

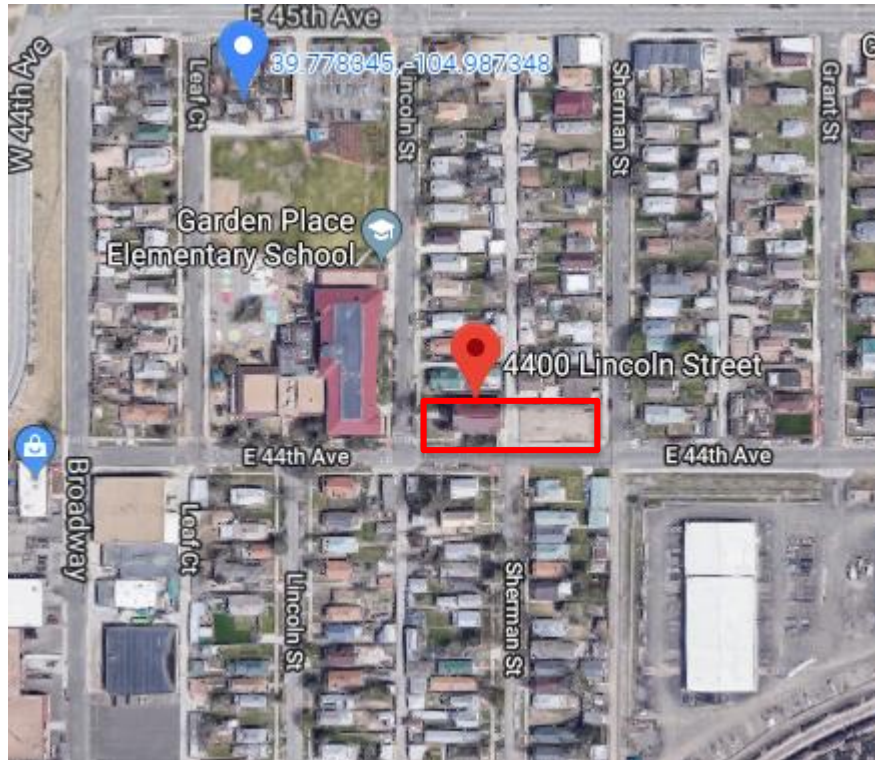
PRE-BID MEETING

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: 4400 Lincoln Street



- 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

2.1 Project Vision

2.2 Project Financing

2.3 Services and Programs

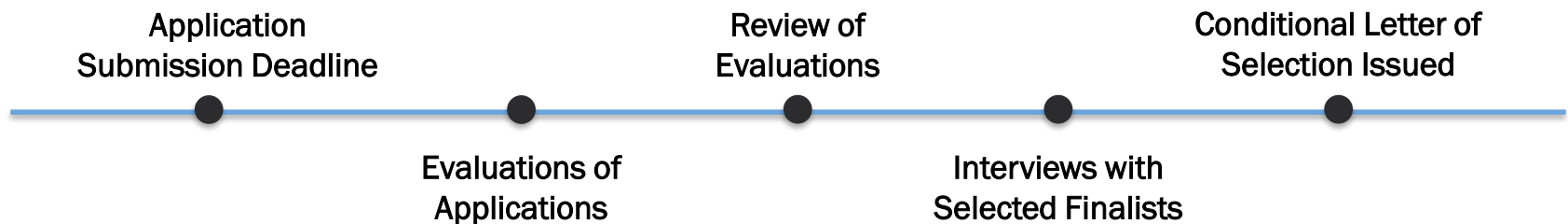
2.4 Implementation Strategy

2.5 Community Engagement Strategy

Selection Process Overview

- 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:

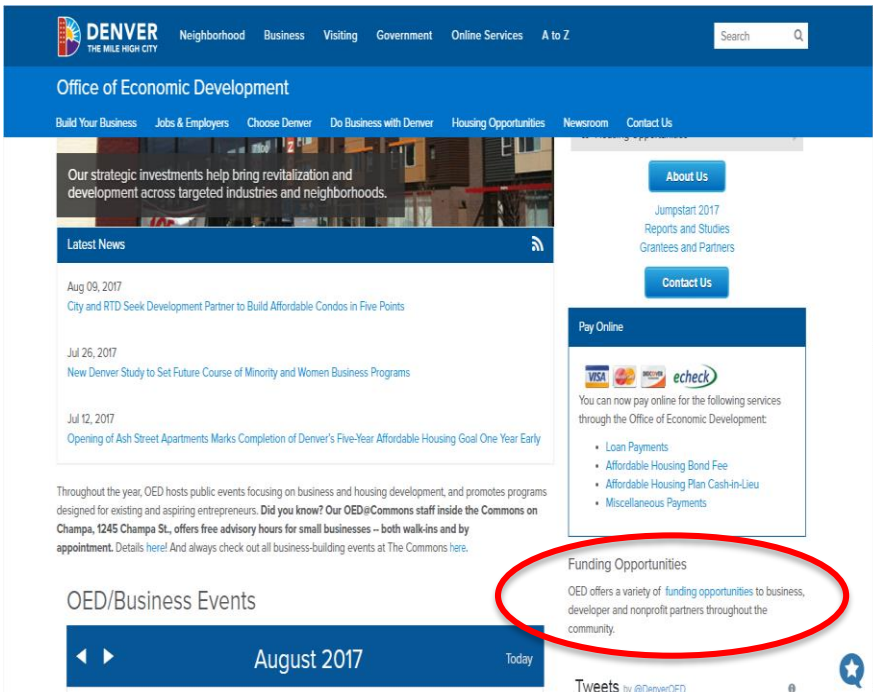
RFQ Guidelines

RFQ Application Checklist

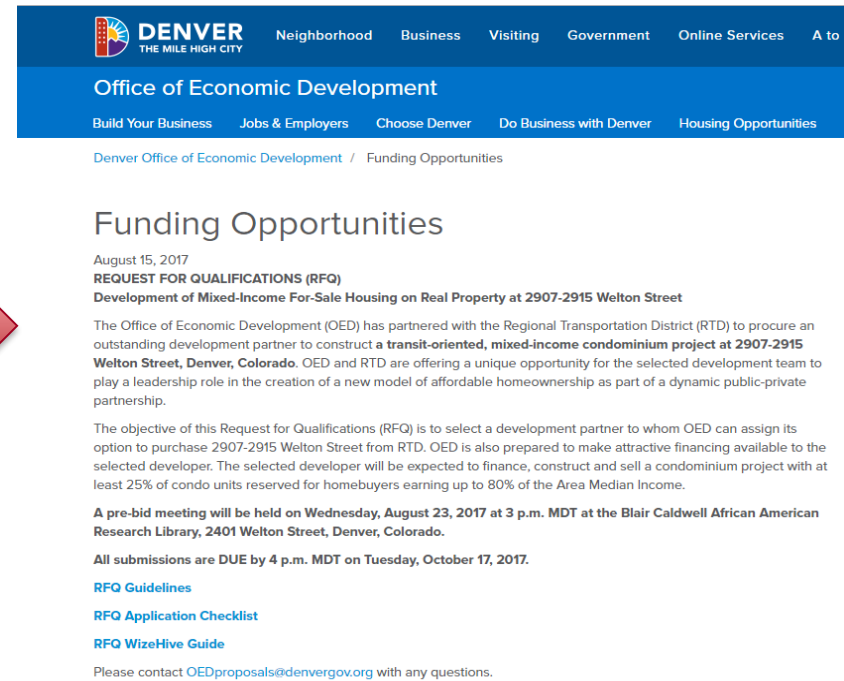
WizeHive Guide

WizeHive Application Link

<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 contains the text: 'OED offers a variety of funding opportunities to business, developer and nonprofit partners throughout the community.'

The detailed view of the 'Funding Opportunities' page shows the following content:

- Denver Office of Economic Development / Funding Opportunities
- 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 homebuyers 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](#)
- [RFQ WizeHive 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!**