



WINTER GARDEN

300 West Plant Street
Winter Garden, FL

407-656-4111

RFP # 15-103

Request for Proposals

For the purchase and redevelopment of City-owned property in the Historic Downtown District, generally located at:

109 South Boyd Street

The City of Winter Garden invites you...

Introduction

The downtown business district of Winter Garden has experienced a renaissance in recent years. Downtown has been transforming into a vibrant, walkable, welcoming urban core that is beloved by residents and visitors alike. The success of the downtown area has created a great demand for office, retail, and residential space to accommodate the needs of local businesses and residents- a demand that cannot be met by the current building inventory. The City will be requesting proposals from qualified real estate developers (“Developers”) to create a multi-story mixed-use development utilizing all or a portion of an existing public parking lot and vacant property located north of the Winter Garden Art Association’s SOBO Center. The property address is 109 South Boyd Street (see Exhibit A).

The property is located within the Historic Downtown District and is currently owned by the City, which intends to offer the property for sale and redevelopment. The site sits adjacent to other municipal properties such as the Central Florida Railroad Museum and the aforementioned SOBO Arts Center, which operates in the City-owned Historic Fire Station. The site is within close proximity to both the downtown retail core to the north and historic residential properties to the south. It also sits directly adjacent to the proposed Downtown parking garage. See property location maps on the following page (Exhibit A), as well as the property survey (Appendix 2).

The City has identified several goals for the project. The final development should exemplify excellence in architectural design, utilizing superior materials and sound building practices while also fitting in with the established architectural character of the Downtown Historic District. The development should be an asset to the City in terms of providing long-term financial and community benefits, promoting quality Winter Garden job prospects, providing diverse housing opportunities, and fostering a sense of civic engagement and community pride. Like the majority of the buildings within Winter Garden’s Downtown core, this development should be an engaging, people-scaled, and friendly place where residents and visitors alike can’t wait to play, work, and live.



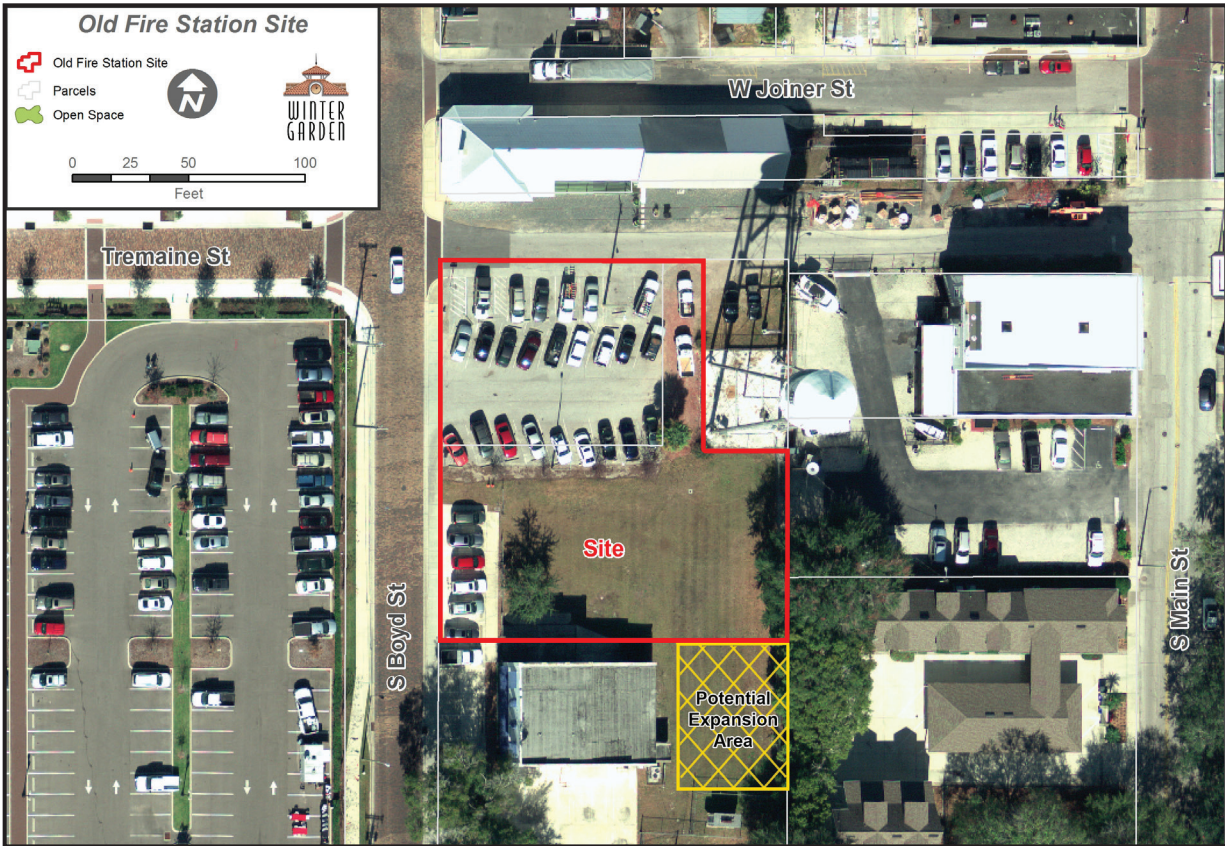
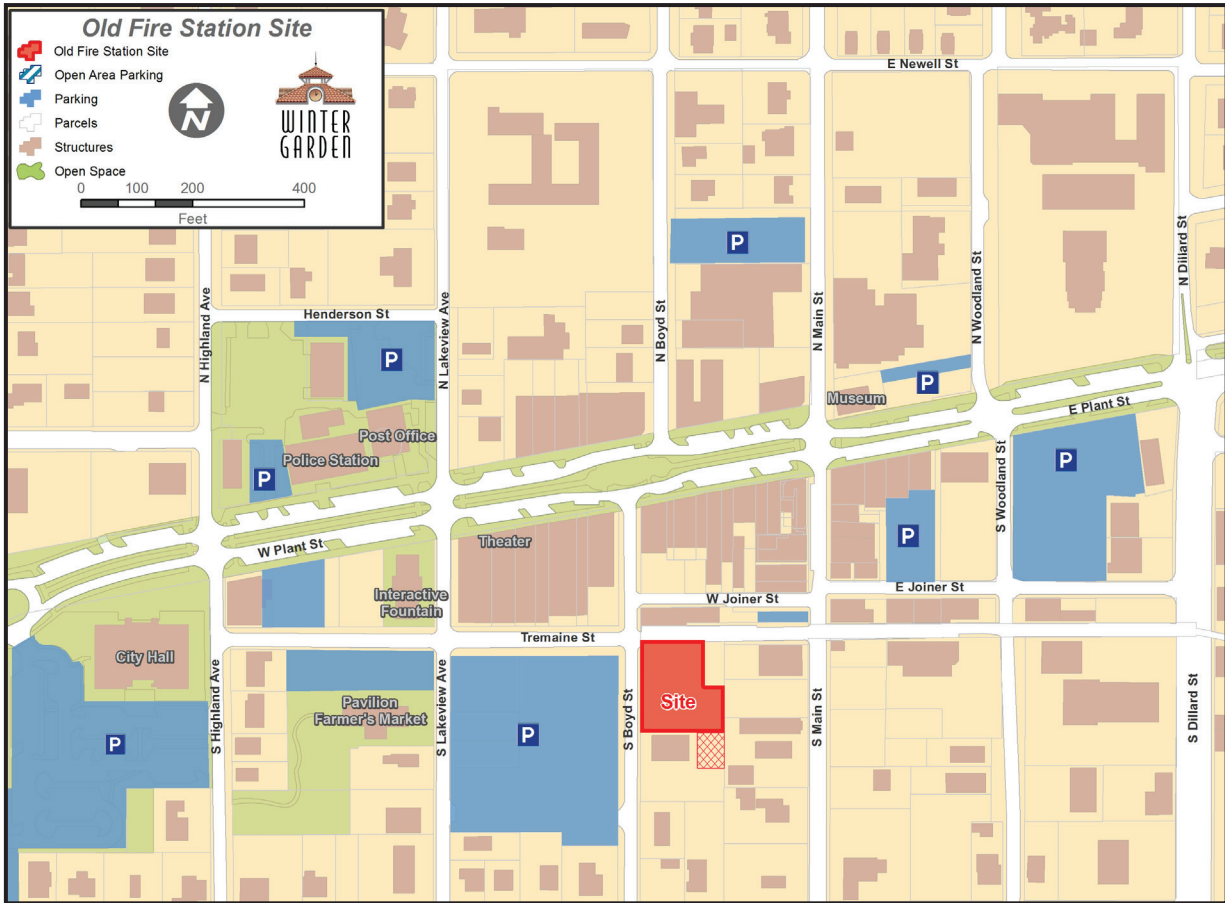


Exhibit A - Location of the Property

Scope of Opportunity

This RFP is an invitation for qualified Developers to create a Downtown Winter Garden mixed-use project consisting of retail, office, and/or residential development using property purchased from the City. The project must adhere to all applicable zoning and development laws, which must be confirmed by the Developer.

Below is a conceptual rendering of a potential development that could be constructed on the subject property. This is not meant to be an exact depiction of what the developer should propose; it is included to show the property's development potential.



Design Program & Criteria

- 1. General**

The design should comply with all requirements of the City of Winter Garden Code of Ordinances, including those that are specific to the Historic Downtown District Overlay area. The Developer is strongly encouraged to utilize the Historic Downtown District Overlay Design Standards & Guidelines Manual, available for download on the City's website: <http://www.cwgd.com/files/historic/Design%20Standards%20&%20Guidelines%20Manual.pdf>
- 2. Building Development Type**

The building should be developed to support commercial and upper-story residential uses with a minimum of two stories and a maximum of three stories.

3. Building Design

The development should be architecturally harmonious with the adjacent SOBO Arts Center (Historic Fire Station) building as well as other commercial buildings within the downtown core. The Winter Garden Art Association is currently using the SOBO (Historic Fire Station) building as an art studio/gallery; there is a proposal to improve the exterior of the structure as well as develop an outdoor café space (See Exhibit B). The Developer should take this pending redesign into careful consideration when crafting the proposal, with thought given to creating a joint pedestrian patio area to serve the two structures. In addition to SOBO, the building design should be visually cohesive with the proposed two-story, three-level municipal parking garage that will be constructed in 2016 on the parcel to the west of the subject property. Materials that will be used on the parking garage building facades include brick, concrete with a limestone finish, and cast stone (See Exhibit C). The new building should engage pedestrians at the street level, featuring defined entrances through the use of architectural details. The building architecture should be inviting, multi-dimensional, and human-scaled.

4. Site Development

The site design should provide for and encourage a range of outdoor activities. The proposal should include both formal and informal spaces that are harmonious with the surrounding downtown architecture and create an exciting streetscape. Site design elements such as cafe seating areas, colorful/textural paving materials, street furnishings, art, water features, landscape structures, and lighting are encouraged to provide a multi-dimensional visitor experience.



The existing streetscape in front of the historic Fire Station does little to enhance the architecture or use of the property. Implementing the streetscape and facade treatments depicted will both increase the aesthetic and functional value of the property.

The ornamental trees provide both a foreground from the long views across the parking block to give an appropriate scale to the building. The trees also provide a sense of containment for the outdoor space.

Elevating the front section to create a level outdoor space increases the buildings usability for larger functions. Elevating the space to be flush with the finish floor encourages the use of the overhead doors for indoor / outdoor engagements. This also recognizes the line between public and private spaces.

Exhibit B - SOBO (Old Fire Station) Redevelopment Concept

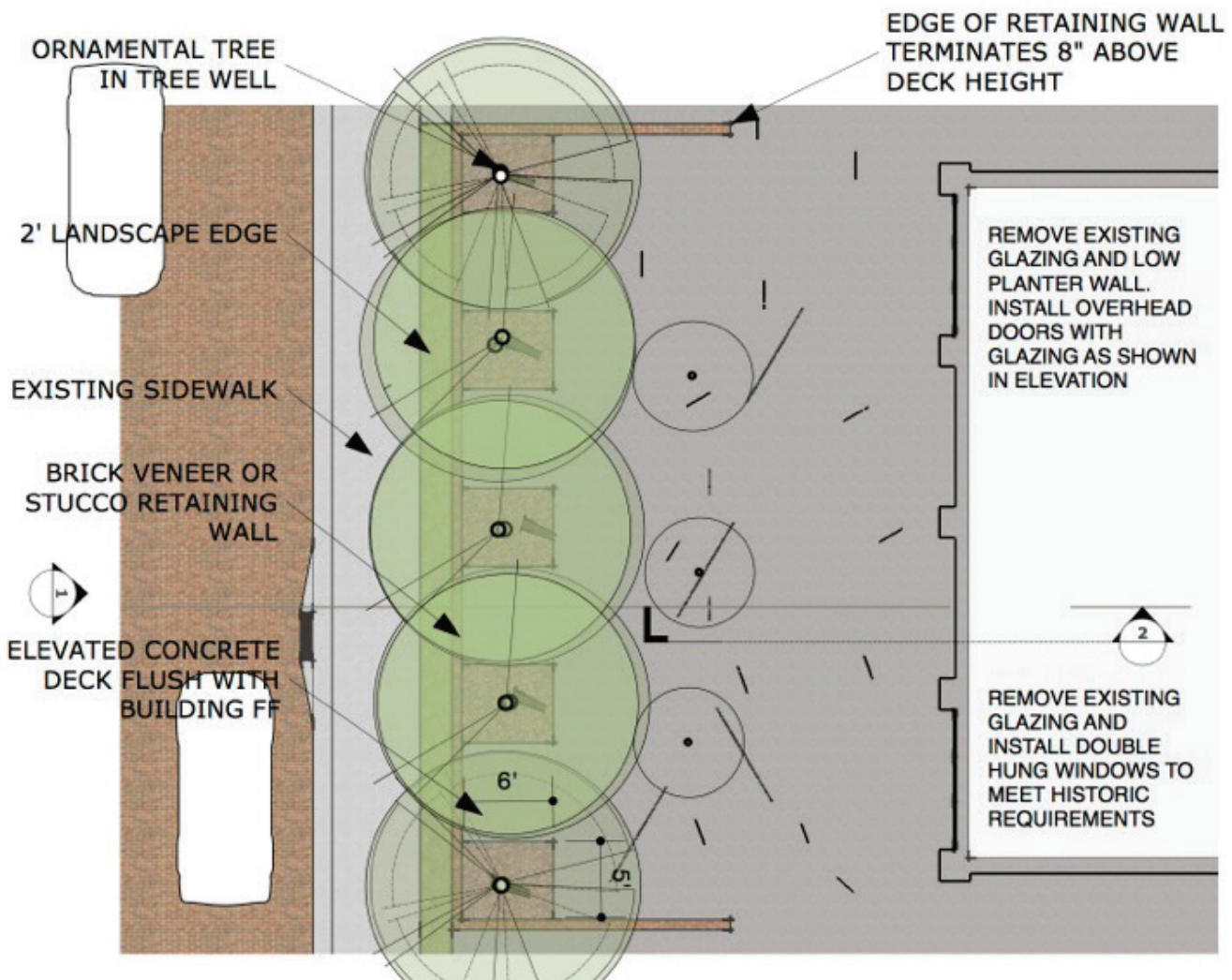


Exhibit B - SOBO (Old Fire Station) Redevelopment Concept

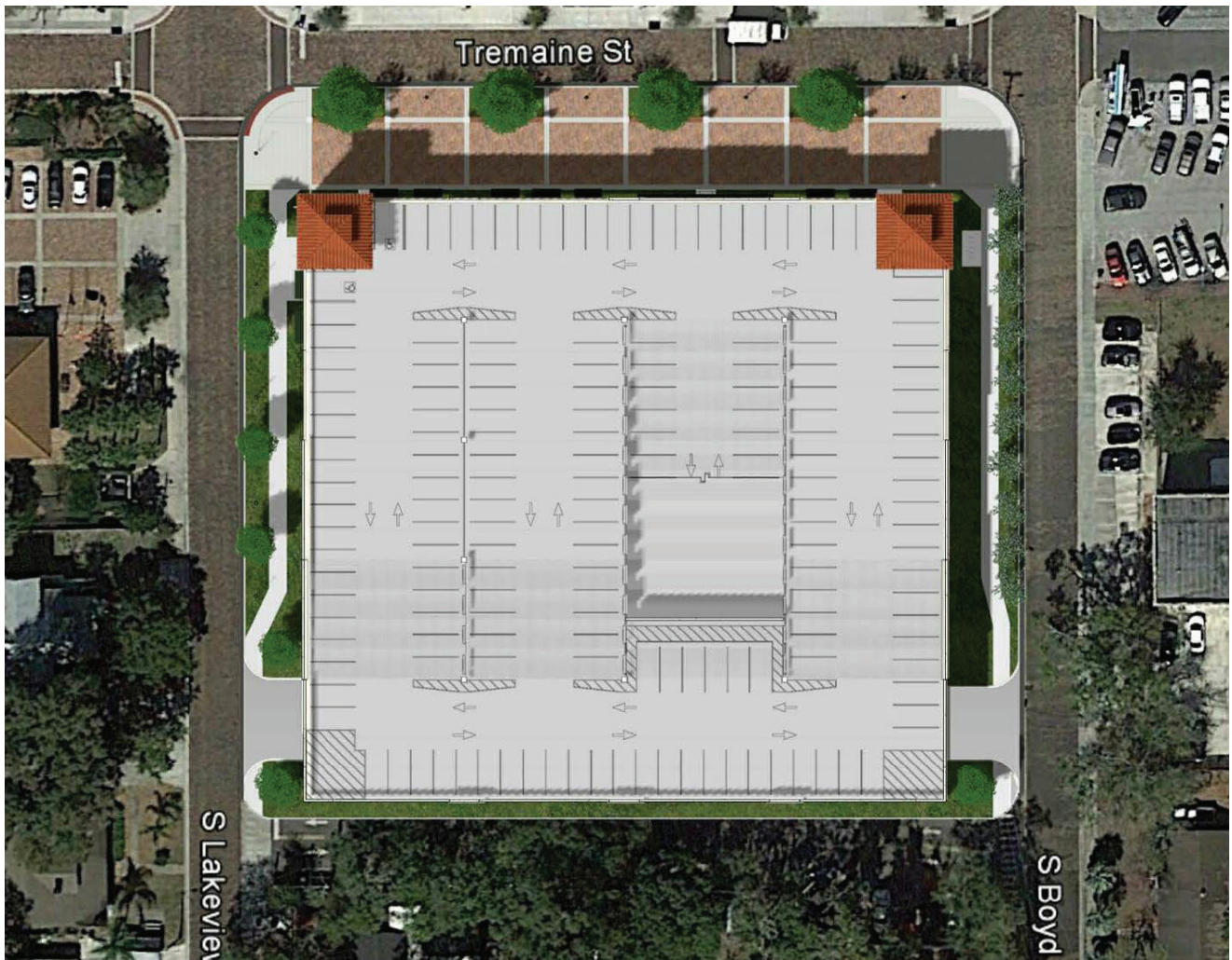


Exhibit C - Proposed Municipal Parking Garage

5. **Art Space**
The site design must be compatible with the proposed patio and art display area that will be located within the SOBO (Historic Fire Station Building) site (Exhibit B). The Developer's proposal must tie into the adjacent patio hardscape, canopies, landscape areas, roof overhangs, and other proposed site and building features.
6. **Parking**
While the majority of the development's parking needs will be accommodated by the municipal parking garage (to be constructed in 2016) located to the west across South Boyd Street, a minimum number of spaces may be developed on site. On-site spaces may be located in the rear of the property, and the development of on-street parking spaces is encouraged. Any required parking located off-site (not including any street parking spaces that are added as part of this project) may be subject to parking impact fees (see Impact Fees & Utilities section).
7. **Landscape Design**
The landscape should feature plants that are either indigenous to the region, or are well-suited to the Central Floridian climate. The proposed plantings should complement and reinforce the building architecture in addition to enhancing the lush character of outdoor spaces with texture, color, and visual interest. Landscaping (without trees) may be installed within the public right-of-way to provide site vegetation while maximizing the building envelope. On-site street trees are required in order to provide enclosure and shade.
8. **Impact Fees & Utilities**
Utilities to serve the development are available per the attached GIS maps (Appendix 1). Any road, parking, sewer/water, drainage, or other impact fees typically required for new developments are negotiable.
9. **Property Purchase Conditions**
The minimum sale price of the property is negotiable; the developer should include their proposed price in the proposal. The site and any improvements are offered "as-is" by the City without any guarantee of environmental conditions. Developers are permitted to submit plans that incorporate development on adjacent lots in addition to the property shown in Exhibit A and Appendix 2, provided that the Developer includes independent documentation evidencing legal ownership of said lots. The developer may also choose to utilize only a portion of the property that the City is offering for sale, which should be specified in the proposal.
10. **Project Expansion Area**
If additional space is needed to meet parking needs or to sufficiently incorporate any site elements that are otherwise constrained by the size of the property, the City would consider selling the area of land located south of the project site and east of the SOBO building. Please see the "Possible Expansion Area" labeled on Exhibit A for the limits of this area. The Developer should specify if this additional land is needed and, if so, should account for this in the proposed purchase price.

Submittal Requirements

All Developers shall submit six (6) bound copies of their Proposal and one (1) unbound copy for duplicating purposes. The proposal shall be printed on 8 ½ x 11 letter-sized paper. The Developer may also submit board-mounted graphics in a size not to exceed 24” x 36”, as well as six (6) copies of the graphics reduced to 11”x 17” size. Models (not to exceed 4 sq. ft. in plan-view area) and photographs of models may also be submitted at the Developer’s discretion, but are not required.

I. Overall Plan & Design of the Proposed Development

A. Project Plan

1. Narrative
Description of the overall development project, including any special design considerations, details, and/or innovative/sustainable elements proposed. The narrative should also include the proposed purchase price of the property.
2. Site Program Analysis
 - Total square footage of commercial and residential spaces proposed
 - Number, size, and configuration of commercial spaces
 - Number, size, and bedroom count of residential spaces
 - Total number of parking spaces proposed, including vehicular and bicycle
 - Height of building
3. Site Context Plan
Plan that shows the connectivity and relationship of the proposed development to the surrounding commercial and residential properties.
4. Site Plan Diagram
 - Building location
 - View corridors
 - Circulation patterns including vehicle ingress/egress, pedestrian & bike
 - Relationship to the SOBO (Historic Fire Station) Building & Parking Garage
5. Site Plan Rendering, including:
 - Building footprint
 - Parking/ingress/egress areas
 - Plazas, pathways, and other formal outdoor spaces
 - Landscape areas & open spaces
 - Any other significant site improvements
6. Building Elevations
Showing the relationship between the proposed development and the SOBO (Historic Fire Station) concept redesign is encouraged.
7. Concept Materials Photo Sheets
 - Proposed building materials & façade examples

- Materials for outdoor spaces
 - Concept plant materials
 - Proposed signage
8. Graphic/illustrative renderings of proposed development. Showing the relationship between the proposed development and the SOBO (Historic Fire Station) concept redesign is encouraged.
 9. Optional: Model of Site & Building
Not encouraged unless the proposed design cannot be properly expressed two-dimensionally. Please limit the models to no more than 4 square feet in area (plan view).

II. Anticipated Benefits of the Development

- A. Financial Return
Financial benefit of the development to the City of Winter Garden, including anticipated tax revenues.
- B. Job & Population Creation Potential
Number and types of new jobs and renters/homeowners that this proposal will create, with income ranges. Please include projections for new businesses as well as new residents, as the latter also benefit the downtown community.
- C. Civic Enhancements
Potential community and other non-monetary benefits of this development for visitors and residents of the City. How will you provide quality infill development that promotes a live, work, and play environment downtown?

III. Development Team Experience and Capability

- A. Financial Plan & Development Timing
Note: Prior to closing on the sale of the property, the City shall require written evidence that the Developer has procured a firm and irrevocable commitment that all the necessary funds to develop the property as proposed herein have been secured. If development does not begin within an agreed-upon time frame, the City will have the option to repurchase the property at the original sale price.
 1. Description and estimation of funding sources to be used to develop the property.
 2. Development cost estimate
Including hard & soft costs, development fees, and financing costs.
 3. Development timing
Developer must include a written narrative and a graphic timeline showing all major milestones of project development until final completion. This

includes the due diligence period, planning, design, permitting, and construction.

B. Development Team

The Developer must form a Development Team consisting of individuals who, combined, have the necessary technical expertise and management capability to develop a multi-story commercial and residential property. The City may investigate any member of the Development Team including principals, consultants, sub-consultants, or any other involved parties prior to final selection of a Developer. The City reserves the right to reject Proposals based on previous contractual or legal issues with members of the Development Team.

1. **Table of Organization for Development Team**
Developer must submit a graphic representation of Development Team's organizational structure.
2. **Bios of key Development Team Members, their qualifications, and their role in providing the services to be performed.**
3. **Key Development Team Members' certifications and registration with regulatory agencies, professional organizations, etc.**

Selection Process

Complete submittal packages will be reviewed and evaluated by a Selection Committee on the criteria described below. A short list of up to three (3) qualified firms will then be invited to City Hall to make a formal presentation to the Selection Committee and answer questions about the specifics of their proposal. The City reserves the right, before awarding the contract, to require a respondent to submit evidence of qualifications, as it may deem necessary. The City shall be the sole judge of the competency of respondents.

The City reserves the right to accept or reject any or all submittals that it may, in its sole discretion, deem unresponsive or undesirable that best serve the overall interests of the City.

Upon the successful negotiation of an agreement, a formal contract will be prepared and submitted to the City Commission for approval, and executed by both parties.

Scoring Criteria

Scoring Criteria 1 (15%)

The overall qualifications and experience of the Project Team, including past performance. This includes the Project Team's experience with the design and development of similar projects, particularly projects within the City of Winter Garden.

Scoring Criteria 2 (30%)

The quality, comprehensiveness, and innovation of the proposed development, including:

1. Integration of all aforementioned Design Criteria.
2. Aesthetic quality of the building architecture as experienced at the street level and beyond; be a superior infill project.
3. The building design's maximization of the retail/office and residential space potential of the property.
4. Appropriateness of the design within its context, taking into consideration the character of the SOBO (Historic Fire Station) concept redesign, adjacent properties, and the Historic Downtown District.
5. Ability to engage the streetscape with a variety of creative and inviting outdoor spaces, including an art space that can be shared with the SOBO (Historic Fire Station) site.
6. Safe and attractive integration of parking areas, as well as pedestrian, bicycle, and other vehicular circulation patterns.

Scoring Criteria 3 (30%)

The anticipated value of the proposed development for Winter Garden. For example: financial benefits for the City, job creation potential, anticipated quality of potential jobs, adding new residents, ground floor retail, other civic/community benefits, etc.

Scoring Criteria 4 (25%)

Developer and Project Team's ability to fulfill the commitments stated in this Proposal. This includes the company's capacity to meet financial and logistical development obligations.

Scoring Criteria Table

Scoring Criteria 1 - Qualifications of Development Team	15%
Scoring Criteria 2 - Quality of Design Proposal	30%
Scoring Criteria 3 - Value to the City	30%
Scoring Criteria 4 - Financial Viability	25%

Submittal Instructions

Submittal Packages must be received no later than Monday, February 15, 2016, 2:00 p.m. Any submittal packages received after the above-noted time will not be accepted under any circumstances. Any uncertainty regarding the time a submittal package is received will be resolved against the respondent. Submittal packages submitted after this designated time will be returned unopened. Please note that no faxed or electronic submissions will be accepted. Packages shall be submitted to the City of Winter Garden Planning & Zoning Department by the submission deadline to the attention of:

Kelly Carson
City of Winter Garden
Planning & Zoning Department
300 West Plant Street
Winter Garden, FL 34787
407-656-4111
kcarson@wintergarden-fl.gov
RFP # 15-103

Inquiries shall be directed to Kelly Carson. The deadline for any and all inquiries will be February 8, 2016. No questions or inquiries will be entertained after this date. Interested developers may secure a copy of the RFP documents at City Hall, 300 West Plant Street, Winter Garden, FL 34787. RFP documents are also available online at www.wintergarden-fl.gov (select "Business" at the top of the home page, then "Bids and Contracts" on the left-hand side).

Prospective Developers will be eliminated from consideration if they contact any city staff persons or elected officials, other than those listed above, from the City of Winter Garden prior to final selection of a Developer.

APPENDIX 1

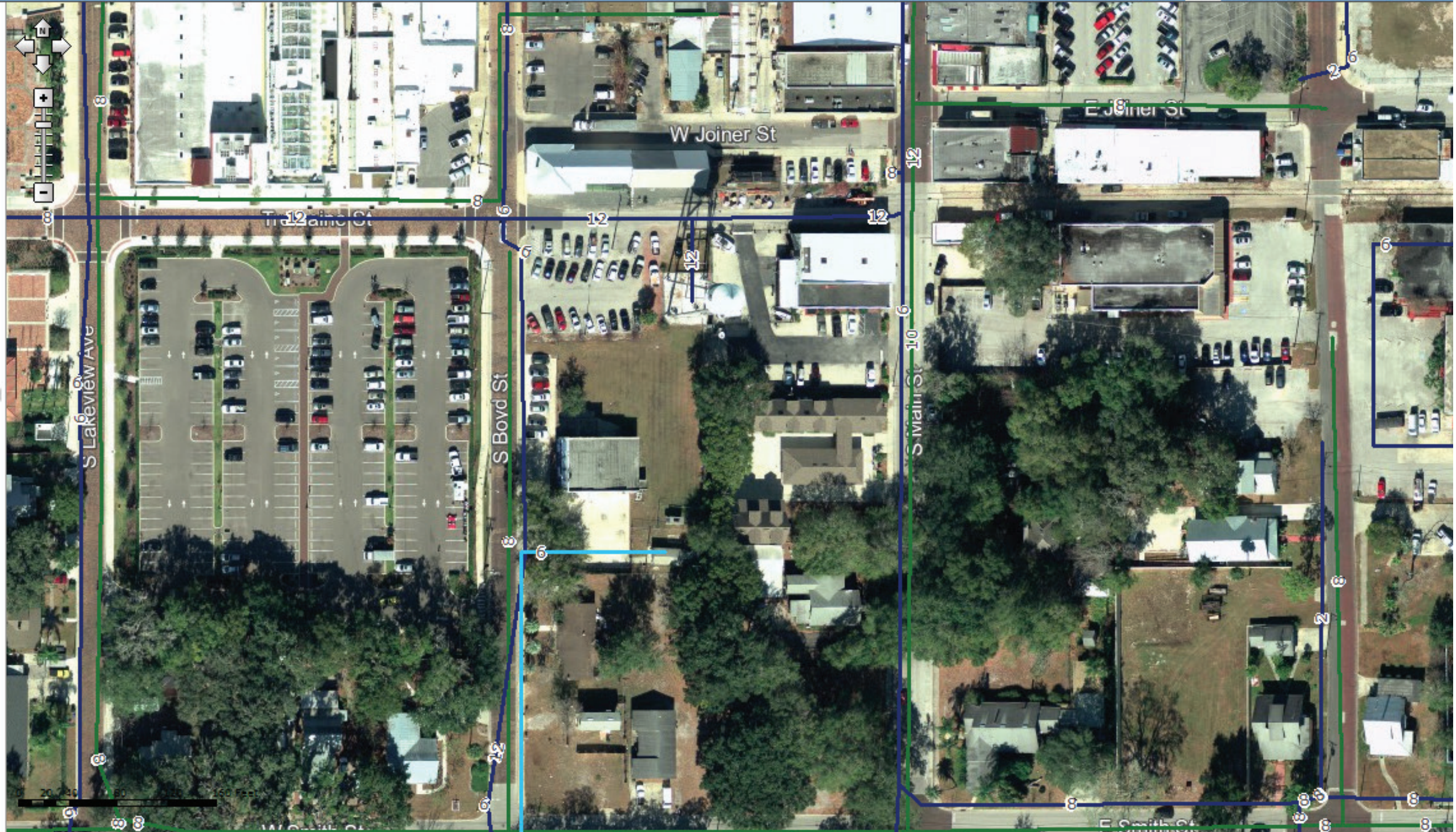
Available Sewer & Water Utilities

GIS maps of the water and sanitary service lines available to serve the 109 South Boyd Street development.

Results

Map Contents

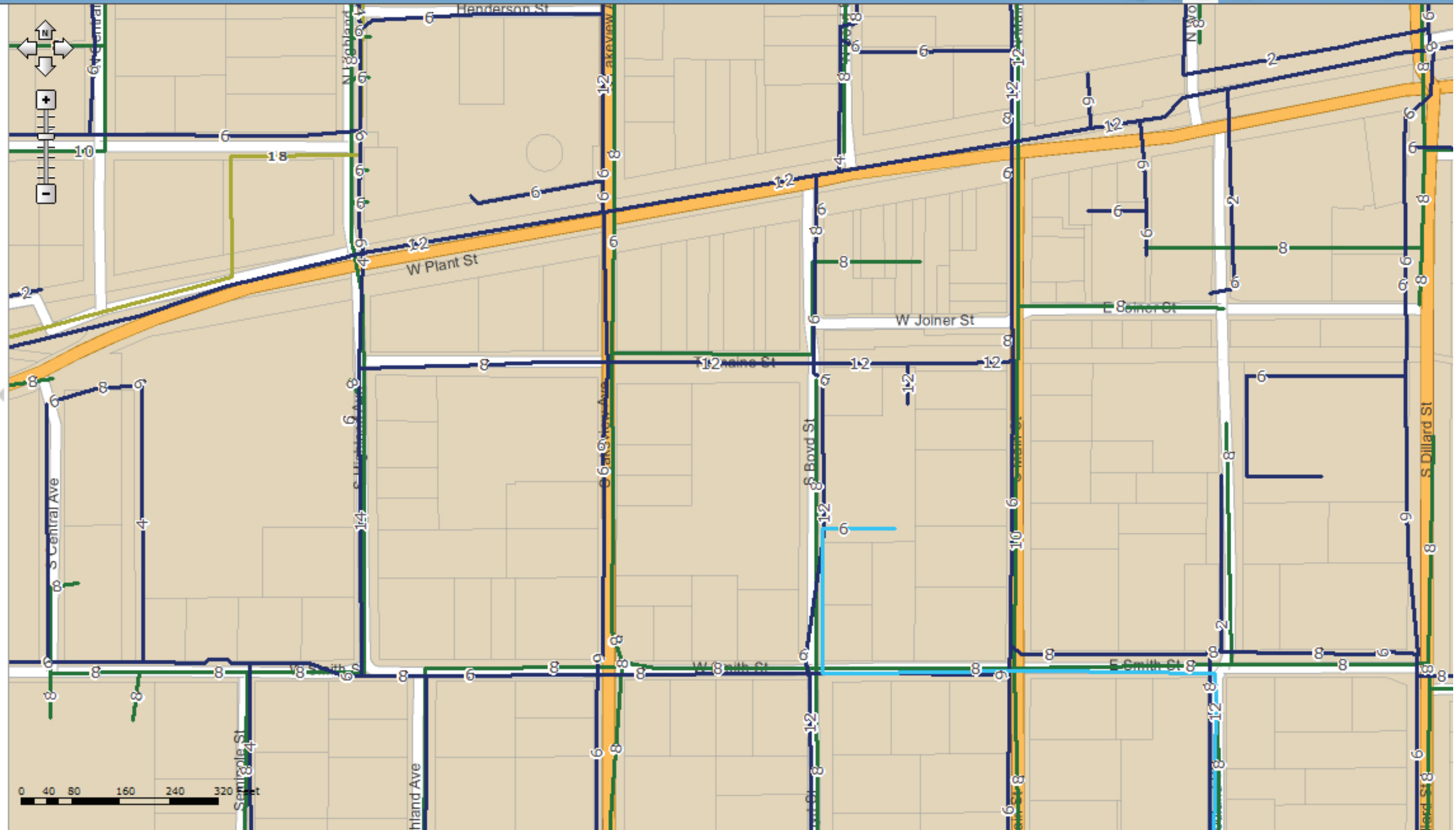
- Layers
 - Electrical Vehicle Charging
 - Facilities
 - Reclaim Valves
 - Reclaim Main
 - Sampling Stations
 - Fire Hydrants
 - Water Valves
 - Water Main
 - Main Line
 - Raw Line
 - Lift Stations
 - Sanitary Manhole
 - Sanitary Valves
 - Sanitary Force Main
 - Sanitary Gravity Main
 - Storm Structures
 - Storm Manholes
 - MES
 - Storm Pipes
 - Parks and Recreation
 - West Orange Trail
 - Old Floodplains
 - Floodplains
 - Brownfield



Results

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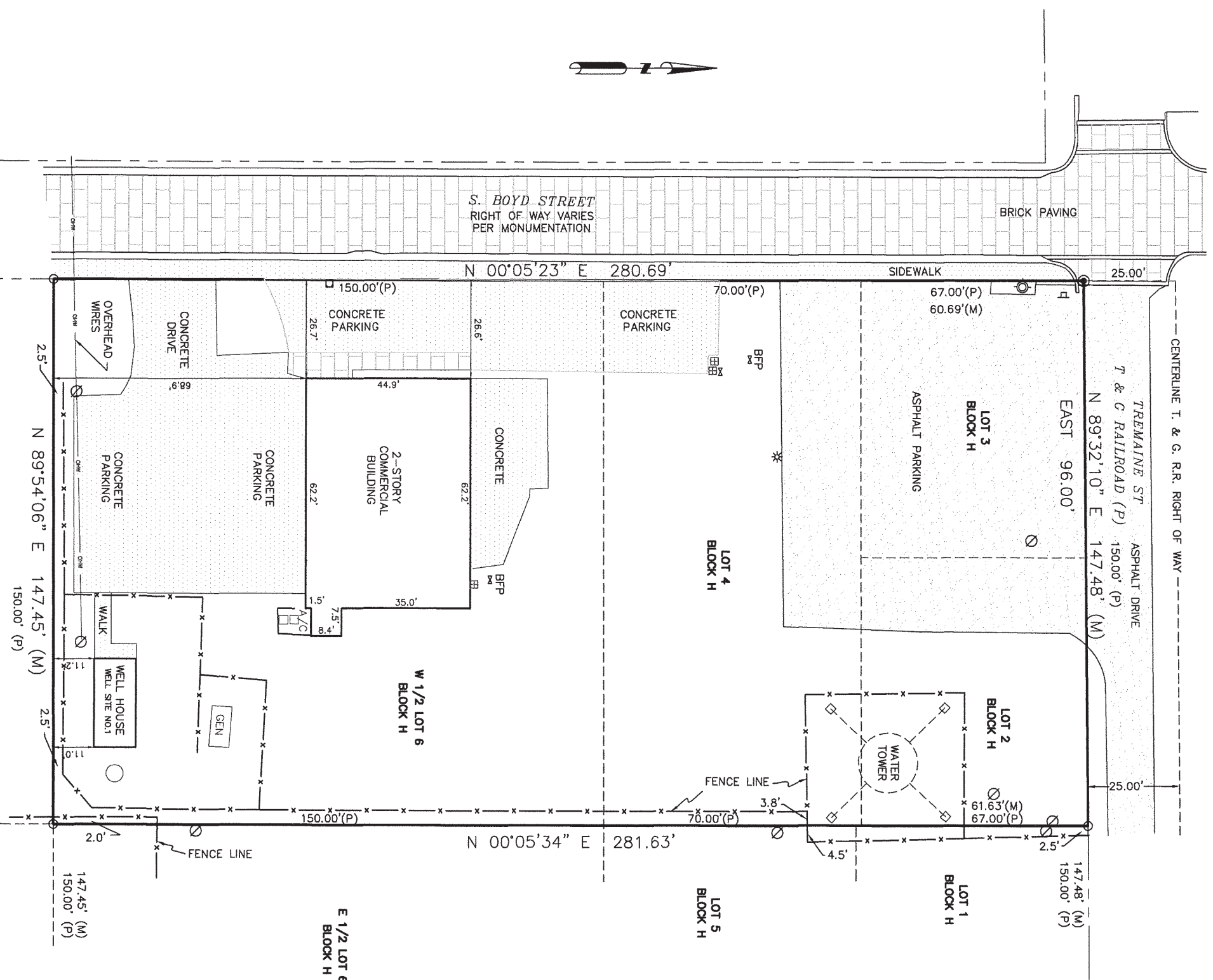


APPENDIX 2

Survey of Subject Property

PLAT OF BOUNDARY SURVEY

Lots 2, 3, 4 and the West 1/2 of Lot 6, Block "H", FRIES SURVEY OF WINTER GARDEN, according to the plat thereof, as recorded in Plat Book E, Page 16, of the Public Records of Orange County, Florida.



SURVEYOR'S NOTES:

1. THE SURVEYOR DID NOT PERFORM AN ABSTRACT OF TITLE. THE ABOVE REFERENCED PROPERTY MAY BE SUBJECT TO ADDITIONAL EASEMENTS, RIGHTS-OF-WAY AND RESTRICTIONS OF RECORD, IF ANY.
2. LEGAL PROVIDED BY CLIENT.
3. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
4. BEARINGS SHOWN HEREON ARE BASED ON THE E LINE OF BOYD STREET, AS BEING N00°05'23"E, ASSUMED.

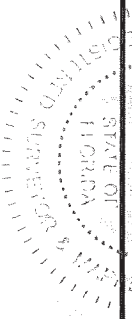
Date	Revisions	DATE: 10-28-15	SCALE: 1" = 30'	CAL. BY: SEB	DRAWN BY: SMO	JOB NO. 114099B

ATLANTIC SURVEYING

308 S. DILLARD STREET
WINTER GARDEN, FLORIDA 34787
407-656-4993

I hereby certify that this Plat of Boundary Survey was prepared in accordance with the standards of practice for the profession of surveying and mapping as set forth in Chapter 54-17 Florida Administrative Code, pursuant to Section 472.027, Florida Statutes

STEVEN E. BANKENSHIP, F.S.M. #5351





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Winter Garden, FL
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