



Seaholm Intake Facility

October 30, 2014

Request for Qualification Statements
(RFQs) and Redevelopment Concept

Seaholm Intake Facility

The Seaholm Intake Facility is an exciting redevelopment opportunity within the Seaholm District in downtown Austin. The project merges historical significance with cultural, recreational, and civic opportunities. The Facility provided water from Lady Bird Lake to the Seaholm Power Plant, that for generations generated power to enable Austin to prosper and grow. The innovative rebirth of the Facility will sustain its legacy as an integral source of the life, vibrancy and growth of Downtown Austin.

The Seaholm Intake Facility is uniquely situated in the southwest sector of Downtown Austin, which has recently emerged as the focus of an unprecedented mixed-use development boom, turning a once under-utilized industrial area into the very heart of the city in less than a decade. Public-private projects are at the very heart of the revitalization effort and include a 120 million dollar new Central Library and the Green Water and Seaholm Power Plant Redevelopment Projects. These projects will result in 30 and 40 story mixed-use residential buildings, a hotel and office towers.

Austinites have been working together for over a decade to create the grand vision for the reincarnation of the Seaholm Intake Facility. In 2013, the City held a Design Ideas Competition for the Facility and received over 74 unique submissions with thousands of comments from the community the winning submissions and public comments received provided needed guidance towards a final vision for the Facility.

We now stand ready to collaborate with an innovative development team that shares our vision for an adaptive re-use project that will enhance the vibrancy of the area and create a new destination for Downtown. On behalf of the all the citizens who have worked together to plan Downtown's future, I express our full support for the redevelopment of this last major piece of the Seaholm District and welcome your interest in helping us create a unique destination in the heart of Austin.



Lee Leffingwell

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Introduction

The City of Austin (City) is pleased to announce an opportunity for the adaptive reuse and redevelopment of the Seaholm Intake Facility (Facility) located on Lady Bird Lake in downtown Austin, TX, as a public community recreation and leisure destination. The project will creatively respond to the surrounding changing environment while engaging the trail, park users and lake front.

Opportunity

This Request for Qualifications (RFQS) solicitation provides interested Respondents an opportunity to demonstrate their capability to execute the vision for the adaptive reuse of the Facility. The RFQS is divided into three phases. Phase I seeks to solicit responses the City can evaluate to measure interest, experience, financial capability, and a preliminary project concept in order to select a pool of pre-qualified Respondents. Phase II and Phase III will entail submission of a much more robust proposal by pre-qualified Respondents in order for the City to evaluate, interview and award an Exclusive Negotiating Agreement resulting in a Master Development Agreement.

The Facility consists of three buildings on the surrounding approximate 3.4 acre parcel bordered by Cesar Chavez Boulevard to the north, Lady Bird Lake to the south, Shoal Creek to the east, and Railroad Bridge to the west. Located close to emerging retail districts and the Seaholm Power Plant redevelopment project, as well bisected by the Ann and Roy Butler Hike and Bike Trail, the Facility is situated perfectly to serve as a gateway to downtown and the waterfront for thousands of residents and visitors.

The City's goal is to enter into a public/private partnership with highly qualified development team to finance, design, construct, manage, maintain and operate the Facility in accordance with the City's vision.

Partnership

The City seeks a partnership to realize the adaptive reuse, programming and operation of this unique, historical downtown public facility. The City brings to the table an iconic Art-Deco facility with over 13,400 square foot of internal programmable space and approximately 3.4 acres along lakefront in downtown Austin. The City has conducted a design competition receiving 74 submissions from all over the world providing a vast array of creative concepts for civic and recreational purposes. [Link](#). The designs demonstrated the potential redevelopment of the Facility into a crowning jewel in the cityscape to serve as a central hub for urban recreation and leisure.

Our partner will need to have substantial experience 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 the ability to demonstrate sufficient financing capacity to complete the Project. In addition to the qualities of the developer and development team, the City desires a proposed concept that positively contributes to the community – fiscally, socially, recreationally and environmentally.

The City supports creative, innovative collaborations through all phases of the redevelopment, operations, programming and maintenance. These collaborations may include the following elements: public-private partnerships, philanthropic relationships, grants, support and special financing districts and federal tax credits for rehabilitation of historic properties.

Alienation of Parkland

In 2008, the Facility was designated as parkland of the City of Austin. Parkland is covered by certain protections both in the City Charter and by State Law. The City will not consider responses that require the sale, lease, conveyance, or mortgage of the Facility. Also, the City will not consider responses that include any use of the Facility for anything other than public recreational purposes which include cultural, artistic, outdoor, and other quality experiences and sites. It is incumbent upon the Respondent to review, understand, and anticipate contractual constraints and procedural obligations placed upon the property by the Article II, Section 7, of the City of Austin charter, and Chapter 26 of the Texas Parks and Wildlife Code.



Vision

Project Goals

The Respondent's final proposal should incorporate the design sensibility of the overall existing space while keeping the historic façade. The scope must include a program that provides for design improvements of the site, trail, water access and buildings. Respondents can propose what functions each space should contain and how or if they interact with each other. The project goals incorporate the following:

CONNECTIVITY

Boardwalk trail component – see Seaholm Intake Feasibility Study:

[Link: http://www.austintexas.gov/sites/default/files/files/Parks/Seaholm_Intake_Structure_Redevelopment_Investigation_Web.pdf](http://www.austintexas.gov/sites/default/files/files/Parks/Seaholm_Intake_Structure_Redevelopment_Investigation_Web.pdf)

Potential new trail alignment.

Potential bridge to shores of Shoal Creek.

AMENITIES

Active Use, example: bike storage, climbing wall, yoga classes, children's interactive play space, boat rental etc.

A Trailhead public restroom.

Diverse mixed of uses. For example: gallery space, cultural space, juice/coffee bar, food concession etc.

SUSTAINABILITY

Preservation of facades and potential Historic Landmark status and/or National Register of Historic Places of the existing structures.

Green building standards and innovation.

Sustainable site design and landscaping.

NEIGHBORHOOD FIT

Interacts and responds to neighbors across the street (Seaholm Development and New Central Library – [see resources and other links](#)).

Response to existing design of Shoal Creek Improvements – [see resources and other links](#).

Response to high traffic hike and bike trails and lake use, response to opposite lake shore.

APPROPRIATE TO THE CITY OF AUSTIN:

A Public Use for park related activities – i.e. Chapter 26 Texas State Law.

A Public Private Partnership for development.

Addresses some of the seven vision goals of Imagine Austin guidelines – [see resources and other links](#).

Qualifications

The City will evaluate qualifications statements from Respondents based on the following:

1. Competence in developing large scale, publicly owned real estate assets. The City is particularly interested in teams that have experience working in partnership with public sector entities to successfully achieve real estate development of complex, large-scale projects on publicly owned land.
2. Competence in developing projects associated with the redevelopment and reuse of industrial buildings or sites.
3. Competence in developing, operating and maintaining urban sites as vital community public recreation and leisure destinations. Demonstrate success in projects that integrate multiple land uses, including civic, entertainment, recreational and leisure uses, in a way that is consistent with the stated vision.
4. Success in working with communities to achieve public and private objectives. The City of Austin has worked with community members to develop a Master Plan for redevelopment of the Seaholm District and a Reuse Plan for the Power Plant and the Seaholm Intake Facility. Development teams should demonstrate experience and sensitivity in working effectively with diverse and multi-cultural urban communities to achieve broad-based public objectives.
5. Strong financial resources. The City is seeking Respondents with the financial resources necessary to fund pre-development costs, site preparation, infrastructure improvements and those capable of carrying out development over an extended time frame. In particular, Respondents should have the experience and financial resources necessary to implement the project without alienating the parkland in accordance with the City of Austin charter.



Response Criteria

The City will evaluate the response to qualifications based on the information requested below.

Development Entity

1. **Identity of Entity:** Identify the legal entity constituting the Respondent that will accomplish the development and implementation of the Project, and identify the legal entity if different, that would contract with the City and, if different, manage the implementation of the Project, for the Exclusive Negotiation Agreement and Development Agreement, including all intended joint venture and limited partners to the extent known at this time. If publicly traded, include stock exchange and trading symbol. Also, indicate the percentage interests of each of these partners, and provide a complete listing of names, titles, addresses and phone numbers.
2. **Identity of Principals:** Provide an accurate description of the Respondent including names of principals and city of residence, number of employees, and dollar volume per year and office locations of the development team.
3. **Development Team:** Identify the role of each member of the development team, consisting of the Respondent (including joint venture partners and principal proposed tenants if known) and major consultants (if known), in the conceptualization, design, financing and construction of the Project. The consultants may include, but not be limited to, design architects, economic/financial analysts, engineers, contractors, and legal counsel.
4. **Management Team:** Identify the roles and submit resumes for the project manager and key individuals who will be involved in the development, implementation and operation of the Project.
5. **Summary of Redevelopment History:** This summary will explain what types of redevelopment projects the team has performed together or independently. The summary is to be a maximum of three pages, no images are required.
6. **Summary of Project Vision:** The summary must explain what the team envisions the project to become, what type of use and facilities will be on site. The summary is to be a maximum of three pages, no images are required.

Development Team Experience

Please provide relevant experience with respect to the development and operation of public projects, and other commercial projects, clearly distinguishing the experience of the Respondent (including joint venture partners) from that of consultants and other team members. Please provide detailed explanations of previous and current experience relating to the selection criteria identified above. In particular, emphasize projects involving redevelopment of power plants or similar projects of comparable size, scale and complexity and / or cultural attractions. Provide a minimum of three redevelopment examples. The information shall include:

1. Project name and type
2. Location, including address and photographs.
3. Identification of the developer and explanation, if different from the Respondent submitting to this request.

4. Overall project size, mix of uses, and tenants.
5. Development timeline from Respondent selection/site control to construction completion, indicating any phasing if relevant).
6. Development cost, and a brief explanation of the approach used to finance the project, naming financing sources and amount of debt and equity (to the extent possible).
7. General description including role of development entity, public sector and community involvement, previous use of the property and unique challenges of the project.
8. Two references with contact names and phone numbers.
9. Identification of involved public entities, references and contact information



Financial Capacity and Capability

Respondent shall be able to establish and demonstrate that it has the ability to raise debt and equity capital to purchase, develop and complete the redevelopment of the Facility property in a professional and timely manner.

Responses shall provide an overview of the economic impact and a financial analysis of the proposed development for maximization of financial return to the City for the first ten years after project completion, and including information for taxes, jobs, investment, investment, revenues and other economic factors.

1. List composition of current real estate portfolio.
2. Provide recent history (last 10 years) in obtaining financing commitments, detailing type of project, financing source, amounts committed, etc.
3. Include an audited financial statement and balance sheet and, if publicly held, the most recent SEC filing.
4. List and describe all pending projects, including status, development schedule, and financial commitment required of the Respondent, a description of the project financing methods, sources and amounts. Indicate any working relationship on other projects with members of the development team proposed for this Project, listed in item number two (2).
5. Identify specific sources of debt/equity capital, including relationships to the Respondent (outside lender, parent company, etc and contract information.)
6. Indicate whether any funding sources or financial institutions have taken any adverse action against the Respondent or joint venture partner, such as terminating or restricting the use of funds anytime during the past five years.
7. Describe any pending or past court or civil action resulting from charges of financial misconduct or impropriety against the Respondent firm, its principals. or associates.



Seaholm Power Plant and substation – Photo from Austin History Center

Selection Process

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

An interdepartmental team (Evaluation Committee) will review and evaluate the responses. The City intends to seek input from the community on the development concepts and design plans submitted by respondents. The City reserves the right to reject any or all responses or to terminate development Agreement negotiations at any time.

Upon receipt of the responses, the Evaluation Committee will review the Development Entity, Development Team Experience and development summary concepts proposed by the respondents to this RFQS. This Evaluation Committee will be comprised of key COA leadership, including representation from multiple disciplines within the City. Also, if needed, the Committee will review any subsequent written information regarding the responses. The City 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.

The selection will be conducted in Three Phases as described below:

Phase One

Responses will be evaluated on Financial Capability, Business Organization, relevant experience on prior development projects and Redevelopment Concept Summary (summary to be maximum of three pages, no images required). Qualified Respondents will be invited to participate in Phase Two of the selection process.

Phase Two

Qualified Respondents will be formally notified to provide a complete submittal, including: Development Plan, Design Consideration, Program Considerations, Economic Impact Analysis, Technical Considerations, Project Financing Plan, Project Management Structure, Personnel Qualifications, and demonstrate meeting or exceeding the Mandatory Requirements to be provided at the start of Phase Two. The responses will be evaluated to determine Finalists who will then be selected for Phase Three.

Phase Three

Finalists will be called for an interview to present their qualifications and provide a more thorough design concept. The finalists are to provide two concept design boards for the interview and the boards will be displayed on the project web site and at City Hall. The community will be allowed to view and comment on the qualified project concepts. Public comments will be considered by the Evaluation Committee during this evaluation stage. The Evaluation Committee will recommend the Successful Respondents for selection by the City Council. The finalists will be required to present project concepts at a City Council meeting. The City Council will select the Successful Respondent based on the Evaluation Committee recommendations.

Selection Schedule/Key Dates

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

- Publication and distribution of RFQS: October 30, 2014
- Optional Pre-Submission conference: November 17, 2014, 10:00 a.m.
- Tour of facility/Q&A: November 17, 2014, 10:00 a.m.
- RFQS response deadline for Phase One: December 12, 2014, 3:00 p.m.
- Phases Two Qualified Proposers Announced: January 2015
- Phases Two Released: February 2015
- Phase Two responses due: March 2015
- Phase Three -Finalist Interviews: TBD
- Public Display and Community Input: TBD
- PAR Board: TBD
- Council Approval: TBD

QUESTIONS

All requests for explanations or clarifications must be submitted in writing to the Purchasing Office by email to Rosemary.Ledesma@austinenergy.com no later than close of business fifteen business days before the proposal due date. The City intends to have responses posted via a written addendum to the solicitation by TBD, at https://www.ci.austin.tx.us/financeonline/vendor_connection/solicitation/solicitations.cfm