PRE-BID MEETING
Request for Qualifications (RFQ) for
Purchase, Redevelopment, and Operation of
Property Located at 4400 Lincoln Street

February 25, 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
The Property:
44000 Lincoln Street
4400 Lincoln: The Site

• Building: 8,059 square feet
• Building lot: 8,440 square feet
• Parking lot: 6,250 square feet
• Within Globeville neighborhood
• Across from Garden Place Academy- Denver Public School
• Zone District: E-SU-B, Denver Zoning Code
Site History:

- Originally First German Congregational Church built in 1894, by immigrants from Norka, what was once a German village located in the Volga region of Russia.

- The group built a new church in Arvada in 1974 and the building and parking lot were bought by the City in 1976. The building was given to two nonprofits at different times but reacquired by the City in 2009.
Proposal Guidelines:
Required Application Materials
1.1 Demonstrated experience and success developing and operating community facilities

1.2 Demonstrated experience and success raising funds, leveraging public financing and/or working with public sector partners

1.3 Project team experience (Resumes)

1.4 Respondent financial capacity/access to capital
Part 2: Project Approach

2.1 Project Vision

2.2 Project Financing

2.3 Services and Programs

2.4 Implementation Strategy

2.5 Community Engagement Strategy
Selection Process Overview
RFQ Timeline

- 2/08/2019 4:00 p.m., MST: Press release announcing pre-bid meeting and providing information on RFQ release
- 2/21/2019 4:00 p.m. MST: Change of date for RFQ release posted
- Today, 2/25/19 4:00 p.m., MST: RFQ release
- Today, 2/25/2019 3:30 p.m., MST: RFQ meeting, building tour, facilitated community conversation
- 3/18/2019 4:00 p.m., MST: RFQ Questions Due
- 3/26/2019 4:00 p.m., MST: RFQ Addendum with Q&A Published
- 4/08/2019 4:00 p.m., MST: Completed RFQ Submission Deadline

Interviews & Selection TBD
Post-Selection Requirements (Appendix of the RFQ Guidelines)

- Application for OED financing, if applicable
- City Council requirements
- Selected organization acquires property
- Rehabilitation of property begins
Where to find:

- RFQ Guidelines
- RFQ Application Checklist
- WizeHive Guide
- WizeHive Application Link

Funding Opportunities

August 15, 2017
REQUEST FOR QUALIFICATIONS (RFQ)
Development of Mixed-Income For-Sale Housing on Real Property at 2907-2915 Welton Street

The 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.

The objective of this Request for Qualifications (RFQ) is to select a development partner to whom OED can assign its option to purchase 2907-2915 Welton Street from RTD. OED is also prepared to make attractive financing available to the selected developer. The selected developer will be expected to finance, construct and sell a condominium project with at least 25% of condo units reserved for homeowners earning up to 80% of the Area Median Income.

A pre-bid meeting will be held 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.

RFQ Guidelines
RFQ Application Checklist
RFP WebHive Guide

Please contact OEDproposals@denvergov.org with any questions.
WizeHive Application System:

https://app.wizehive.com/apps/4400Lincoln

The following documents are required, and are marked with a red asterisk within the Wizehive application:

- Federal Tax Exemption Determination Letter
  - NOTE: The lead respondent entity is required to have a designated status as a 501(c)(3) non-profit organization, therefore this document is mandatory.
- Certificate of Good Standing with the Secretary of State
- IRS W9 Form
- Narrative response [see instructions in RFQ Guidelines and Wizehive application]
- Audited or auditable financial statements for the lead respondent for the three most recent years
- Project timeline and approach to key milestones
- Diversity & Inclusiveness E-form
Reminders:

Non-Responsive Determinations
Check the website–Awareness of Addendums
Written Questions – Due by 4:00 PM MST March 18, 2019
Technical Questions (Wizehive) – Will be accepted until proposals deadline
Proposals – Due by 4:00 PM MST April 8, 2019

SEND ALL QUESTIONS TO:
OED_Neighborhoods.Proposals@denvergov.org
THANK YOU FOR ATTENDING!