

**REQUEST FOR EXPRESSIONS OF INTEREST IN THE
REDEVELOPMENT OF APPROXIMATELY 5.5 ACRES OF LAND
IN THE DVD-TOD ZONE
ADJACENT TO
THE ARENA AND BALLPARK AT HARBOR YARD**

July 18, 2013

**CITY OF BRIDGEPORT
OFFICE OF PLANNING AND ECONOMIC DEVELOPMENT
MARGARET E. MORTON GOVERNMENT CENTER
SECOND FLOOR
999 BROAD STREET
BRIDGEPORT, CT 06604
(203) 576-7221**

SECTION I: GENERAL INFORMATION

A. PURPOSE

The Office of Planning and Economic Development (OPED) is charged with facilitating the orderly and effective development of city-owned and private properties within the borders of Bridgeport to achieve housing production for all members of society, job creation, tax generation, and a high quality of life.

OPED is issuing this Request for Expressions of Interest (“RFEI”) in order to identify the most appropriately qualified development firm or development team to be awarded a due diligence period of not greater than twelve months within which to work in partnership with OPED to identify a preferred redevelopment plan consistent with OPED’s vision for the parcels described herein, to conduct feasibility studies and relevant assessments on the constructability and marketability of said plan, and to attract tenants and financing to that project. It is anticipated that upon completion of this due diligence period, and with OPED’s full support, the selected firm or team will be ready and able to present a formal redevelopment plan submittal for approval to all relevant public bodies and agencies.

As indicated in the review criteria, successful respondents will demonstrate a willingness to compensate the City for taking these properties off the market during the due diligence period. Respondents are encouraged to be creative in thinking about both short and long term value to the City. Though not measurable at this stage, successful projects following the due diligence period will be expected to comply with city’s MBE ordinance during construction. As the successful Respondent conducts its due diligence activities, parking and other operations taking place on these properties related to the Arena, Ballpark, or other city activities must not be affected in any way.

B. PROJECT AREA DESCRIPTION, REDEVELOPMENT OBJECTIVES

Approximately 5.5 acres of City of Bridgeport and Housing Authority owned land sit adjacent to the sports complex consisting of The Arena at Harbor Yard and the Harbor Yard Ballpark and are currently used as surface parking for those venues. Since the completion of the Downtown Master Plan in 2007, these sites have been contemplated for mixed-use economic development that would complement the entertainment activities, provide employment opportunities for residents of the city, and provide for housing targeting multiple audiences. These sites have significant potential to continue the urban fabric of downtown into this new district with high density, mixed-use development to form a transition between the downtown and the South End / Seaside Park.

C. Newspaper Advertisement and Electronic Posting of RFEI

The invitation to respond to this RFEI will be advertised in the Connecticut Post. The invitation and the RFEI will also be posted on www.bidsync.com, and on the City of Bridgeport’s Web Site on the OPED page under “RFPs and Development Opportunities.” That link is: “<http://www.bridgeportct.gov/content/89019/89751/94935/default.aspx>.”

D. SUBMISSION OF PROPOSALS

Five (5) copies of the required submission must be provided as follows:

Separate, sealed Expressions of Interest must be submitted to the Office of Planning and Economic Development, 999 Broad St, 2nd Floor, Bridgeport, CT 06604 by **2:00 p.m. on Friday, August 9th, 2013.**

E. MANDATORY SUBMISSION REQUIREMENTS

Each firm must include with its submission:

- a) A **cover letter** identifying the firm or team, the name of the firm or team's representative(s), and his/her contact information (including phone and email);
- b) A **Statement of Interest** containing biographies, history of the firm or team, relevant experience of key firm or team members and an explanation of why your firm or team is the best selection for this RFEI.

F. TREATMENT OF CONFIDENTIAL INFORMATION

Financial statements, proposals and other business confidential information may not be subject to disclosure under the Connecticut Freedom of Information law, Section 1-210(b)(5)(A) of the Connecticut General Statutes (FOIA), if such information constitutes "trade secrets" as defined therein. If a Respondent desires certain information to be protected from disclosure under FOIA as a trade secret, the Respondent should clearly identify such information, place such information in a separate envelope appropriately marked, and submit such information with its response. Such information shall be retained by OPED in confidence, shall only be viewed by City employees and consultants having a "need to know", and shall be returned to all unsuccessful Respondents, or will be destroyed, upon the conclusion of the City's selection process. If such information is sought to be disclosed, OPED will afford notice to the party or parties whose information is being sought so that each has an opportunity to dispute disclosure in a court of law at such party's sole cost and expense. The City shall protect information from disclosure or refuse to disclose such information unless it (i) is already known; (ii) is in the public domain through no wrongful act of the City; (iii) is received by the City from a third party who was free to disclose it; (iv) is properly disclosable under FOIA; or (v) is required to be disclosed by a court of law.

G. QUESTIONS AND ANSWERS ABOUT RFEI

Firms may seek additional information or clarification as to any aspect of the RFEI by submitting questions in writing. Questions will be received until 5:00 p.m. on July 26th, 2013. All questions will be summarized by OPED, which will provide written answers via e-mail to the principal of each team or firm no later than July 31, 2013 at 5:00 p.m. In order to receive written answers, each potential Respondent must notify OPED of its interest and provide OPED with e-mail contact information. All firms are obligated to become familiar with such questions and answers and to submit or revise their responses accordingly. The City assumes no responsibility for a firm's failure to read questions and answers and to revise their responses accordingly. Contact information and questions should be sent in writing via e-mail to william.coleman@bridgeportct.gov.

H. PROPERTY OF CITY OF BRIDGEPORT

Except as otherwise stated in Section F of this notice, any information or materials submitted as a response to this RFEI shall become the property of the City of Bridgeport and will not be returned. All submitted materials will be available for public review.

I. RESPONSE TO REQUEST FOR EXPRESSIONS OF INTEREST

Firms wishing to respond to this RFEI may contact only the OPED staff person identified herein. **NO DIRECT OR INDIRECT CONTACT WITH SELECTION PANEL MEMBERS IS ALLOWED AND ANY SUCH CONTACT WILL BE GROUNDS FOR IMMEDIATE REJECTION OF A FIRM'S RESPONSE AND OTHER REMEDIES.**

J. SELECTION TIMETABLE

[NOTE: These dates may be altered for the City's convenience, to accommodate holidays, etc. so long as such changes do not materially and adversely affect the process or its fairness to all Respondents.]

Date	July 18, 2013	RFEI Issued
Date	August 9, 2013	Reponses due at 2:00 pm
Date	August 14, 2013	Short List for interviews announced (if necessary)
Date	August 19/20, 2013	Interviews (if necessary)
Date	August 26, 2013	Selection Committee Makes Decision

SECTION II: EVALUATION OF RESPONSES

A. SELECTION PROCESS

The responsive submittals will be evaluated by the Selection Committee. The Selection Committee will create a list of up to three (3) firms, will conduct interviews of such firms (if deemed necessary), and will make a decision based on the submission and interview. The Selection Committee reserves the right to use the initial rating and ranking of Responses based on submittal to make a selection without proceeding to interviews.

B. RIGHT TO REJECT SUBMISSIONS

The City of Bridgeport may at any time prior to the selection of a firm reject any and all proposals and cancel this RFEI, without liability therefore, when doing so is deemed to be in the City's best interests. Further, regardless of the number and quality of responses submitted, the City shall under no circumstances be responsible for any firm's cost, risk and expenses. The City accepts no responsibility for the return of successful or unsuccessful responses. This RFEI in no way obligates the City to select a firm.

C. SELECTION COMMITTEE

The Responses will be reviewed by the Selection Committee, having a minimum of three (3) members, which will be comprised of the following:

Director, Office of Planning and Economic Development (or designee)

Chief Administrative Officer (or designee)

Director, City of Bridgeport Housing Authority (or designee)

The Selection Committee will employ the following evaluation criteria in reviewing all Responses:

D. EVALUATION CRITERIA:

THE CITY WILL USE A MANDATORY 100-POINT SCORING SYSTEM

- 1. Specialized Experience and Technical Competence (50 points):** The respondent should demonstrate that it has professional personnel, by providing resumes in the key disciplines including, but not limited to, real estate development, project financing, and tenanting. The evaluation will consider overall and relevant experience and participation in development projects of similar size and scope as desired for this district, particularly with respect to the delivery of projects embodying the vision of urban, mixed-use villages.
- 2. Capacity of the Firm (20 points):** This evaluation will further consider the organizational and team structure with bios and background of the key personnel required to perform the work, as well as the demonstrated capacity (as per past adherence to project schedules and budgets) of the firm to meet the project's financial requirements, to execute the work, and to perform within the time frames established.
- 3. Knowledge of the Locality (20 points):** The firm should have considerable and demonstrable experience with development in Bridgeport and/or surrounding communities and have a deep understanding of the role that these sites can play in the future of the city and its region.
- 4. Compensation (10 points):** The firm or team should convey its willingness to compensate the City for the opportunity to remove these sites from the market for the due diligence period.