REQUEST FOR INFORMATION AND STATEMENT OF QUALIFICATIONS TO NEGOTIATE DEVELOPMENT OF A BASEBALL FIELD AND RELATED FACILITIES AT BOISE STATE UNIVERSITY

ISSUED:  September 18, 2018

DUE:  October 12, 2018, 5:00 PM MST

OPTIONAL INFORMATIONAL CONFERENCE:  October 4th, 2018, 9:30 AM MST at Boise State University.  Advance registration required.

DEADLINE FOR INQUIRIES:  September 28, 2018

Contact and Questions:

General questions about University priorities and goals for the project, arrange a tour of campus, or register for the informational conference:

Jeff Banka, Director of Finance and Leasing
208-426-2861
jeffbanka@boisestate.edu

With a copy to:

Aubri Kelly
208-426-1249
aubriekelly@boisestate.edu
Overview:

Boise State invites the development community to partner with us in an opportunity to develop a baseball field and related facilities on our campus (the “Project”). The Project will be located on the main University campus. The desired occupancy date for the Project is February 1, 2020.

The University is seeking information from developers detailing proposed methods for financing and developing the Project, in accordance with the general specifications set forth in this request for information (“RFI”). Following the receipt of Responses, the University expects to select the most qualified developer(s) who demonstrates the vision, financial resources, and experience to develop the Project in a manner that is complementary to the vision of the University, to participate in on-campus interviews and in-depth discussions about this opportunity. Following the selection of finalist(s), the University will engage in negotiations to enter into Development Documents (as further described below) relating to the Project, in accordance with this RFI and Developer’s Response. Any resulting contracts or partnerships are subject to University, State Board of Education, and State of Idaho policies, procedures and approval requirements.

Financing Arrangement:

The University is open to proposals utilizing numerous financing mechanisms, including a possible property exchange partnership to develop existing property adjacent to campus, lease financing arrangements or other financing options available to the developer.

Any proposed property contribution or exchange will be considered, subject to requirements of the University relating to possible uses of the land, and could include a ground lease or joint development project for adjacent property. This joint development proposal, if proposed, should consider possible University needs, such as parking or housing, in conjunction with retail or other development options for the proposed property to be exchanged. In addition, the proposal should consider a revenue sharing option or value of the property as credit for the development of the Project. These may be negotiated after selection of finalist(s). A property map showing available properties owned by the University is attached in Exhibit A.

Any lease financing must include options to purchase the Project at fixed amounts throughout the lease term, which are acceptable to the University. These may be negotiated after the selection of finalist(s).

The University will retain all naming rights relating to the Project and advertising and sponsorship rights shall be retained by the University or its multimedia rights partner.

Development Documents:
The University is seeking to ground lease certain real property to a Developer for construction and development of the Project, to be accomplished through a series of development documents detailing the construction, development, operations and maintenance of the Project (the “Development Documents”). The Developer will initially own the Project throughout the construction and development of the Project through a facility lease and possibly an operating agreement or other related documents. The University prefers to be the exclusive user of the Project and may be the party responsible for operations and maintenance during the lease term after substantial completion of the Project. Any lease or operating agreement covering the development must include an option to purchase the improvements with terms acceptable to the University. If University is not the party responsible for maintaining the Facility, a reserve fund and maintenance schedule will be required.

In addition to the Project, the University is interested in Developer’s availability to perform additional and related improvements to other facilities on campus. Examples include lighting upgrades and locker room construction on other campus facilities.

What to Include in Your Response:

- Qualifications to develop, finance, and possibly operate and maintain a sports field, including the experience of your team and past projects. Please include additional experience with any public-private-partnership delivery method, specifically in a higher education setting.
- A proposed development budget and financing plan including terms, payment methodology, and structure. The University is open to alternative financing and delivery structures which do not adversely affect the University’s credit profile or debt capacity. Please reference “Additional Information, Financial Capability” below for additional submission requirements.
- Include graphics or images of other projects that demonstrate experience and type of facility. Please do NOT hire consultants for site plans or other renderings at this time. That is the second phase for finalist(s).
- A description of your approach to operations and ongoing maintenance of the facility, including capital renewal and preventative maintenance funding. Also indicate desired University’s role in ongoing maintenance and capital improvements of the Project.
- The final agreement is subject to approval of the Idaho State Board of Education and the design is subject to approval by the Permanent Building Fund Advisory Council (PBFAC).
- Your proposal should be brief and to the point, and delivered by the deadline to Jeff Banka, Director of Finance and Leasing. Please reference “How to Submit” section for more information.

The University:

- Will review all responses received by the due date, and in our sole opinion, determine which developer(s), if any, we will engage for further discussions.
● Has identified a site for the Project on its main campus. Please reference Exhibit B for more details.
● Has developed a conceptual design and facility requirements for the Project. Please reference Exhibit C for more details.
● Intends to manage day-to-day operations and maintenance. The proposer may be expected to perform major capital repairs and establish and fund a capital reserve.
● Will not share in the risks associated with any of the pre-development or development costs of this solicitation.
● Would entertain the development of adjacent complementary uses, such as structured parking, housing, retail, or other uses that are within the bounds of the site and are preapproved and desirable to the University. The financial impact of any complementary use should be clearly segregated from the main project in any budget and proforma submissions.
● Desires a development partner that understands and has an appreciation for the role and mission of the University.

How to submit

On or before the deadline submit three (3) hard copies addressed to:

Boise State University
℅ Jeff Banka, Director of Finance and Leasing
1910 University Drive
Boise, ID 83725-1247

Submit one (1) electronic copy to jeffbanka@boisestate.edu with a copy to aubrikelley@boisestate.edu. You must confirm delivery of email to ensure file size limitations or other filters have not rejected your e-mail.

In accordance with Idaho’s Public Records Laws, all responses may be subject to disclosure.

The purpose of the pre-submission conference is to clarify any aspects of the RFI to prevent misunderstandings of the University’s intentions or desires and to give prospective respondents the opportunity to tour the proposed site. You are not required to send a representative to this pre-submission conference, however, if you decide not to attend, we may not know of your intent to participate in this solicitation, and may not send you any written updates to this RFI. Further, we will assume that your failure to attend the pre-submission conference is an indication that you expect us to review your proposal as if you had taken advantage of the pre-submission conference.

Please submit all questions in writing to Jeff Banka at jeffbanka@boisestate.edu with a copy to aubrikelley@boisestate.edu. All open questions will be answered after the pre-submission conference via a document that will be made available to all interested parties who are registered to propose.
Additional Information

Financial Capability

- Respondents should submit information regarding the financial capability to undertake, complete, and finance the project. Respondents should include at least two financial references, contact information for those references, and written permission to contact those references, including permission for the reference to discuss your financial situation.
- Respondents should describe their approach to securing construction and permanent funding.
- University property or assets may not be pledged as collateral or equity for financing.

Facility Requirements

- Meet all NCAA requirements for collegiate baseball for first game February 2020.
- The field must be made of artificial turf.
- Provide field lighting that meets NCAA regional host requirements. Lighting and sound systems that limit trespassing into adjacent residential neighborhoods.
- Provide a scoreboard/video board.
- Design for at least 2 main spectator entrances.
- Provide seating for 2,000 spectators with an additional 500 mobile seating for special events.
- Provide restrooms to accommodate up to 2,500 spectators.
- Provide locker rooms and auxiliary space(s) for both home and visiting teams.
- Provide a ticket office.
- Provide a press box.
- Accommodate concessions in accordance with any existing University contractual relationships.
- Provide access for emergency vehicles.
- Provide provisions for parking, loading zone, and bicycle infrastructure.
- Allow for indoor practice building.
- Allow for maintenance building.
- Adhere to the requirement for an additional 16-foot setback along Beacon St, and/or any other required right-of-way improvements.
- Comply with the location and orientation shown on the University’s Campus Master Plan.
- Comply with the University’s design standards and specifications.
- Provide for all related utility relocation(s), right-of-way vacation(s) and right-of-way improvement(s) and related connection/administrative fees required by Authorities Having Jurisdiction (AHJ).
- Final design is subject to approval by the University Architect and all required government approvals and entitlements.
Exhibit A
Property Ownership Map