



**The City of Oakland Park
Downtown Properties
Redevelopment Project**

PHASE ONE: DEVELOPER PRE-QUALIFICATION

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OPCRA
OAKLAND PARK
COMMUNITY
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Executive Summary

Colliers, on behalf of the City of Oakland Park, Florida (the "City") is soliciting a Request for Qualifications ("RFQ") from qualified real estate developers and investors to acquire up to six acres of an entitled redevelopment opportunity for the construction of a Mixed-use Hub on the southeast corner of NE 12th Avenue and NE 38th Street in the heart of Downtown Oakland Park. The City will engage in a two phase formal solicitation process to identify a qualified development partner for the Oakland Park Downtown Properties Redevelopment Projects.

Phase One - Request for Qualifications: The City is using the Request for Qualifications process to establish a pre-qualified list of developers who will be invited to submit a detailed development proposal under Phase Two of this process.

Phase Two - Limited Request for Proposals: Under Phase Two of the process, only the pre-qualified development firms approved by the City Commission as apart of Phase One will be invited to submit a detailed development proposal, conceptual designs, and a financial plan for the Oakland Park Downtown Properties Redevelopment Project.

The successful proposer will develop a plan that demonstrates an understanding of the City's desired development concept and addresses the priorities set by the City Commission and the Community for the Downtown Properties. The successful developer must demonstrate organizational/team capacity, experience with high quality design and construction, access to capital (equity and debt), the ability to engage in meaningful public participation, a willingness to incorporate sustainability design elements and construction materials, strong and respectful relationships with state and local environmental regulatory agencies, and a track record of completing projects of a similar size and scope within a reasonable timeframe and consistent with financial projections.

