

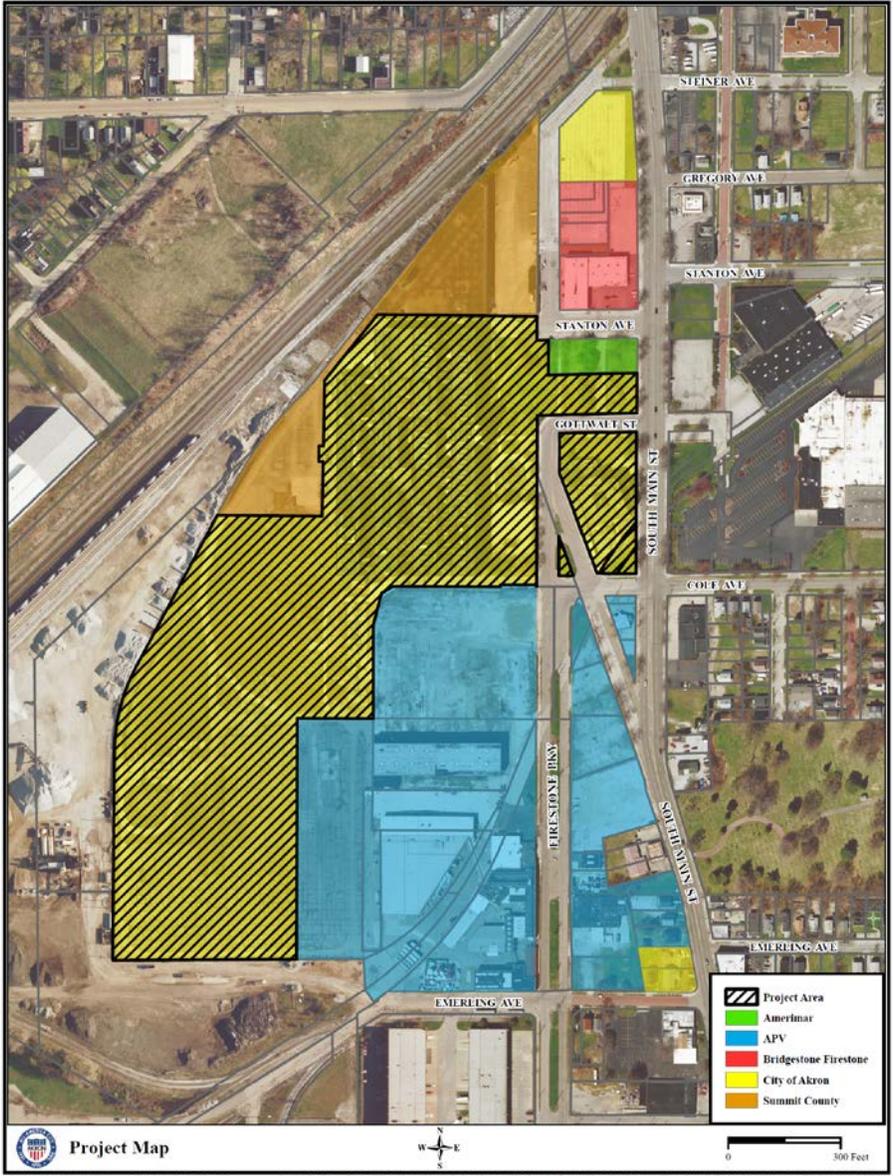


City of Akron
Mayor's Office of Economic Development
166 S. High Street Room 202
Akron, Ohio 44308

TABLE OF CONTENTS

Project Notice	1
1. Overview	2
Redevelopment Opportunity	
Request for Qualifications	
2. Development Strategy	3
Project Background	
Development Process	
Procurement and Transaction Steps	
3. Existing Conditions	4
1200 Firestone Parkway Blvd.	
Description of Property	
4. Form of Response and Evaluation	5
Submission Requirements	
Evaluation of Qualifications	
5. General Terms and Conditions	7

REQUEST FOR QUALIFICATIONS



The Firestone Building

PROJECT NOTICE

The City of Akron, Ohio(COA), is issuing a Request for Qualifications (RFQ) for the Firestone Building at 1200 Firestone Parkway, Akron, Ohio 44308, and adjacent property including the former club house (the “Firestone Development Property”)

Through a two-step qualifications and proposal process, the COA seeks to designate a Development Entity or multiple Development Entities with exceptional experience and capability to transform the Firestone Development Property into a thriving, job creation center that offers a collaborative environment based on job creation and neighborhood enhancement. This selection process will lead to the designation of a Development Entity responsible for relocating the existing Bridgestone tire manufacturing center and to reutilize the existing structure or demolishing the structure to redevelop the Firestone property. The ownership of the Development property will be transferred to the development entity.

RFQ responses are due on May 9, 2016 no later than 4:00 pm.

1. OVERVIEW

Redevelopment Opportunity

Located on the edge of Firestone Park in South Akron, the redevelopment of the Firestone Development will be a catalyst for the Firestone Park area, and open the doors to engage residents. The building needs capital improvements to the base building and adaptive reuse of the space to facilitate the new activities envisioned there. Realizing the vision for the Firestone area will require creativity to unlock the building's full potential, experience to renovate or utilize the real estate

asset,. If utilizing the property is a chosen venue the developer would purchase the building from the city. The former club house is also part of this package for redevelopment.

The Firestone Building is strategically located near the National Highway system and a thriving downtown, the Bridgestone Technical center and other residential and commercial sites. The brick and concrete structure is from the early 20th century. It has roughly 750,000 square feet and is currently used to produce racing tires in approximately 100,000 square feet of space in the building.

The COA owns the building and seeks to identify a developer to renovate, or utilize the property for development.

Request for Qualifications (RFQ) Process

The COA is issuing this Request for Qualifications (RFQ) as the first of a two-step selection process. The RFQ phase is an opportunity to present creative ideas that integrate commercial uses consistent with the established objectives for the property. Developer shall provide a statement regarding an approach to a financial strategy that addresses the need to invest in the building as a long-term asset, while creating a private sector use that can support the building operations and maintenance over time. Other options are to relocate the tire manufacturing, demolish the building(s) and reuse the property for job creation within the city. As part of the RFQ phase, the City will host a non-mandatory information session.

The information session is will be an opportunity to learn more about the project, ask questions, and meet other interested parties. Tours of the Firestone Building and Clubhouse will be available, however the building is not fully accessible due to the tire manufacturing occurring presently.

All inquiries concerning this RFQ must be addressed to the following person:

Bradford Beckert, P.E., P.S.
Mayor's Office of Economic Development
Engineering Development Manager
Suite 202
166 S. High Street
Akron, Ohio 44308
(330)375-2133

Interested Responders should provide contact information to the COA in order to ensure that they receive any addenda and notice of tours. It is the responsibility of Responders to ensure that they obtain all information pertaining to this RFQ

All questions must be submitted by the date indicated. Prospective Responders should note that all questions, requests for clarifications and exceptions including those relating to the terms and conditions of the contract must be submitted in writing, and e-mail is preferred. Submissions in any other form may be ignored. Answers to all questions of a substantive nature will be provided to all prospective Responders in the form of an addendum to this RFQ.

Submissions are due on the date indicated above and must be submitted to the address above. Any response received after the time specified will be considered a late response.

2. DEVELOPMENT STRATEGY

Project Background

The City acquired the Firestone Building, clubhouse and adjacent property, a currently vacant, former industrial and office building. While the zoning for the area is commercial/industrial the city will work with developers to accomplish a goal of property redevelopment.

Development Process

The COA currently has ownership of the building and the land, which is considered a long-term City-asset. Through this RFQ/RFP process, the COA will select a Development Entity to implement the project through a development agreement.

Procurement and Transaction Steps

The Firestone Building transaction will include the following steps:

1. Request for Qualifications (RFQ): the RFQ is intended to reach a broad cross section of interested parties with ideas and comparable experience in building program, renovation, and/or operations as a means to identify the most capable entities (or team members) from a real estate and operations standpoint. Submittals will be evaluated against the minimum requirements described herein. At the conclusion of this step, the COA will announce qualified Responders.

2. Request for Proposals (RFP): the RFP will seek more detailed proposals from qualified Responders. The RFP evaluation will involve scrutiny of the Responder's ability to implement the Project in a timely way, the program concept, and a finance plan that addresses sources and uses of funds sufficient to the building improvements and to sustain the building's operation, as well as other criteria to be outlined in the RFP. At the conclusion of this step, the COA will invite a proposer to negotiate and enter into a development agreement with the COA.

3. Negotiation and Execution of the agreement with the Developer:

Within a specified period of time, the COA will negotiate and execute a development agreement for the project, with the selected Developer. The selected Development Entity would redevelop, and thereafter operate and maintain and own the Property.

The RFQ submittals will be the basis for fine-tuning the RFP through a better understanding of project possibilities, range of interest, and general feasibility. Teams submitting joint qualifications statements will not be required to continue to be joined during the RFP process and be reconfigured at the RFP stage, provided that all lead entities participating at the RFP stage must have been deemed qualified by the COA as a part of the RFQ. A qualified lead entity has the right to reconfigure a team for the proposal phase, if desired, drawing on other entities or adding expertise as necessary. See Section 6 for additional Terms and Conditions.

Responders should be prepared to engage the community and must understand that certain elements of their submittals will be viewed publicly. During the RFQ phase, the submittals of qualified respondents may be publicly posted. Interviews are not expected during this phase, although the COA reserves the right to request and schedule interviews if it is deemed necessary or appropriate. The RFP process will also be transparent, with public posting of project proposals (non-financial) and an expectation that the shortlisted candidates will be asked to present in a community forum.

4. EXISTING CONDITIONS

(see ftp site for environmental documents)

<ftp://ftp.burnip.com/Public/BATO/>

The login and password:

Login name is: Bridgestone

Password is: TireTrack

5. FORM OF RESPONSE AND EVALUATION

All submissions shall provide information related to the elements listed in sufficient detail to allow an informed and fair selection process. Incomplete submissions will be rejected.

Submissions are required to include ten (10) bound copies in 8 1/2 x 11-inch font plus one disk with a digital version as a single PDF with a maximum file size of 10 MB. All materials submitted to the COA in response to the RFQ will become the property of the COA and will be used by the COA in any aspect of the project, and, unless specifically exempted, should be considered to be public records

Submission Requirements

A submission of Qualifications must, at a minimum, include the following elements:

1. Transmittal letter

- Letter that identifies the lead organization, contact person, and contact information; for the team or other partners.

2. Project Understanding and Approach to the Project

- Statement of interest demonstrating a commitment to the vision and objectives of the project.
- Statement describing an overall concept that integrates design, program, and operations, including the contribution of the project to public benefits.
- Organizational structure and engagement approach, including operational and tenaning concepts.

3. Project Leadership and Team

- Identification of lead organization, partners, and team firms or organizations, including description and location for each firm/ organization, and any MBE/WBE designations.
- Resumes of the team's principle individuals and description of their roles and responsibilities for this project.

4. Statement of Experience and Qualifications (either Developer, Operator, or both)

- **Developer:** qualification and experience: examples of similar size/type of projects in similar settings, including project description, project cost, financing strategy, size, location, year, lead individual role, public/private partnerships if any, and development contact information and/or website.
- **Operator:** qualification and experience: examples of similar size/type of projects in similar settings, including project description, size, location, tenant mix, year, lead individual role, public/private partnerships if any, and development contact information and/or website.

5. Financial Approach

- A qualitative discussion of an approach to finance the initial construction and the ongoing operations, including any innovative revenue strategies that reflect the collaborative nature of the space and/or scenarios that might require additional public investment.

Evaluation of Qualifications

A working group of COA staff will review and recommend qualified Responders, taking into account comments from the Firestone Building Advisory Committee. With the approval of the COA, the qualified finalists will be invited to participate in the RFP as described in Section 3.

Submissions will be evaluated against the minimum requirements in support of the project vision and objectives as follows:

- 1. Public Benefit:** Ability to deliver a program concept utilizing a range of space, time, and types of uses (e.g. business attraction, job creation, etc).
- 2. Creativity/Flexibility:** Creative approach to building design, construction, sustainability, and long term flexibility.
- 3. Experience and Qualifications (either as Developer, Operator, or both):**
 - **Developer:** Experience structuring financial commitments development of similar properties, especially renovation of historic structures, shared workspaces, and public/private partnerships.

Project Objectives

Building and Site Development

- Create physical assets (a renovated structure, new facilities, and equipment) that will support viable economic activity and promote business growth and job creation within the Firestone Building can be sustained in the years to come.
- Bring the Firestone Building into productive use for the community with universal accessibility and prevent the Property from falling into disrepair.
- Highlight the historic architectural elements of the building and connect the building to its site and surrounding, including new streetscape.

Operational and Financial Structure

- Leverage multiple funding sources to provide a financially sustainable building operation, while providing space for community, cultural, and educational functions at rents commensurate with those uses.
- Pilot and report techniques for the adaptive reuse of an industrial building into a center of innovation and creativity, utilizing public private partnership both as a financing tool and a model of collaborative economic and cultural development

6. GENERAL TERMS & CONDITIONS

Acceptance/Rejection/Withdrawals of Proposals. The COA reserves the right to amend or modify the RFQ at any time during the procurement process, prior to the date and time which responses are due. **All amendments and modifications will be posted on the COA's website in the form of an Addendum. It is the responsibility of the bidder to check the website**

The COA reserves the right, at its sole discretion, to: reject any or all proposals or parts of any and all proposals; re-advertise this RFQ; postpone or cancel, at any time, this RFQ process; or waive any irregularities in this RFQ or in the proposals received as a result of this RFQ; all as y be deemed to be in the best interest of the COA, subject to applicable law. A late response shall not be considered for award unless the COA determines that it is in the best interests of the COA and the project to do so.

The COA reserves the right, in its sole discretion, to invite all or a selection of Responders to respond to the RFP, depending on the quality of the submissions and the qualifications of the Responders, and reserves the right to open up the procurement in the RFP phase to additional entities, depending on the responses. The COA may also issue a new RFQ with project modifications based on information learned from the initial round or other changing circumstances, or may terminate or suspend the solicitation process at any time. The COA reserves the right to reject all submissions, or to cancel this procurement at any time.

The contract for this project will be between the COA and the Development Entity.

