

REQUEST FOR PROPOSALS (RFP 2013-02)
PUBLIC PRIVATE PARTNERSHIP
PUBLIC GOLF COURSE AND RELATED INFRASTRUCTURE
CITY OF LABELLE
LABELLE, FLORIDA

The City of LaBelle is requesting proposals from parties/developers interested in entering into a public private partnership with the city for the purpose of creating a public 18 hole golf course in LaBelle, Florida. This proposal is issued in accordance with the purchasing policies of the City of LaBelle.

Proposal Packages

Proposal packages will be accepted by the city until 3:00 p.m. local time, Wednesday, June 12, 2013. All respondents must submit their package to the Deputy Clerk, Ms. Mary Jo Wilson, 481 W. Hickpochee Ave., LaBelle, Florida 33935. Packages received after this time will not be accepted.

Purpose/Objective

The purpose/objective of this Request for Proposals is to determine interest in and the potential for a successful public private partnership between the City of LaBelle and a private party/developer for the purpose of creating public 18 hole golf course on city-owned property in LaBelle, Florida.

Background

The City of LaBelle's only golf course within 10 miles that allowed public play was the Oxbow Golf Club at the Port LaBelle Inn just east of the City. The Oxbow golf course was built in 1974 by the General Development Corporation. It was closed in 2003 and the land was auctioned off as real estate developable land in small parcels. Many of the businesses in the City noticed a drop off in business after the golf course closed. The golf course was seeing as many as 50,000 rounds of golf annually before closing. The course averaged over 44,000 rounds per year during the last four years of operation and had an average annual net income in excess of \$300,000.

The city owns a parcel of land east of the city where a sports park is being developed on approximately 55 acres of the land. Approximately 185 acres of land is available to build an eighteen hole golf course. The city believes that a public private partnership may be advantageous which would leverage the park asset with the balance of the city owned land to enable the expansion of the economic base and provide job opportunities and economic diversity to the citizens and property owners of the city. Through this partnership, the ad valorem tax base of the city, job opportunities, scholastic activities and economic diversification can potentially be enhanced.

Golf Course and related Infrastructure

The Golf Course and related Infrastructure is proposed on 185 acres of city-owned property adjacent to Highway 80 East of LaBelle. It is located on the south side of the four-lane highway with approximately 3/4 mile of prime road frontage. It is also adjacent to Forrey Drive, a county owned and maintained road with approximately 3,000' of frontage. It also has 750' of frontage on Collingswood Parkway on the eastern boundary and 3,400' of frontage on NW Eucalyptus

Bldv on the southeastern boundary. The land available for the development of the project will be leased by the City to the developer with terms that shall be submitted as a part of this proposal.

All respondents will be required to submit a letter documenting that they support and will advocate the location of the proposed project on the city property. It is further understood that all respondents must also agree that any facilities built on the city property as part of the project must receive prior approval by the City Commission.

Submittal Requirements

All respondents will be required to provide the following information:

1. Name and address of all developers responding to the RFP.
2. Name and address of the consultant team and the consultation discipline.
3. Presentation of a conceptual site plan showing the proposed amenities of the project, with proper scales.
4. Demonstration of the ability of the proposers to accomplish the design, development and sustainable operation of the public private partnership.
5. Statement of specific lease conditions and terms which the respondent will request of the city relative to the proposed project. This statement will include actual financial proposals.
6. Narrative explaining how the public private partnership will build the ad valorem tax base of the city and assist in the overall economic development and diversification of the same.
7. Overall narrative and calendar of the developmental approach which the respondent will take relative to the creation of the project and its operation.
8. Five copies and an original of all documents for a total of six RFP responses must be filed at the time of submittal as well as an electronic copy in pdf format.

Pre-Submittal Conference

The City of LaBelle will conduct a pre-submittal conference on May 15, 2013 at 3:00 p.m. for the purpose of answering any general questions regarding this RFP. Attendance at this meeting is optional. The meeting will occur at City Hall, 481 W. Hickpochee Ave. in LaBelle, Florida in the Commission Room.

Questions

All questions relative to this RFP shall be directed to the Deputy Clerk's Office at the city to the attention of Ms. Mary Jo Wilson, Deputy Clerk, who can be reached at 863-675-2872 or email at maryjowilson@citylabelle.com.

Contact/Lobbying Prohibited

Contact with any member of the City Commissioners or City RFP Selection Committee is specifically prohibited from the date this proposal is advertised through the date of award. The only acceptable contact shall be through the Deputy Clerk, who will receive requests for clarification or requests for further information, and will provide said responses in a timely basis.

Evaluation of Proposals

The city's procedure for evaluating the proposals and for selection is as follows:

1. The City shall appoint a selection committee to review all proposals submitted. Persons appointed to the selection committee may be members of the administrative staff of the city.
2. Copies of all proposals will be submitted to each member of the selection committee one week prior to selection committee meeting.
3. The selection committee will meet and review all response packages and will rank the packages. The selection committee will provide minutes of their meeting and specifically identify those areas which resulted in the ranking of the respondents.
4. Notification will be made to all respondents and an invitation issued to the top three, providing a specific time, date, and place for a presentation to the selection committee.
5. The selection committee will hear presentations from the top three ranked respondents. Each presentation can last a maximum of 20 minutes, with an additional 20 minutes of questions and answers.
6. At the end of each presentation, the selection committee shall grade the presentation as to the submittal requirements and how the proposal will accomplish the overall public private partnership as envisioned by the City Commission.
7. After all three respondents have presented, the selection committee will compile their combined rating score of the top three respondents and submit that ranking to the City Commissioners for consideration at a duly advertised public meeting.
8. The City Commission will receive the report of the selection committee and may award the RFP as recommended by the selection committee, or may modify the ranking based upon the discussion and evaluation of the proposals by the City Commissioners. The three respondents may be allowed to make presentations directly to the City Commissioners upon request by the Commissioners at a date to be determined.

City Reservations

The city reserves the right to withdraw this RFP at any time (including up to and after the submission deadline) and for any reasons and to issue such clarifications, modifications, and/or amendments as it may deem appropriate at any time during the process. Receipt of a proposal by the city or the submission of a proposal to the city establishes no rights upon the respondent nor obligates the city in any manner. All expenses incurred by the respondents relative to this RFP are the responsibility of the respondent.