

Reunión previa a la licitación

(Pre-bid meeting)

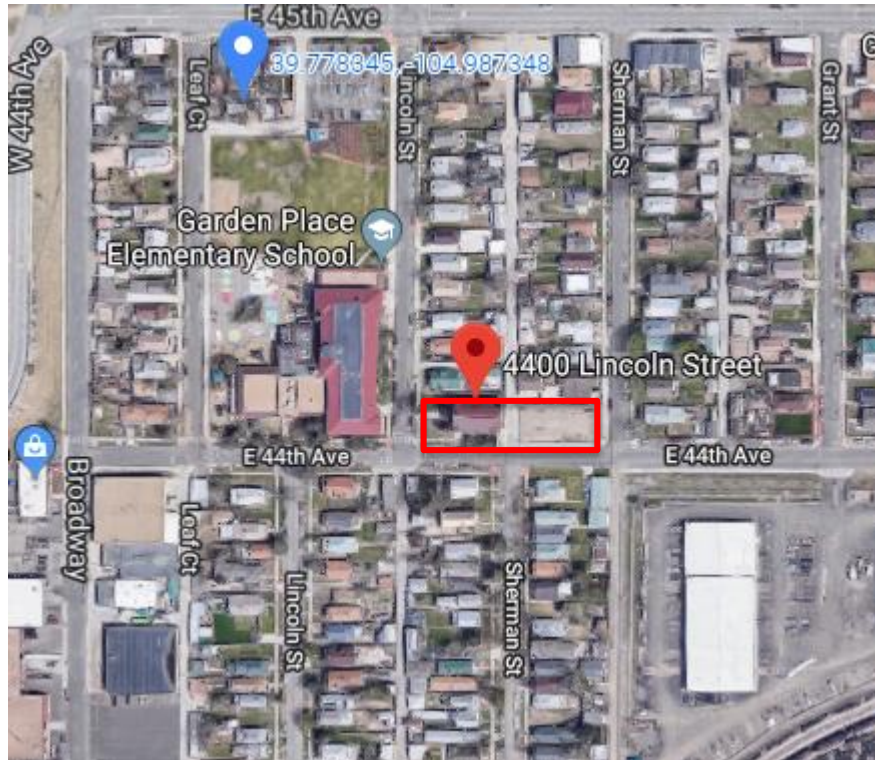
Solicitud de calificaciones (RFQ) para la
compra, rehabilitación y operación de la estructura
ubicada en 4400 Lincoln Street

25 de febrero de 2019
Garden Place Academy
4425 Lincoln Street

Ledy Garcia-Eckstein, Senior Advisor, Office of Economic Development
Rachel King, Housing and Community Development Administrator, Office of Economic Development
Dr. Irene Aguilar, Director, Neighborhood Equity and Stabilization Team

La Propiedad

4400 Lincoln Street



- Edificio: 8,059 pies cuadrados
- Terreno de construcción: 8,440 pies cuadrados
- Terreno de estacionamiento: 6,250 pies cuadrados
- En el vecindario de Globeville
- Enfrente de Garden Place Academy- Denver Public Schools
- Distrito de zonificación: E-SU-B
Código de Zonificación de la Ciudad de Denver



Historia del sitio:

- Originalmente fue la primera iglesia congregacional alemana construida en 1894 por inmigrantes de Norka, que era un pueblo alemán ubicado en la región de Volga en Rusia.
- El grupo construyó una nueva iglesia, en Arvada en 1974 y la Ciudad compró el edificio y el estacionamiento en 1976. El edificio se entregó a dos organizaciones no lucrativas en diferentes momentos, pero fue readquirido por la Ciudad en 2009.

Guia de la Solicitud: Materiales requeridos en la aplicación

1.1 Experiencia demostrada y éxito desarrollando y operando instalaciones comunitarias

1.2 Experiencia demostrada y éxito en la recaudación de fondos, aprovechando el financiamiento público y / o trabajando con socios del sector público

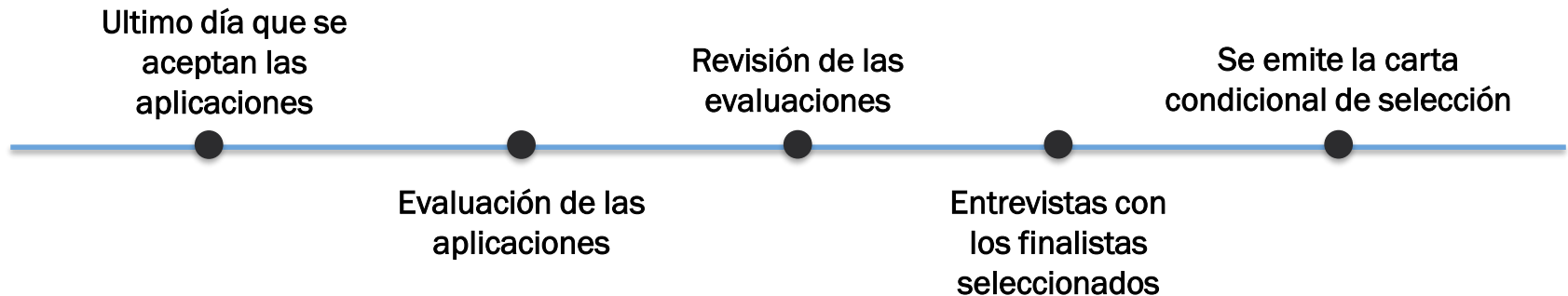
1.3 Experiencia del equipo del proyecto (CV)

1.4 Capacidad financiera de los respondientes / acceso a capital

- 2.1 Visión del proyecto
- 2.2 La financiación del proyecto
- 2.3 Servicios y programas
- 2.4 Estrategia de implementación
- 2.5 Estrategia de participación comunitaria

Resumen del Proceso de Selección

- 2/08/2019 4:00 p.m., MST Comunicado de prensa anunciando la reunión y la Solicitud de Calificaciones (RFQ)
 - 2/21/2019 4:00 p.m., MST Se anuncian cambios de fecha para publicar la solicitud
 - Hoy, 2/25/19 4:00 p.m., MST Se publica la solicitud
 - Hoy, 2/25/19 3:30 p.m., MST Reunión sobre la solicitud, recorrido por el edificio y conversación con la comunidad
 - 3/18/2019 4:00 p.m., MST Ultimo día para mandar preguntas escritas sobre la solicitud
 - 3/26/2019 4:00 p.m., MST Se publica el apéndice con preguntas
 - 4/08/2019 4:00 p.m., MST Ultimo día que se aceptan las aplicaciones completas
- Entrevistas y selección (se anunciará)



Requisitos posteriores a la selección (Apéndice a la guía de la solicitud)

- Aplicación para financiamiento de la Oficina de Desarrollo Económico (OED), si aplica
- Requisitos del Consejo de la Ciudad
- La organización seleccionada obtiene la propiedad
- La rehabilitación de la propiedad comienza

Donde se encuentra:

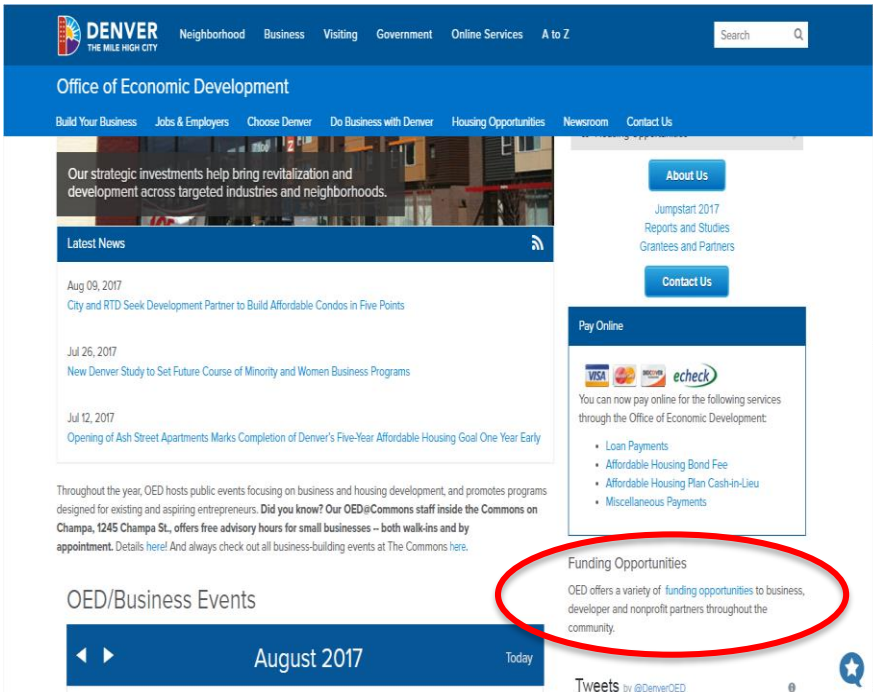
Guía de la Solicitud

Lista de verificación de la aplicación

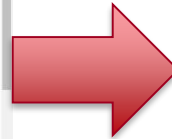
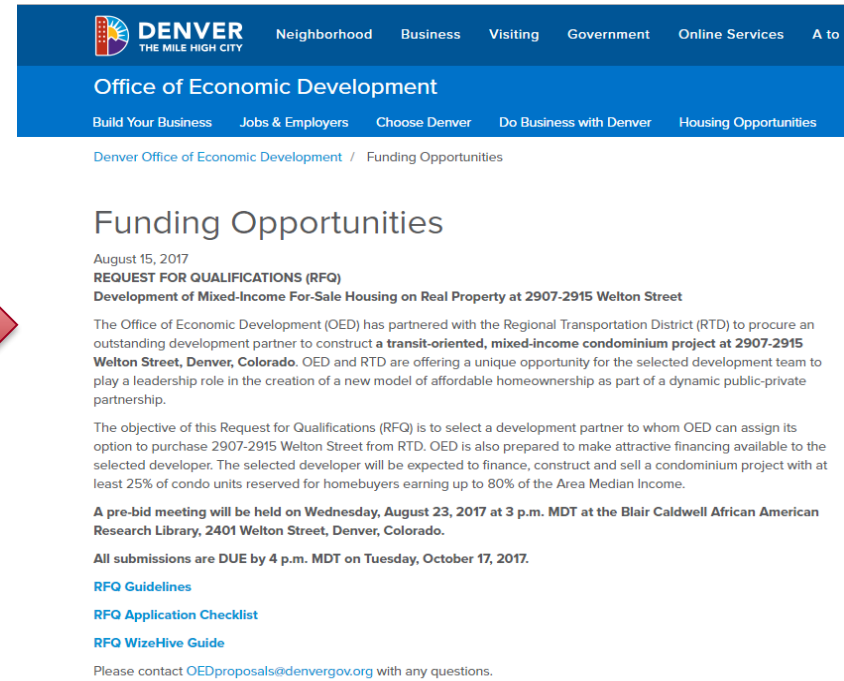
Guía de WizeHive

Enlace (link) a la aplicación en WizeHive

<https://www.denvergov.org/content/denvergov/en/denver-office-of-economic-development/funding-opportunities.html>



The screenshot shows the Denver Office of Economic Development website. The navigation bar includes links for Neighborhood, Business, Visiting, Government, Online Services, and A to Z. The main content area features a 'Latest News' section with several articles, a 'Pay Online' section with logos for VISA, MasterCard, and echeck, and a 'Funding Opportunities' section which is circled in red. The 'Funding Opportunities' section text reads: 'OED offers a variety of funding opportunities to business, developer and nonprofit partners throughout the community.'

The screenshot shows the Denver Office of Economic Development website's 'Funding Opportunities' page. The page title is 'Funding Opportunities' and the date is 'August 15, 2017'. The main heading is 'REQUEST FOR QUALIFICATIONS (RFQ) Development of Mixed-Income For-Sale Housing on Real Property at 2907-2915 Welton Street'. The text describes the project and the partnership with the Regional Transportation District (RTD). It includes details about a pre-bid meeting on Wednesday, August 23, 2017, at 3 p.m. MDT at the Blair Caldwell African American Research Library, 2401 Welton Street, Denver, Colorado. All submissions are due by 4 p.m. MDT on Tuesday, October 17, 2017. Links for 'RFQ Guidelines', 'RFQ Application Checklist', and 'RFQ WizeHive Guide' are provided. A contact email, OEDproposals@denvergov.org, is listed for questions.

Aplicación de WizeHive:

[https://app.wizehive.com/apps/
2017ForSaleHousingRFQ](https://app.wizehive.com/apps/2017ForSaleHousingRFQ)

Documentos requeridos
marcados con un asterisco, con
una excepción:

Formulario electrónico de la
diversidad e inclusión
(*Diversity & Inclusiveness E-
form*)

Request for Qualifications for Development of Mixed-Income For-Sale Housing on Real Property Located at 2907-2915 Welton Street

The City and County of Denver's (the "City") Office of Economic Development (OED) has partnered with the Regional Transportation District (RTD) to procure an outstanding development partner to construct a **transit-oriented, mixed-income condominium project at 2907-2915 Welton Street, Denver, Colorado**. OED and RTD are offering a unique opportunity for the selected development team to play a leadership role in the creation of a new model of affordable homeownership as part of a dynamic public-private partnership.

In December 2016, RTD's Board of Directors approved an option agreement for the City or its assignee to purchase RTD-owned property at 2907-2915 Welton Street (the "Property") at fair market value, recently appraised at \$1,800,000, for the development of mixed-income housing. The exercise of the option is contingent on the mutual selection of a development partner. OED is prepared to make attractive financing available to the selected developer.

The objective of this Request for Qualifications (RFQ) is to select a development partner to whom OED may assign its option to purchase the site and who is able to implement OED and RTD's shared vision for the site, as described in greater detail in Section A.2 and Section B. The ideal development partner will have experience constructing condominiums in a construction-defects context, constructing income-qualified housing, and leveraging public finance. OED and RTD will not prescribe a specific development program, site design, or financing structure in this RFQ. Instead, OED and RTD expect the ultimate project to reflect the selected developer's commitment to market viability, innovation, and attainable housing opportunity for Denver residents and families.

Required Documents

The following documents have been created to assist Respondents in the application process. OED assumes Respondents have reviewed all of the following documents while preparing their responses. All of the following documents are available on the [OED Funding Opportunities website](#).

- The [Proposal Guidelines](#) provides background and instructions about the RFQ. Four additional key documents are attached to the Proposal Guidelines as Appendices:
 - **Appendix A: Post-Selection Requirements** outlines further materials that will be required and expected timelines to finalize the assignment of OED's option and the award of any OED financing to the selected partner.
 - The development site is within the Five Points Cultural Historic District, which imposes design guidelines on all new development. To assist Respondents in understanding how the Five Points Cultural Historic District guidelines impact this particular site, RTD has engaged Studio Architecture to prepare initial drawings for the site. These drawings, attached to these Proposal Guidelines as **Appendix B: Preliminary Site Design**, are responsive to an initial round of formal feedback from the City's development review and landmark review teams.
 - The Partners held an initial community meeting on Saturday, April 15, 2017 and also gathered feedback from neighbors via an online survey. A summary of the feedback gathered is attached as **Appendix C: Community Feedback**.
 - OED has entered into an option agreement with RTD for the purchase of the site, which OED intends to assign to the selected Respondent. The agreement to be assigned is attached to these guidelines as **Appendix D: Option Agreement**.
- The [WizeHive Guide](#) provides instructions for how to navigate the WizeHive application.
- The [Application Checklist](#) itemizes the documents to be uploaded as attachments to the online application.

Avisos:

Determinaciones no responsivas

Visite al sitio web por si hay mas apéndices

Preguntas escritas – Se deben mandar antes de las 4:00 PM MST 18 de marzo de 2019

Aplicaciones—se deben mandar antes de las 4:00 PM MST 8 de abril de 2019

MANDE TODAS LAS PREGUNTAS A:

OEDProposals@denvergov.org

**¡GRACIAS POR
ASISTIR !**