

# **Outline of Request for Qualifications for Developers for Two Development Sites at Alameda Point**

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## **I. Executive Summary**

## **II. Background**

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

## **III. Development Opportunity**

- a. Proposed Site Location
  - i. Site A: 68 Acres
  - ii. Site B: Up to 82 Acres
- b. Proposed Uses
  - i. Site A: Residential/Retail Mixed Use and Town Center Retail Core (800 housing units)
  - ii. Site B: Major Sales Tax Generator (premium retail outlet or business – business) and/or “Build-to-Suit” Campus User
- c. Condition of Proposed Sites
  - 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
- c. Construction and Phasing of Vertical Development
- d. Financing of Predevelopment and Development Process

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- e. Partnership and Coordination with City

### **V. Role of City**

- a. Entitlement of Site
  - i. Disposition and Development Agreement
  - ii. Other Entitlements, if Not Already Complete
    - 1. Town Center Waterfront Plan
    - 2. Transportation Demand Management Plan
    - 3. State Lands Phase 1 Exchange
    - 4. Stormwater Outfall Permitting
    - 5. FEMA Baseline Map
- b. Process Planning Approvals and Building Permits
- c. 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 for Site A or Site B (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
      - a. Entitlements and Community Outreach
      - b. Infrastructure Development
      - c. Premium Retail Outlet Development (Site B)
      - d. "Build-to-Suit" Commercial Development (Site B)
      - e. Mixed Use Residential/Retail (Site A)
      - f. Multi-family Housing (Site A)

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- g. Affordable Housing (Site A)
- h. "Town Center" Retail (Site A)
- i. Public/Private Financing
- j. Infill and Brownfield Redevelopment
- k. Sustainable Design and Development and Sensitivity to Environmental Protections
- l. Aggressive Transportation Strategies/ Transportation Demand Management
- m. Project Labor Agreements
- iii. Letter of Interest from Retail Operator and/or Corporate Campus User (Site B)
- iv. Corporate Structure and Financial Qualifications
  - 1. Description of Corporate/Partnership Structure
  - 2. Financial Capabilities and Stability
  - 3. Approach to Predevelopment and Development Financing
- v. 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. Proposed Date for Recommendation to City Council of Selection of Finalists
  - iv. Proposed Date of City Council Approval of ENA

### **VIII. General Conditions**

### **IX. Attachments**

- a. List of Documents and Location Where Available
  - i. Planning Guide
  - ii. EIR
  - iii. Chapter 9 of General Plan
  - iv. Zoning Ordinance Amendment
  - v. Master Infrastructure Plan
  - vi. Draft of Town Center Waterfront Plan
  - vii. Draft of Transportation Demand Management Plan
  - viii. Draft Site Management Plan for Phase 1
  - ix. Finding of Suitability of Transfer by US Navy
  - x. Other Relevant Environmental Documents
  - xi. Developer Evaluation Criteria
- b. Form of ENA

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c. Infrastructure Packages