-mandatory conference to discuss this RFQ and the delivery process on the date(s) indicated in Section 5. The purpose of the conference is to address Developer questions arising from their review of the RFQ. This conference is for informational purposes only and interested parties shall remain eligible to submit a SOQ if they do not attend the conference. Answers furnished will not be official until verified in writing by the City and included in an RFQ Addenda.

Below are the details for these meetings.

RFQ Conference Date and Time: **March 28, 2022, 2:00pm**

RFQ Conference Location: **Chico Old Municipal Center Conference Room, 441 Main Street, 2nd Floor, Chico, CA**

9. Questions and Requests for Clarification

Developer must submit all questions regarding this RFQ in writing by e-mail to: CMWeb@chicoca.gov, and be received no later than the due date indicated in Section 6. No telephone or oral requests will be considered. No requests for additional information or clarification to any person other than the RFQ contact will be considered. Questions and requests for clarification from a Developer must be submitted by only a single representative of that Developer and must include the requestor's name, address, telephone number, and email address, and the Developer that he/she represents. The City may rephrase questions as it deems appropriate and may consolidate similar questions. The City may also create and answer questions independent of the Developer's question(s).

The City will not consider questions received after the due date. Written responses to submitted questions will be included in an RFQ Addenda, in the sole discretion of and sent by the City to all registered Developers. The City may respond individually to questions or requests for clarification identified by the Developer and deemed by the City as containing confidential information relating to that particular Developer's SOQ.

The City is not responsible for any explanation, clarification, interpretation, or approval (including any City responses to questions and requests for clarification) made or given in any manner except via written addendum to this RFQ. The Developer must not rely upon any explanation, clarification, interpretation, or approval that is not contained in a written addendum.

10. Relevant Plans or Studies

The following plans and studies relate to the project area:

- a. Bidwell Park Master Management Plan: <https://chico.ca.us/post/bidwell-park-master-management-plan>
- b. Chico Area Groundwater – Southwest Plume: https://www.envirostor.dtsc.ca.gov/public/profile_report?global_id=04990002
- c. Chico Municipal Code (Section 19.44.010.E – Downtown North Zoning District): https://codelibrary.amlegal.com/codes/chico/latest/chico_ca/0-0-0-15929
- d. Chico Municipal Code (Section 19.52 – Corridor Opportunity Site and Landmark Overlay): https://codelibrary.amlegal.com/codes/chico/latest/chico_ca/0-0-0-16156
- e. Chico State Master Plan: <https://www.csuchico.edu/fms/planning.shtml>
- f. City of Chico General Plan Downtown Element: <https://chico.ca.us/post/chico-2030-general-plan>

- g. City of Chico Bicycle Plan: <https://chico.ca.us/sites/main/files/file-attachments/2019cityofchicobikeplan.pdf?1574914355>
- h. City of Chico Online Mapping Tool: <https://chico.ca.us/geographic-information-systems>
- i. Esplanade Corridor Improvement Study: <https://chico.ca.us/post/esplanade-corridor-improvement-study>
- j. Parking Lot 5 Redevelopment Feasibility Study: https://chico.ca.us/sites/main/files/file-attachments/parking_lot_5_redevelopment.pdf?1646783185

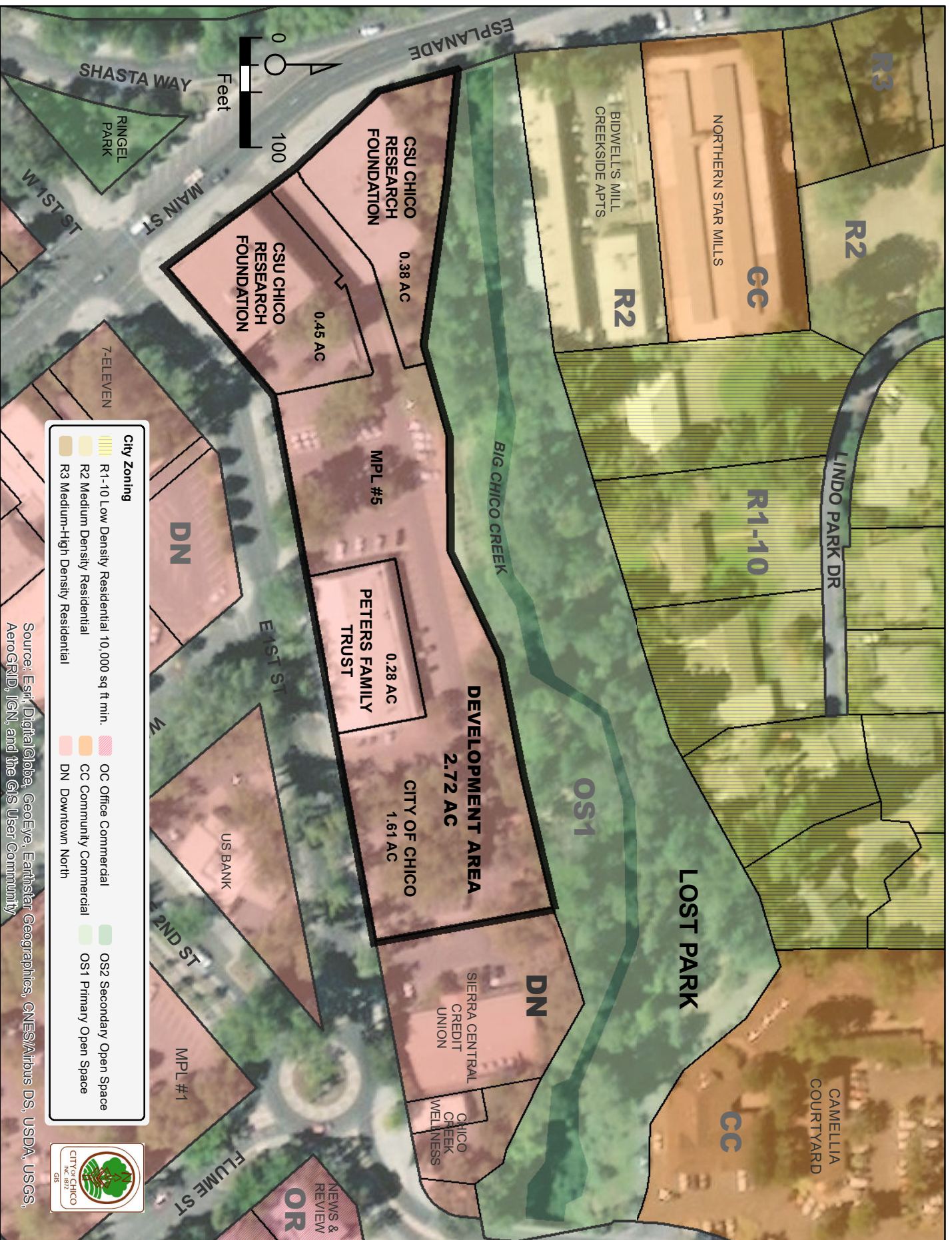
11. Protest Procedure

Developers that submitted a proposal but were unsuccessful in the attempt to be selected may request, in writing, a debriefing from the City of Chico, Project Manager assigned to the project. Developers that have received a debriefing, but continue to feel aggrieved in connection with the solicitation or award may submit a protest to:

Attn: Deputy City Manager
City of Chico
P.O. Box 3420
411 Main Street (3rd Floor)

All protests must be made in writing, signed by an individual authorized to sign the submitted proposal and must contain a statement of the reason(s) for the protest citing the law, rule, regulation or procedure on which the protest is based. Potential Developer capabilities, proposal characteristics and / or pricing features that were not included in the Developer's proposal shall not be introduced during the protest process. To be considered, the protest must be submitted within five (5) working days from the date provided on the Results Notification letter, issued by the City. Decision(s) regarding protests will be made by the Deputy City Manager, in a timely manner following receipt of the written protest, and after consultation with the City Manager, and the City Attorney (if appropriate). The protestor will be notified in writing.

-End of Request for Qualifications-



City Zoning	
	R1-10 Low Density Residential 10,000 sq ft min.
	R2 Medium Density Residential
	R3 Medium-High Density Residential
	OC Office Commercial
	CC Community Commercial
	DN Downtown North
	OS2 Secondary Open Space
	OS1 Primary Open Space

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



Potential Lost Park Development

Attachment A