



Mixed-use Development Request for Qualifications (RFQ)

City of Bedford, Office of City Manager

Statements of Qualifications Due: Friday, March 11, 2016, 2:00 p.m. EST

The City of Bedford (the "City") seeks to receive statements of qualifications from developers (individuals or firms) interested in presenting a viable design and development concept for a mixed-use development on approximately ten (10) acres of real estate located in downtown Bedford, Ohio, owned by the City (see attached map, referred to hereafter as the "Site"). Portions of the Site are currently vacant and overlook the scenic Great Falls of Tinkers Creek (aka Bedford Falls) and beautiful Viaduct Park. The City is looking for creative developers who will use an approach that complements the natural assets of the Site and enables significant mixed-used, non-residential development to occur. The successful developer will have the demonstrated experience and ability to design, finance, construct and deliver the Project.

1. Background:

The Site includes City-owned parcels of real estate comprising a portion of Downtown Bedford bounded by West Taylor Street, Union Street and Broadway Avenue. The Site is approximately ten acres and consists of seven parcels overlooking Viaduct Park, as shown on the map attached hereto and identified by the Cuyahoga County Auditor by the following numbers: 814-01-001; 812-15-005; 812-15-029; 814-01-011; 814-01-010; 812-15-032, and 812-15-034. The Site is currently a mixture of undeveloped land, light offices and a tavern. A house attached to the tavern is thought to be that of the Taylor Chair Factory Family and over 100 years old, perhaps allowing for Historic Tax Credits to apply to the facilities. The Site represents one of the best development opportunities in the Downtown area.

2. The Project:

The City desires that the Site be developed into a mixed-use, pedestrian-friendly retail, light office, restaurant, local foods and entertainment district that blends architecturally with the adjacent beautiful Great Falls of Tinkers Creek and Viaduct Park (the "Project"). The successful proposal will feature unique chain or non-chain restaurants, unconventional office spaces and unique shops that attract visitors and provide Bedford-area employees places to shop and eat. Residential use is not desired. The Project should capitalize on the approximately 1700 employees per



day at the nearby Bedford Automile as well as strong local workforces in healthcare and biomedical research. The City may consider favorable leasing or purchase terms for the real property to incentivize the right development. Zoning is currently a mix of residential and commercial. The City will work with the successful developer regarding needed zoning changes and possible incentives or assistance.

3. Process:

Development firms interested in providing professional design and development services for this Project are invited to submit their qualifications. Qualifications will be reviewed, evaluated, and ranked to determine the top several firms best qualified to provide the needed services. Those top firms will then be requested to submit Proposals, and the successful Proposal will be chosen after personal interviews are conducted. Firms submitting statements of qualifications will be evaluated and ranked in order of their qualifications. Following this evaluation, the firms determined to be most qualified may be asked to meet with Bedford administrators and/or City Council to present the firm's qualifications and proposed approach for the Project before final selection is made. Upon selection of the firm determined to be most qualified to provide the requested services, the fee for services required will be negotiated and an agreement prepared.

4. Required Elements of Submittals:

Statements of Qualifications should include the following:

1. Information about the firm's history;
2. Education, technical training, and experience of owners and key personnel;
3. The firm's experience with mixed-use retail developments, including design and construction, and miscellaneous related infrastructure improvements;
4. The firm's resources to provide the requested services (i.e., the depth of staff and the specific experience and background of individual staff members who will provide services to the City);
5. The firm's financial capabilities to provide the requested services. Please include evidence in a form chosen by the developer demonstrating that the respondent has the ability to secure the funds required to meet commitments to construct the proposed Project. Examples of such evidence could include financial statements, letters from major regional or national equity investors confirming the willingness to invest equity to construct the Project, etc. Information on the comparable project



experience is not intended to be a substitute for this requirement, but will also be taken into consideration.

6. The firm's high-level vision for the Site and downtown Bedford. Please address how the firm's vision would showcase the natural assets of the Great Falls of Tinkers Creek and Viaduct Park;
7. List of consultants used to provide any services not performed by the development firm;
8. Past performance as reflected in evaluations of previous and current clients for which the firm has provided or is providing services. Please include a list of five (5) relevant projects involving similar services performed by the firm during the past five years. Include the following information for each project:
 - a. Project owner, name of project and location;
 - b. Brief description of the project and type of services provided;
 - c. Year services were completed or anticipated completion date;
 - d. Estimated project construction cost;
 - e. Other relevant information about the project and the firm's services, and
 - f. Reference contact person and phone number.
9. The firm's past experience with the City, if any;
10. The identity and qualifications of firm personnel who will serve as Project Manager and/or be responsible for being the key contact point with the City.

5. Additional Information Requested for the Project:

In addition to the qualifications and information listed above, the firm's submittal should include the following:

1. Identification of the partner in charge of the Project and the other individuals assigned to the Project, together with the education, technical training, and experience of these individuals, to the extent it has not been provided in the firm's qualifications.



2. Proposed internal timeline for providing the required services.
3. The firm's practices with respect to site visits and oversight of the Project, including internal quality checks for consistency of documents and specifications being provided to contractors for procuring the work and working with the City's legal counsel to develop contract documents as needed.
4. Proposed internal timeline for completion of the Project and the various services to be provided by the firm for pre-construction (programming and design), construction, and close-out phases of this Project.
5. List a maximum of 4 specific and unique qualities that set the firm apart from others as it relates to the Project.

The City wishes to select qualified developers as soon as possible and to then schedule in-person interviews as soon as possible. Developers wishing to submit a statement of qualifications for the Project must do so in writing with receipt before 4 p.m. on Friday, March 11, 2016. Two paper copies of the firm's qualifications must be submitted to:

Mike Mallis, Bedford City Manager
165 Center Road
Bedford, OH 44146

One electronic copy of the qualifications must also be submitted to Mr. Mallis on or before March 11, 2016 at: citymanager@bedfordoh.gov.

Submit any questions concerning the Project and requested services to Mr. Frank Gambosi at fgambosi@bedfordoh.gov.



Project Site

