

**FORT CHAFFEE REDEVELOPMENT AUTHORITY
REQUEST FOR RESIDENTIAL DEVELOPMENT PROPOSALS
MAY 3, 2008**

The Fort Chaffee Redevelopment Authority (FCRA) is accepting proposals from interested developers for residential development on two tracts of property at **Chaffee Crossing**. Effective May 3, 2008, developers will have until July 3, 2008 to prepare and submit proposals for each of the tracts in which they are interested. If it becomes necessary to revise or amend any part of the request for proposals, the FCRA will furnish the revision by written addendum to all registered recipients of the proposal packet. Following the review process, the FCRA governing board will select the successful developer. **A meeting will be held at 2 p.m. on Monday, May 19, 2008, to discuss the sale process and answer questions from potential developers.** Tracts being offered are:

Parcel A: 43.11 acres on Massard Road in Fort Smith. (The Woods District)

Parcel B: 145.80 acres, including a 20-acre lake, on Highway 59 in Barling. (The River District)

The Proposal Packet is available on compact disk for a \$50 deposit, refundable upon submittal of a valid proposal.

The Design Review Committee (DRC) will review and evaluate the proposals. Prospective developers may be asked to make oral presentations to the FCRA board and staff. The FCRA will select the successful developer and execute all appropriate contracts and documents.

The FCRA reserves the right to modify the process if needed and accept or reject any or all proposals.

Any questions should be addressed in writing to: Executive Director, Fort Chaffee Redevelopment Authority, P.O. Box 11165, Fort Smith, AR 72917 or can be faxed to 479-452-4566 or emailed to fcra@chaffeecrossing.com.

PROPOSAL DUE DATE

Sealed proposals must be received by either mail or hand delivery at the FCRA office by Thursday, **July 3, 2008**. All proposals shall be binding for 90 calendar days following the proposal due date.

Proposals should be clearly marked "Response to Request for Proposals for Chaffee Crossing." Developers must submit an original and 10 copies of the proposal. Proposals are to be addressed as follows for either mail or hand delivery:

Mail: Executive Director
Fort Chaffee Redevelopment Authority
P.O. Box 11165
Fort Smith, AR 72917

Delivery: Executive Director
Fort Chaffee Redevelopment Authority
12508 Fort Smith Blvd.
Fort Smith, AR 72923

SUBMISSION REQUIREMENTS

The purchase proposal shall be submitted with the preliminary design information required in the Design Standards. The intent of the design-based proposal is to favor the award to the developer whose proposal best addresses the critical issues listed below. The Purchaser's Responsibilities contained in the Design Standards must be followed.

Zoning:

- Parcel A: This development shall be a Planned Residential Development (PRD) as defined in FCRA's Zoning Ordinance and using FCRA's Design Standards as minimum guidelines, will be compatible with adjacent developments, and will be inspected by the City of Fort Smith's Building and Planning Department.
- Parcel B: This development shall be a Planned Residential Development (PRD) as defined in FCRA's Zoning Ordinance and using FCRA's Design Standards as minimum guidelines, will be compatible with adjacent developments, and will be inspected by the City of Barling's Building Inspection Division.

Developers are asked to present in concise form the following information:

Minimum Qualifications

- Evidence that the developer has had substantial prior development experience of a comparable size and complexity. Commit to building completion within a reasonable period of time. If phasing is anticipated, indicate completion date commitment for each phase.
- Evidence of ability to adequately provide or obtain financing for acquisition **and** development.
- A commitment to comply with the FCRA Design Standards.
- The successful developer will be responsible for securing project approval from the FCRA consistent with the Design Standards, codes, ordinances, and regulations of the FCRA as more fully described in the Real Estate Contract and Special Warranty Deed.
- The successful developer will be responsible for securing project approval from the City in which the property is located consistent with the City's subdivision regulations, construction codes, and fire code requirements. The subdivision and structures will be inspected by the City for Compliance with these regulations.

Price

- The minimum purchase price acceptable is:
 - \$8,200 per acre for Parcel A.
 - \$8,000 per acre for Parcel B.
- The proposal shall contain the offer of amenities, infrastructure, job creation or other economic benefits to the area.
- The technical ability of the developer to execute and complete the project in a timely manner will be considered.

Site Design

- The preliminary site design description should address entries, buffers, screening, alignment, circulation, compatibility with adjoining properties, landscaping, lighting, signage, site grading, an effective drainage plan, erosion control, and natural preservation.
- The project must comply with the Design Standards.
- The proposal should include a site plan with conceptual/preliminary engineering renderings at a scale of 1"=200 feet. In addition, a typical elevation drawing at a scale of 1/8"=1 foot and density summary should be provided.

Building Design

- Preliminary building renderings should address compatibility with the design standards.

Additional Information

- A brief biography describing the developer's applicable history, legal structure, ownership, organizational structure, and key staff; information regarding the type of other projects and developments, including location and dollar value.
- A brief description of the development team proposed to implement the plan. List sub-consultants, builders, planners, architects/engineers, and marketing resources that will support the development.
- A comprehensive development schedule for the tract(s).
- Developers are requested to identify, specifically, any information contained in their proposals which they consider confidential and/or proprietary and which they believe to be exempt from disclosure, citing specifically the applicable exempting law or the reason for the claimed exemption.
- By submitting a proposal, the developers certify that they have fully read the proposal package, and have full knowledge of the scope, nature, and quality of work to be performed.
- By submitting a proposal, the developers acknowledge that the review process to determine and select the successful developer includes negotiation.
- A list of additional documents is attached. Developers are encouraged to become familiar with these documents.

Additional Documents

- Chaffee Crossing Design Standards / Appendix*
- Aerial Exhibit of Parcel A with Legal Description*
- Aerial Exhibit of Parcel B with Legal Description*
- Real Estate Contract*
- Special Warranty Deed*
- Property Owners Association Bylaws*
- Covenants & Restrictions*
- PRD Zoning Ordinance*
- Location of any historical or environmental sites in the parcel

(*indicates document available on Compact Disk)

Documents Available for Review

- The Environmental Impact Statement for the Disposal and Reuse of the areas, prepared by the U.S. Corps of Engineers for the Department of the Army.
- The Economic Development Conveyance Quitclaim Deed to the areas in which the subject property is located.
- Environmental Baseline Study.
- Map of utility easements.
- Finding of Suitability to Transfer (FOST).
Areas I - V