



REQUEST FOR QUALIFICATIONS

For The

Alameda Point | Site A | Blocks 12 & 13
“Community Serving Facility”

Due Date: Monday July 31st, 2023



EXECUTIVE SUMMARY

- The City of Alameda (City) is seeking Statements of Qualifications (SOQ) from parties interested in constructing and operating a community serving facility (such as a performing arts center, theatre or other public space) (“Community Project”) located on property located between the new Seaplane Lagoon public waterfront park and the NAS Alameda Museum at Alameda Point. The City is seeking an end user that is qualified to plan, design, construct and manage a community serving facility on the property that is compatible with the NAS Alameda Historic District.

PROJECT OVERVIEW

Objectives

The City is seeking a statement of qualifications from parties interested in constructing and operating a Community Project on 2.13 acres of land located between the Seaplane Lagoon waterfront park and the NAS Alameda Museum. Respondents have the option to include neighboring structures or available land should they be deemed to add significant value to the proposed project.

The City is seeking an end user that has the qualifications to:

- Provide cultural, educational, and/or economic benefits to the community. Examples of these uses include, but are not limited to:
 - Cultural benefits: theatre, performing arts center, art museum, art gallery, arts organization, community cultural center
 - Educational benefits: library, science museum, historical society, community educational center
 - Economic benefits: workforce development center, job resource center, economic development corporation, restaurant, visitor center;
- Plan and design buildings that are compatible with the character defining features of the NAS Historic District;
- Provide public use of the building as frequently as possible; and
- Deliver the financial resources and experience necessary to complete the development and operate the facility.

Partnerships between operators (organizations, individuals, etc.) and developer teams (developers, architects, etc.) are welcome.

History

Originally constructed in 1934 as the Alameda Airport, the Alameda Naval Air Station (NAS) was one of the Navy's busiest air stations operating during WWII housing 3,600 officers and 29,000 enlisted personnel at its peak in 1945. Following the end of WWII, the NAS continued to provide facilities and support for aviation activities until it was eventually closed in 1997. The area was listed on the National Register of Historic Places in 2013.

The 2.13-acre site is located adjacent to a new waterfront park, the new Seaplane Lagoon Ferry Terminal providing service to San Francisco, the NAS Alameda Museum, and the adjacent "Site A" development, which is under construction and will include over 1,200 housing units and over 250,000 square feet of commercial/retail space. In addition, the City is actively negotiating a separate development parcel to the North of Site A, referred to as the West Midway project, that is intended create an additional nearly 800 housing units.

The site is not currently served by public utilities and infrastructure. The Site A master developer is responsible for providing these infrastructure improvements, but due to Request for Qualifications for the Alameda Point : Site A "Community Serving Facility"

market conditions, there is not currently a definitive timetable for the infrastructure's completion. The City requests respondents to note whether they intend to construct the infrastructure improvements themselves in order to expedite the project or if they are relying on the Site A developer to make these improvements.

PARCEL INFORMATION

The 2.13-acre property is owned by the City of Alameda. The property is zoned for a wide variety of community serving and other non-residential uses. Residential uses are not currently permitted on the property. Any proposal to include residential uses would be required to include at least 25% deed restricted affordable housing and a zoning amendment. Any such proposal would also be subject to a restriction on market rate housing imposed by the US Navy. Additional parcel information may be found in the following documents:

1. [Alameda Point Zoning District \(Alameda Municipal Code Section 30-4.24\)](#)
2. [Alameda Point Town Center and Waterfront Precise Plan](#)
3. [Site A Development Plan](#)

SUBMITTAL REQUIREMENTS

Every response must include the following information:

1. *Description of Project Team:* A description of the project team, including the role of each organization and/or team member. Please include resumes or relevant background information for each primary member of the team, and contact information (email and phone) for the main point of contact.
2. *Description of Proposed Use:* A description of the use or uses being proposed for the site, the proposed improvements to the site to support the use or uses, and the proposed timeline to construct and begin operations. Drawings and site plans of the proposed use may be included but are not required.
3. *Operations Plan:* A high-level plan for the operation of the proposed use, including operating budget.
4. *Community Benefits:* A description of the community benefits provided by the proposed use, with a focus on cultural, educational and/or economic benefits.
5. *Previous Experience:* Description of previous experience in projects similar to what is described this SOQ and the operation of the proposed use.
6. *Financial Qualifications:* Evidence of financial resources to complete construction of the project and start up the proposed use. These can include: a sources and uses statement, personal or corporate financial statements, commitment letters, bids and estimates of cost or any other documentation deemed helpful to demonstrate the financial capability of completing a successful project.

All SOQs must be submitted via email by 5pm on Monday, July 31, 2023.

**Please send your proposal via email to: Scott Watson
(SWatson@AlamedaCA.gov)**

Please format your submission as one (1) combined PDF file.

SELECTION PROCESS

1. All SOQs will be pre-screened by City staff to ensure that they include all the elements listed in the “Submittal Requirements” section.
2. A Selection Panel will conduct an initial review of the qualified SOQs and score each by the Selection Criteria described below. Applications scoring 65% or above will become recommended finalists.
3. Based on the selection panel review, recommended finalists may be asked to submit more detailed information.
4. Incorporating the additional information provided, the Selection Panel will re-score the recommended finalists based on the additional findings, if any. This may also include in-person interviews with the recommended finalists. The highest scoring finalists will be selected as the preferred user for the site.
5. The highest ranked finalist(s) will then be presented to the City Council with the Selection Committee’s recommended development team for the site. The City Council will make the final selection at a Public Hearing.

SELECTION CRITERIA

The Selection Panel will review the SOQs based the factors described below:

Concept and Community Benefit	The proposed concept and associated community benefits, with a focus on cultural, educational and economic benefits.	25%
Design and Construction	The proposed design and construction plan, including the restoration and preservation of historic features.	20%
Financing	The inclusion of demonstrated financial resources to start up the proposed use and complete the project.	20%
Project Team and Experience	The proposer or proposing team’s previous experience related to the proposed use.	20%
Operations	The inclusion of a feasible operations plan for the proposed use, including a realistic operating budget.	15%

SOQ TIMELINE

SOQ Release	July 3, 2023
Questions Due	July 14, 2023
Answers Posted	July 24, 2023
Applications Due	July 31, 2023, 5pm
Review Panel Evaluations	August 2023
City Council Selection	September/October 2023

Please submit all questions to Scott Watson (SWatson@alamedaca.gov) by July 14, 2023. Answers to all questions will be compiled and sent via email to all respondents by July 24, 2023.

All SOQs must be submitted via email by 5pm on Monday, July 31, 2023.

Please email your proposal to Scott Watson: SWatson@alamedaca.gov

All responses must be submitted as one (1) combined PDF file.

Notice: Proposals will not be accepted after the date and time stated above.

GENERAL CONDITIONS

Incomplete proposals that do not conform to the requirements specified herein will not be considered. Issuance of the SOQ does not obligate the City to select a preferred user or award the project, nor is the City liable for any costs incurred by the proposer in the preparation and submittal of proposals for the subject work. The act of submitting a SOQ is a declaration that the proposer has read the SOQ and understands all the requirements and conditions.

The City reserves the right to:

- Modify or cancel the selection process or schedule at any time.
- Waive minor irregularities.
- Reject any and all responses to this SOQ and to seek new responses when it is in the best interest of the City to do so.
- Seek clarification or additional information from respondents as it deems necessary to the evaluation of the response.

All documents, conversations, correspondence, etc. between the City and proposers are public information subject to the laws and regulations that govern the City, unless specifically identified otherwise.

The City makes no representations about the conditions of the site, utilities, soils, or other surface or subsurface conditions. The proposer shall make its own conclusions concerning such conditions. Information provided in this SOQ or made available on the website or by City staff is provided for the convenience of the proposers only. The accuracy or completeness of this information is not warranted by the City.