

**Outline of
Request for Qualifications for
Developers for Main Street South**

I. Executive Summary

II. Background

- a. Overview of City of Alameda
- b. Alameda Point Property Description
- c. Overview of Approach to Development
- d. Entitlements and Accomplishments

III. Development Opportunity

- a. Proposed Site Location – 21.922.8 acres
~~a. (confirming)~~
- b. Proposed Uses – Residential/Residential Mixed Use, including Workforce Housing, Commercial, such as “maker” spaces, assisted living, light industrial, neighborhood-serving retail, work/live
- c. Condition of Proposed Site
 - i. Ownership and Conveyance
 - ii. Entitlements
 - iii. Environmental
 - iv. Geotechnical
 - v. Flood Protection
 - vi. Infrastructure/Utilities
 - vii. Leasehold
 - viii. Other Regulatory
- d. Transaction Process
 - i. ENA
 - ii. DDA

IV. Role of Developer

- a. Entitlement of Site
 - i. Disposition and Development Agreement (during ENA Process)
 - ii. Development Plan (during ENA Process)
 - iii. Infrastructure Design (during DDA process)
 - iv. Design Review (during DDA process)
 - v. Building Permits (during DDA process)
- b. Construction and Phasing of Infrastructure, including the Collaborative Partners Site.
- c. Construction and Phasing of Vertical Development
- d. Financing of Predevelopment and Development Process

Request for Qualifications for Developer for Main Street South

- e. Partnership and Coordination with City

V. Role of City

- a. Entitlement of Site
- b. Disposition and Development Agreement
- c. Process Planning Approvals and Building Permits
- d. Partnership and Coordination with Developer

VI. Content of Statement of Qualifications

- a. Executive Summary
- b. Project Understanding and Approach
- c. Description and Qualifications of Project Team
 - i. Developer Project Manager and Staff
 - 1. Name and Contact Information
 - 2. Roles of Team Members
 - 3. Resumes
 - 4. Relevant Projects
 - 5. References
 - ii. No Consultant Teams
- d. Statement of Qualifications
 - i. Proposed Project Description (No design renderings/site plans)
Consistency with City Entitlements
 - ii. Detailed Project Descriptions and References for Relevant Completed Projects
 - 1. Information Required
 - a. Photos
 - b. Site plans
 - c. Developer structure/partnership
 - d. Project Management/Staffing
 - e. Cost and financing
 - f. Comparable elements
 - 2. Relevant Successful Project Experience (identify applicable areas)
 - a. Entitlements and Community Outreach
 - b. Infrastructure Development
 - c. Mixed Use Residential
 - d. Multi-family Housing
 - e. Workforce Housing
 - f. Assisted Living
 - g. Public/Private Financing
 - h. Infill and Brownfield Redevelopment
 - i. Sustainable Design and Development and Sensitivity to Environmental Protections

Request for Qualifications for Developer for Main Street South

- j. Aggressive Transportation Strategies/ Transportation Demand Management
- k. Project Labor Agreements
- iii. Corporate Structure and Financial Qualifications
 - 1. Description of Corporate/Partnership Structure
 - 2. Financial Capabilities and Stability
 - 3. Approach to Predevelopment and Development Financing
- iv. Statement of Compliance with Form of ENA

VII. Selection Process

- a. Pre-Submittal Meeting(s)
- b. Submittal Date and Location
- c. Selection Criteria
- d. Review and Selection Process
 - i. Submittal Review and Semi-Finalist Selection
 - ii. Semi-Finalist Interview Dates
 - iii. Community Open House for Finalists (2-3)
 - iv. Proposed Date for Recommendation to City Council of Selection of Finalists
 - v. Proposed Date of City Council Approval of ENA

VIII. General Conditions

IX. Exhibits

- a. List of Documents and Location Where Available
 - i. Map of Site Overlaid on Zoning Map
 - ii. List of Currently Available Documents in the Alameda Point On-line RFQ Library
 - iii. Map of Alameda Point within Bay Area
 - iv. Map of Site Overlaid on Conveyance Map
 - v. Map of Site Overlaid on City Owned Parcels
 - vi. Summary of Environmental Condition of Site
 - vii. Map of Anticipated 100-Year FEMA Flood Zone
 - viii. Site Infrastructure Package Map and Detailed Cost Estimate
 - ix. Map of City's Current Leasehold within Site
 - x. Form of ENA
 - xi. Certification of Acceptance of Conditions