



**REQUEST FOR PROPOSALS
RFP27-001 REAL ESTATE DEVELOPER
RIVERGATE PALM DISTRICT PROPERTIES**

INTRODUCTION

PURPOSE

The primary mission of the New Port Richey Community Redevelopment Agency (CRA) is to support an environment that empowers the growth of new businesses and retention of existing businesses, increases property values, and enhances the quality-of-life opportunities for New Port Richey residents and visitors, alike, to the city.

SITE BACKGROUND, LOCATION

The City of New Port Richey (CITY) is 4.6 square miles located on the west coast of central Florida. Situated in the western edge of Pasco County, the city is part of the Tampa Bay area. It is ideally situated along the Gulf of Mexico with an attractive climate. The city was incorporated in 1924 and has grown to nearly 17,000 residents.

The CRA District consists of a traditional downtown business district and surrounding residential neighborhoods. The CRA District boundaries are nearly coterminous with City limits. Downtown is a historic part of the CITY that includes retail, restaurants, service businesses and governmental functions. The CRA District also includes a regional hospital with supporting medical services, lakefront property on Orange Lake, waterfront parks, and extensive frontage on the Cotee River with direct access to the Gulf. Older residential neighborhoods surround the commercial district.

The CITY has a series of zero lot line developments of various commercial businesses and offices from US Highway 19 east through the heart of the CITY. Current businesses include multiple restaurants, taverns, local shoppes and offices. Special events are often in the nearby Sims Park and adjacent Orange Lake that create a lively atmosphere.

SCOPE OF SERVICES

The Rivergate-Palm District (DISTRICT) is east of U.S. 19, west of the Cotee River, north of South Street, and south of Bridge Road. The DISTRICT offers high-value development potential with views of the Cotee River, high profile visibility, and access to U.S. 19. The CRA has assembled contiguous parcels of interest in the District that are prime for redevelopment. Combined, the parcels have direct access to three roads.

In that regard, the CRA is seeking to retain a qualified, highly creative, and motivated development entity to purchase approximately 5.73 acres of CRA-owned and -controlled property (the PROPERTY) and to implement a desired and approved project (PROJECT).

Specifically, the CRA is looking to add to recent investments in the District including Keiser University, Comfort Inn & Suites, and a public parking garage, with additional mixed-use residential, retail and commercial buildings that will support more activities and uses, and attract additional residents and visitors.

Forward Pinellas, as part of its Advantage US 19 Corridor Study, identified a regional Bus Rapid Transit (BRT) stop near the Property with express, limited-stop, service to the Gateway Business Park in Pinellas County. As part of a planned redevelopment project and to support the BRT, the CRA envisions a Transit-Oriented Development with a 5-story residential community but remains open to unique concepts.

The CRA of the City of New Port Richey invites qualified applicants to submit qualifications and proposals for this Project.

INFORMATION/CLARIFICATION:

For information concerning this RFP contact Dave Gammon, Economic Development Director at GammonD@CityofNewPortRichey.org. Such contact is to be for clarification purposes only. Changes, if any, to the technical specifications or proposal procedures will only be transmitted by written addendum to parties who have obtained the RFP.

PROPOSALS

1.1 ADDENDA, CHANGES OR INTERPRETATIONS DURING PROPOSAL:

Any inquiry or request for interpretation received twelve (12) or more days prior to the date fixed for the opening of the Proposals will be given consideration. Changes or interpretations may only be made by a written document in the form of an addendum and, if desired, will be mailed or sent by available means to all known prospective proposers (PROPOSER) no later than seven (7) days prior to the established proposal opening date. Each prospective PROPOSER shall acknowledge receipt of such addenda in the space provided in the proposal form. In case any PROPOSER fails to acknowledge receipt of such addenda or addendum, their proposal will nevertheless be considered as though it had been received and acknowledged and the submission of the proposal will constitute acknowledgment of the receipt of same. All addenda are a part of the contract documents and each PROPOSER will be bound by such addenda, whether or not received. It is the responsibility of each prospective PROPOSER to verify that they have received all addenda issued before Proposals are opened. No verbal interpretations may be relied upon.

1.2 QUESTIONS:

Questions should be sent to Dave Gammon, Economic Development Director. To facilitate prompt receipt of questions they should be sent to the CITY by email GammonD@CityofNewPortRichey.org

1.3 INITIAL CONTRACT PERIOD:

The contract term shall commence, upon final execution of the Contract by the CRA and shall be complete once the CRA has accepted the completion of the contract.

1.4 ELIGIBILITY:

To be eligible to respond to this RFP, the proposing firm or principals must demonstrate that they, or the principals assigned to the project, have the authority to respond on behalf of the organization with respect to the Scope of Services section of this RFP while demonstrating they have the experience with large-scale redevelopment projects, private-sector clients, the appropriate personnel with the skillsets required to adequately complete the PROJECT, and the managerial and financial ability to successfully complete the PROJECT.

1.5 INSURANCE AND PERFORMANCE AND PAYMENT BONDS:

The successful PROPOSER shall be required to provide appropriate insurance coverage within thirty (30) days after written notice the award has been given. Failure to satisfy this requirement shall be just cause for the annulment of the award and the forfeiture of the RFP.

1.6 INSURANCE:

The successful PROPOSER shall not commence operations pursuant to the terms of this RFP and the attached Contract, until certification or proof of the insurance requirements set forth within the attached contract have been received and approved by the City Attorney.

SUBMISSION

2.1 SUBMISSION AND RECEIPT OF PROPOSALS:

To receive consideration, proposals shall be submitted in accordance with this RFP. Any erasures or corrections on the proposal must be made in ink and initialed by PROPOSER in ink. All information submitted by the PROPOSER shall be printed, typewritten or filled in with pen and ink. Proposals shall be signed in ink. When a particular RFP requires multiple copies, they may be included in a single envelope or package, properly sealed and identified. PROPOSERS shall use the proposal forms provided by the CRA. These forms may be duplicated, but failure to use the forms may cause the proposal to be rejected as non-responsive.

2.1.1 All copies of the proposals must contain an original manual signature of the authorized representative of the PROPOSER. The address, e-mail and telephone number for communications regarding the Proposal must be shown.

2.1.1.1 Proposals by corporations must be executed in the corporate name by the President or other corporate officer accompanied by evidence of authority to sign. The corporate address and state of incorporation must be shown below the signature.

2.1.1.2 Proposals by partnerships must be executed in the partnership name and signed by a partner, whose title must appear under the signature and the official address of the partnership must be shown below the signatures.

2.1.2 All Proposals received from PROPOSERS in response to the Request for Proposal will become the property of the CRA and will not be returned to the PROPOSERS. In the event of contract award, all documentation produced as part of the contract shall become the exclusive property of the CRA.

2.2 QUALIFICATIONS STATEMENT

Each PROPOSER shall complete the Qualifications Statement and submit the same with the Proposal. Failure to submit the Qualifications Statement and the documents required there under with the Proposal may constitute grounds for rejection of the Proposal. The CRA reserves the right to make a pre-award inspection of the PROPOSERS facilities prior to award of the Contract.

2.3 PROPOSERS' COSTS:

The CRA shall not be liable for any costs incurred by PROPOSERS in responding to this RFP.

2.4 NO EXCLUSIVE CONTRACT/ADDITIONAL SERVICES:

PROPOSER agrees and understands that, unless specifically and expressly provided for herein, the contract shall not be construed as an exclusive arrangement and further agrees that the CRA may, at any time, secure similar or identical services at its sole option.

2.5 MISTAKES:

PROPOSERS are cautioned to examine all terms, conditions, specifications, drawings, exhibits, addenda, delivery instructions, and special conditions pertaining to the RFP. Failure of the PROPOSER to examine all pertinent documents shall not entitle them to any relief from the conditions imposed in the contract and may lead to rejection of a proposal.

2.6 REJECTION OF PROPOSALS:

The CRA reserves the right to accept or reject any or all proposals, part of proposals, and to waive minor irregularities or variations to specifications contained in proposals, and minor irregularities in the proposal process.

2.7 LEGAL REQUIREMENTS:

2.7.1 Applicable provisions of all federal, state, and county laws, and local ordinances, rules and regulations, shall govern development, submittal and evaluation of all proposals received in response hereto and shall govern any and all claims and disputes which may arise between person(s) attaching a proposal response hereto and the CRA by and through its officers, employees and authorized representatives, or any other person, natural or otherwise. Lack of knowledge by any PROPOSER shall not constitute a cognizable defense against the legal effect thereof.

2.7.2 The Legal Advertisement, Notice of Request for Proposal, Standard Terms and General Conditions, Special Conditions, Specifications, Instructions to Bidders, Exhibits, Addenda and any other pertinent document form a part of this RFP and by reference are made a part of any response to this RFP.

2.8 BACKGROUND CHECKS:

The CRA reserves the right to require background checks of any personnel assigned by the successful PROPOSER to perform services under this contract.

2.9 SPECIAL CONDITIONS:

Any and all Special Conditions contained in this RFP that may be in variance or conflict with the General Conditions shall have precedence over the General Conditions. If no changes or deletions to General Conditions are made in the Special Conditions, then the General Conditions shall prevail in their entirety.

2.10 PROHIBITION OF INTEREST:

No contract will be awarded to a PROPOSER who has CITY elected officials, officers or employees affiliated with it, unless the PROPOSER has fully complied with current Florida State Statutes and CITY Ordinances relating to this issue. PROPOSERS must disclose any such affiliation. Failure to disclose any such affiliation will result in disqualification of the PROPOSER.

2.11 CONFLICT OF INTEREST:

The PROPOSER covenants they presently have no interest and shall not acquire any interest, directly or indirectly, which would conflict in any manner or degree with the performance of the services hereunder. The PROPOSER further covenants that no person having any such known interest shall be employed or conveyed an interest, directly or indirectly, in the contract.

2.11.1 The PROPOSER represents itself to be an independent firm offering such services to the general public and shall not represent itself or its employees to be employees of the CITY or CRA. The PROPOSER shall assume all legal and financial responsibility for

taxes, FICA, employee fringe benefits, workers compensation, employee insurance, minimum wage requirements, overtime, and other expenses, and agrees to indemnify, save, and hold the CITY, the CRA, its officers, agents, and employees, harmless from and against, any and all loss; cost (including attorney fees); and damage of any kind related to such matters.

2.12 NO CONTINGENT FEE:

PROPOSER warrants that it has not employed or retained any company or person, other than a bona fide employee working solely for the PROPOSER to solicit or secure the Contract and that it has not paid or agreed to pay or provide valued consideration to any person, company, corporation, individual or firm, other than a bona fide employee working solely for the PROPOSER, any fee, commission, percentage, gift, or other consideration contingent upon or resulting from the award or making the Contract. For the breach or violation of this provision, the CRA shall have the right to terminate the Contract without liability at its discretion.

2.13 PUBLIC RECORDS / CONFIDENTIAL INFORMATION:

Florida law provides that municipal records shall at all times be open for personal inspection by any person (Section 119.01, F.S., Public Records Law). Information and materials received by CITY in connection with all PROPOSERS response shall be deemed to be public records subject to public inspection upon award, recommendation for award or 10 days after bid opening, whichever occurs first. However, certain exemptions to the public records law are statutorily provided for in Section 119.07, F.S. If the PROPOSER believes any of the information contained in his or her response is exempt from the Public Records Law, the PROPOSER must in his or her response specifically identify the material which is deemed to be exempt and cite the legal authority for the exemption, otherwise, the CITY will treat all materials received as public records.

2.14 NON-COLLUSIVE AFFIDAVIT:

Each PROPOSER shall complete the Non-Collusive Affidavit Form Schedule “A” and shall submit the form with the Proposal. The CRA considers the failure of the PROPOSER to submit this document to be a major irregularity and may be cause for rejection of the Proposal.

2.15 SUBCONTRACTORS:

If the PROPOSER proposes to use subcontractors in the course of providing these services to the CRA, this information shall be a part of the RFP response. Such information shall be subject to review, acceptance and approval of the CRA, prior to any Contract award. The CRA reserves the right to approve or disapprove of any subcontractor candidate in its best interest.

2.16 CONE OF SILENCE:

A Cone of Silence shall apply as follows:

2.16.1 A Cone of Silence shall be in effect during a Competitive Solicitation beginning upon the advertisement for requests for qualification statements. The Cone of Silence shall terminate at the time the Community Redevelopment Agency makes final selection of consultants/contractors, rejects all proposals or responses to the Competitive Solicitation, or takes other action which ends the Competitive Solicitation. The Cone of Silence shall continue through the negotiation phase for requests for proposals and requests for qualifications and shall not end until the CRA gives final selection of PROPOSER(S).

2.16.2 Any person or entity that seeks a contract, contract amendment, award, recommendation, or approval related to a Competitive Solicitation or that is subject to being evaluated or having its response evaluated in connection with a Competitive Solicitation, including a person or entity's representative shall not have any communication with any CRA Board Member, the CRA Executive Director and their respective support staff or any person or group of persons appointed or designated by the CRA Board or the CRA Executive Director to evaluate, select, or make a recommendation to the CRA or the CRA Executive Director regarding a Competitive Solicitation.

2.16.3 The Cone of Silence shall not apply to written or oral communications with legal counsel for the CRA or the CRA Executive Director or Economic Development Director.

2.16.4 Any action in violation of this section shall be cause for disqualification of the bid or the proposal. The determination of a violation shall be made by the CRA.

2.17 COMPLIANCE WITH LAWS

The selected firm, its officers, agents, employees, and contractors, shall abide by and comply with all federal, state, and local laws. It is agreed and understood that if CRA calls the attention of Contractor to any such violations on the part of the Contractor, its officers, agents, employees, contractors, then contractor shall immediately desist from and correct such violation. If contractor is in violation of any law, contractor shall be solely responsible for coming into compliance with such law and shall be solely responsible for the payment of any fine charged for such violation.

2.17a FLORIDA STATUTE PUBLIC RECORD

a. All persons are advised that under Chapter 119, Florida Statutes all responses are deemed a public record and opened to public scrutiny as provided for in said statute.

b. Sealed bids or proposals received by an agency pursuant to invitations to bid or requests for proposals are exempt until such time as the agency provides notice of a decision or intended decision to the award or within 30 days after the bids, proposals, or final replies, whichever is earlier.

c. If an agency rejects all bids, proposals or replies submitted in response to a competitive solicitation and the agency concurrently provides notice of its intent to reissue the competitive solicitation, the rejected bids, proposals or replies remain exempt from s.119.07(1) of the Florida Statutes and s.24(a), Art. I of the State Constitution until such time as the agency provides notice

of an intended decision concerning the reissued competitive solicitation or until the agency withdraws the reissued competitive solicitation. A bid, proposal, or reply is not exempt for longer than 12 months after the initial agency notice rejecting all bids, proposals, or replies. Florida State Statutes related to municipal bid exemptions shall always prevail. RFP 23-005

d. Pursuant to Section 119.0701 of the Florida Statutes, Proposers acting on behalf of the City must comply with the public records laws, specifically: a) keep and maintain public records required by the City to perform the contracted services; b) upon request from the City’s custodian of public records, provide the City with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119 of the Florida Statutes or as otherwise provided by law; c) ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the contract if the Proposer does not transfer the records to the City; d) upon completion of the contract, transfer, at no cost, to the City all public records in possession of the Proposer or keep and maintain public records required by the City to perform the service. If the Proposer transfers all public records to the public agency upon completion of the contract, the Proposer shall destroy any duplicate public records that are exempt or confidential and exempt from the public records disclosure requirements. If the Proposer keeps and maintains public records upon completion of the contract, the Proposer shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the City, upon request from the City’s custodian of public records, in a format that is compatible with the Information Technology Systems of the City.

2.18 PROPOSER’S REPRESENTATION

By virtue of its submission of this response to the RFP, PROPOSER represents that it has reviewed all information which it has reason to believe is relevant to the making of this proposal, including any necessary site inspections and field inspections, measurements and visits and that there is no information which it does not possess which it believes is necessary to make a fully informed and accurate proposal.

2.19 ADDITIONAL PROVISIONS

2.19.1 Correction on proposals. A PROPOSER shall be permitted to correct clerical, non-judgmental mistakes of fact in their proposal to the Economic Development Director through a written directive.

2.19.2 Cancellation of Proposal.

- (a) Any time prior to bid opening date and time, the CRA may cancel or postpone the bid opening or cancel the invitation for bid in its entirety.
- (b) After bids are open, any or all bids may be rejected by the CRA.

2.20 HOLD HARMLESS AGREEMENT

The Proposer shall Hold Harmless the CITY, the CRA, its directors, employees and assigns, from any and all claims, suits, actions, damages, liability and expenses in connection with loss of life, bodily or personal injury or property damage, including loss of use thereof, directly or indirectly

caused by, resulting from, arising out of, or occurring in connection with the performance of this contract. The Proposer’s obligation shall not be limited by, or in any way to, any insurance coverage or by any provision in or exclusion of omission from any policy of insurance.

Background



The subject Property consists of four, adjacent parcels and one riverfront parcel. Parcel 1, located at 6128 US Hwy 19, was acquired by the CRA in December 2022 for \$2,800,000 from Lemonade MM. It is the site of the former Sun Trust Bank building and currently contains an approximately 11,000 square foot building plus approximately 71 parking spaces on 2.179 acres. The property is identified as Parcel #05-26-16-0030-21000-0050. Parcel 1 is currently zoned Highway Commercial and its Future Land Use designation is also Highway Commercial.

Parcel 2, located at 6131 River Road, was initially acquired by the City in March 2006 for \$1,053,000 from First Church of Christ, Scientist. Subsequently in August 2020, the City executed a Quit Claim Deed transferring title to the CRA. The 2.26 acre lot is currently vacant. The property is identified as Parcel #05-26-16-0030-21000-0160. Parcel 2 is currently zoned Residential District R-2 and its Future Land Use designation is Low Density Residential – 5.

Parcel 3 located at 5332 Acorn St, was acquired by the CRA in August 2023 for \$800,000 from Gunbarrel Holdings. It is the site of the former Cigar Warehouse building and currently contains an approximately 5,700 square foot building plus approximately 12 parking spaces on .37 acres. The property is identified as Parcel #05-26-16-0030-21000-0200. Parcel 3 is currently zoned Highway Commercial and its Future Land Use designation is also Highway Commercial.

Parcel 4 located at 5432 Acorn Street, was acquired by the CRA in May 2024 for \$380,000 from James Lee and Lori Van Farowe. The site contains a small (550 sq ft) structure with 250 sq ft enclosed porch, a 325 sq ft, unfinished detached garage, approximately .27 acres and access to the Cotee River. The property is identified as Parcel #05-26-16-0030-20900-0010. Parcel 4 is currently zoned Residential District R-2 and its Future Land Use designation is Low Density Residential – 5.

Combined these four parcels, owned by the CRA, total 5.076 acres.

Parcel 5 located at 5346 Acorn Street, is currently secured via an Option to Purchase Agreement from Riverside Baptist Fellowship. The parcel contains approximately .65 acres and is identified as Parcel #05-26-16-0030-21000-0191. The fully-assignable, three year option includes annual \$45,000 option payments applicable to a \$450,000 purchase price. Parcel 5 is currently zoned Highway Commercial and its Future Land Use designation is also Highway Commercial.

It is important to note, the CITY will work with the ultimate Purchaser of these parcels on rezoning to meet the approved Project parameters under a Planned Development District.

The CRA is looking for a Project that represents “What can be in New Port Richey.” We are interested in forward planning based on long-term economic investment, housing stability, and resilience. The Project will complement and support the City’s downtown and Rivergate Districts with new investment, future residents, and an active link to the City’s business community while addressing future needs as a community.

Minimum Qualifications/Requirements of Respondents

- Contract name
- Name of owner/client
- Owner/client contact name, phone number, and email address
- Key personnel and their roles
- Total Capital Cost of the Programs/Projects managed
- Total cost of program management services provided
- Length of contract term
- Summary of work performed; a short description of services performed

Potential Use and Ideas

- Mixed-use projects providing opportunities for additional residential, retail and commercial uses that can balance existing uses within the District
- Higher density market rate housing

- Limited surface parking with potential to partner with City on existing parking garage or potential garage expansion
- Townhomes for additional home ownership options on the River Road Property and to minimize impact on existing River Road residents
- There is a strong opportunity to address “gaps” in the street environment with infill and redevelopment; connecting areas of investment across the Rivergate-Palm District
- Potential amenities for future residents

Design standards, including but not limited to:

- An opportunity to present more modern architectural treatments to distinguish the Rivergate Palm District from its historic counterpart, the Historic Downtown District. To reinforce this aesthetic, and to create a pedestrian-oriented block, the PROJECT should be brought to the street, with parking relocated behind buildings
- Building height
- Parking (including retail, residential, and commercial)
- Examples of past building designs and consideration for this specific location
- Density (FAR)
- Setbacks
- Special accommodations to make your vision fit in the space

Land Use Intensities that could be incorporated into the CRA Master Plan and Comprehensive Plan Update

- Feasibility of mixed-used prototype buildings with potential for structured parking
- Variations in massing and scale/heights, as well as densities, should be considered in development options. Well-designed, terraced building heights can capitalize on viewsheds of the River that create a distinct yet complementary character when compared to other areas in Downtown New Port Richey
- Flood Damage Reduction regulations require new construction, or substantial improvements, to be constructed by methods and practices that minimize flood damage.
- Community Benefit Framework where small scale, “pop-up”, active spaces where events can occur or community gardens.
- Transportation Demand for cycling, golf carts, vehicles, and pedestrians
- Cultural Amenities
- Streetscape, including pedestrian realm
- Incentives for upper floor residential development over Commercial spaces.
- Wayfinding Signage
- Landscaping
- Public Art

Tax Increment Financing (TIF) Projections and Financial Toolkit

- Develop implementations strategies that include funding sources, capital stack, and methods/ potential partnerships for funding.
- Include commencement and construction timelines reasonable for project completion.

Timeline for Request for Proposals, U.S. 19 and River Road Redevelopment

Monday, June 8, 2026:	RFP Released and Available for Distribution
Monday, September 7, 2026, at 3: 00 p.m.:	Deadline for Receipt of Questions/Clarification
Monday, September 14, 2026:	Response to Questions/Clarifications
Monday, October 5, 2026, at 3:00 p.m.:	Proposal Due Date
Week of October 12, 2026:	In-Person Evaluation Meeting with Candidates
Tuesday, October 20, 2026:	CRA Board Meeting for the Approval from the CRA Board of the selected candidate(s)
Week of October 26, 2026:	Contract awarded
Tuesday, November 4, 2026:	Contract winner presents concepts to CRA Board with commencement and construction plans.

Purpose of the Request for Proposal (RFP)

The Rivergate Palm District is the gateway into New Port Richey, drawing people into our historic downtown area as well as into the businesses on the West side of the Pithachascotee (“Cotee”) River. New investments, including Keiser University, Comfort Inn and Suites, and a 354-space, public parking garage, along with mixed-use residential, retail and commercial buildings support a diversity of activities within the Rivergate Palm District. Similar to the resurgence happening in the Downtown District, the City’s expectation with this redevelopment opportunity is to enhance and improve the Rivergate Palm District as we continue to improve the areas surrounding downtown and the U.S. Highway 19 corridor within the city limits of New Port Richey.

New Port Richey is near rivers, the Gulf, world class fishing, and an unparalleled quality of life with a casual lifestyle, sense of community and forward-thinking leadership.

This redevelopment in the Rivergate Palm District provides an unrivaled opportunity to improve the community’s quality of life and further spark economic development.

Goals of this Project

The Project should reflect the City’s vision for significant upgrades and potential expansion through thoughtful design, modernizing amenities and repositioning the City of New Port Richey as a world class destination and favored place to live. The primary goal of this project is to become an economic development driver and raise awareness of the region as a prime destination to live, work, learn, and play. The Project will drive hotel occupancy and visitation to the region’s businesses and attractions and ultimately help fill vacant buildings with vibrant businesses. The

long-term success of our community depends on well-thought-out projects that enhance and improve resident and visitor experiences. The City will continue to attract viable developers and businesses by soliciting proposals for development and strategic land planning.

- Execute and unlock the development potential with an implementation of strategies, related to planning, marketing, and development of the proposed area
- Maximize project scope and improvements to the property within a project budget and schedule
- Minimize project delivery time and ensure obligations and completion dates are met
- Sharing the New Port Richey narrative today
- Recognize the progressive and solid decisions that have helped the community thrive
- Inspire a positive impact on consumers' image of and appeal as a destination to live, work, start a business, expand a business, attend college, and retire
- It is the intent and purpose of the CRA, that this Request for Proposal promote open competition. Time of delivery is a part of the solicitation and element of the contract that is to be awarded

Scope of the Deliverables

This proposal solicitation will collect information on interested parties in the redevelopment of the property, potential business opportunities, and cultural amenities. The CRA may determine one or multiple agencies/organizations for parts of this project or the entire project. Bids can be in partnership with other groups and final determination will be by the New Port Richey Community Redevelopment Agency. Packages should include at a minimum the following...

- Level of interest
- Concept Development Drawings
- Financial package in place and special needs to complete the project
- Describe how your firm is financially capable of completing the plan with proof of financial stability
- This is a redevelopment project, not an investment purchase
- Understand the challenges of the elimination of blight and redevelopment and include in your proposal how this will benefit the community
- Propose value of professional, fees, schedule, and breakdown
- Quality of work materials and reference list of satisfied customers
- Timeline for completion of the required work or occupancy
- Provide an organizational chart and the role of staff members on the project
- State the experience and qualifications of the program and project manager
- Provide a clear description of your firm's approach and unique abilities to provide for the scope of services
- Describe your unique abilities, innovative approaches, and/or special consideration
- You will be asked to provide an oral presentation as a tool to evaluate the proposal

Response Requirements:

Follow the format below to provide consistency in firm's responses and to ensure each proposal receives full consideration. All pages should be consecutively numbered.

PROPOSAL FORMAT (the following must be included and referenced section separation)

A. Title Page - RFP #27-001 REAL ESTATE DEVELOPER RIVERGATE PALM DISTRICT PROPERTIES; the firm's name; the name, address, telephone number and email of the contact person; and the date of the proposal.

B. Table of Contents – identify material by section and page number

C. Transmittal Letter (2 pages max) – summarize the key points of the proposal; understanding of the scope of work; signed by an authorized official of the firm

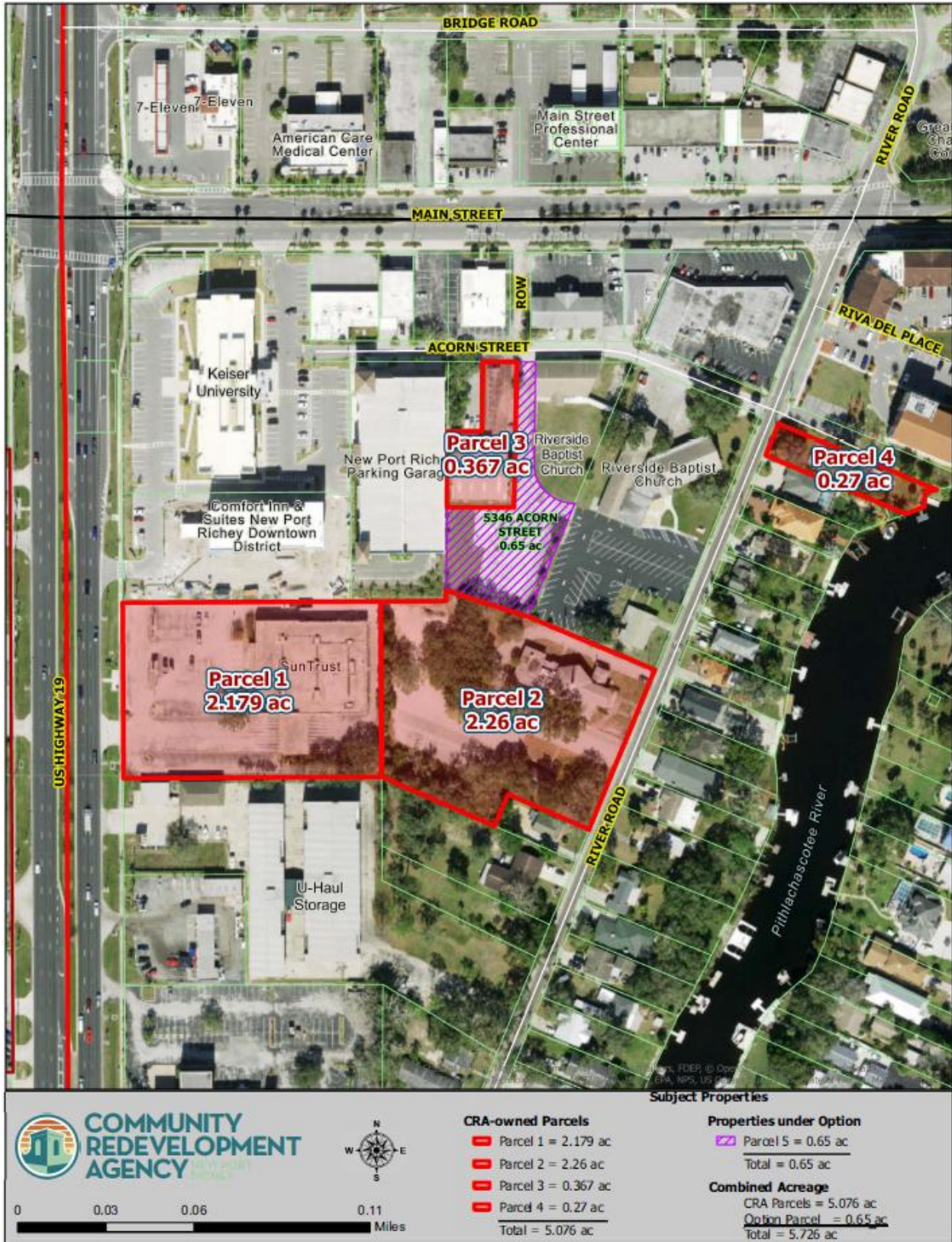
D. Property Analysis and Development Experience (15 pts)

E. Financial Capacity (20 pts)

F. Key Personnel Qualifications and Experience (15 pts)

G. Project Approach (50 pts)

Sealed proposals will be received until 3:00 P.M. on October 5, 2026 in the City Clerk's Office, Second Floor, City Hall, 5919 Main Street, New Port Richey, Florida, 34652. Each submission shall contain one (1) original, four (4) copies and one (1) digital USB Drive and must be clearly marked on the outside of the envelope with the firm's name and address along with "RFP27-001 REAL ESTATE DEVELOPER – RIVERGATE PALM DISTRICT PROPERTIES." Any proposals received after the above-mentioned time will not be accepted under any circumstances.





Palm District | Rivergate

Vision: The Palm and Rivergate Districts are complementary to but distinct from the Historic Downtown, providing a vibrant gateway and transition to downtown. Long-term, the area is characterized by higher densities and taller buildings oriented to the streets. Urban design practices promote walkable districts while supporting a mix of uses and amenities that also respond to challenges associated with sea-level rise.

NON-COLLUSIVE AFFIDAVIT - Schedule A
PRIME BIDDER/PROPOSER
(This form requires notarization)

STATE OF:

COUNTY OF:

_____, being first duly sworn, deposes
and states that:

1. He/She _____ is _____ the
_____ of
_____,
(owner, partner, officer, representative, or agent)
and is the Bidder/Proposer that has submitted the attached Bid/Proposal;
2. He/She is fully informed respecting the preparation and contents of the attached Bid/Proposal and of all pertinent circumstances regarding such Bid/Proposal;
3. Such Bid/Proposal is genuine and is not a collusive or sham Bid/Proposal;
4. Neither the said Bidder/Proposer or any of its officers, partners, owners, agents, representatives, employees, or parties in interest, including this affiant, has in any way colluded, conspired, connived or agreed, directly or indirectly, with any other Bidder/Proposer, firm, or person to submit a collusive or sham Bid/Proposal in connection with the Contract for which the attached Bid/Proposal has been submitted or to refrain from bidding in connection with such Contract, or has in any manner, directly or indirectly, sought by agreement, or collusion or communication or conference with any other Bidder/Proposer, firm, or person to fix the price in the attached Bid/Proposal or any other Bidder/Proposer, or, to secure through any collusion, conspiracy, connivance, or unlawful agreement, any advantage against the New Port Richey Community Redevelopment Agency or any person interest in the proposed Contract; and
5. The price or prices quoted in the attached Bid/Proposal are fair and proper an are not tainted by any collusion, conspiracy, connivance or unlawful agreement on the part of the Bidder/Proposer or any of its agents, representatives, owners, employees, or parties in interest, including the affiant.

(Signed)

(Title)

(Notary/Seal)

Subscribed and sworn to before me this _____ day of
_____, 20_____

Signature:

My commission expires: _____ (Seal)