



CITY OF TAMPA, FLORIDA  
Contract Administration Department  
306 E. Jackson Street # 290A4N  
Tampa, FL 33602

## RFP- 7-C-39; Downtown Community Redevelopment Area District Chilled Water Plant

### ALL INTERESTED PARTIES:

The City of Tampa and the Community Redevelopment Agency of the City of Tampa (collectively, the "City") give notice of their request for submission of proposals for the construction, operation and maintenance of a district chilled water plant (the "Project") to serve buildings in and around the Downtown Cultural District including the new Tampa Museum of Art and possibly the new Children's Museum. Property for siting the plant will be located within the Downtown Cultural District (the "Target Area") in the Downtown Community Redevelopment Area. The City may subsequently designate a developer and dispose of or allow the use of certain real property it owns, leases or may acquire in the Target area. Proposals must be consistent with applicable laws, ordinances and regulations governing the Downtown Community Redevelopment Area, identify a site in the target area and address planning, design, construction, and implementation of the Project.

The new Museum has initiated design development and a timely commitment to construct the Project is required.

### Project Parameters:

The chilled water plant will be located in the Downtown Cultural District generally in the area of the present Curtis Hixon Park and Poe Parking Garage. The initial user of chilled water will be the new Tampa Museum of Art, which is scheduled for completion in December 2004. Chilled water for the Museum will be required 24/7/365 and must have back up protocols/systems. Design development calculations from a previous design indicated a need for approximately 600 tons of load at 40 degrees F, and a 16-degree temperature differential and approximately 80 feet of pressure at the building entrance. Current museum program calculations have not been performed, but is expected to be a smaller structure. Design of the plant to accommodate future expansion or additional users is desired.

Interested parties are invited to submit 5 copies of a proposal in response to this request consistent with applicable plans, laws, ordinances and regulations, governing the Downtown Community Redevelopment Area. Project Proposals should be formatted to include the following elements:

1. Proposer: List the names, addresses and telephone numbers of all parties germane to the proposal.  
List the names, addresses and telephone numbers of all parties authorized to represent the developers, such as company Officers, Attorneys, Real Estate Agents, etc.
2. Development Intent: Describe how a district chilled water plant could serve the known (e.g. Tampa Museum of Art) and future needs in the District and how these needs will be met by the proposed project. Provide a cost benefit analysis (specifically for the new museum) including proposed capacity, chiller usage, and/or other charges.

Provide a proposed agreement for the sale and purchase of chilled water capacity and services.

3. Experience Provide example projects that demonstrate the Proposer's ability to construct, operate and maintain district chilled water facilities. Provide references (name, address, and telephone) for previous customers of similar chilled water systems.

4. Land Disposition: Please describe your offer to the City relative to land disposition (e.g. lease, purchase). Include a proposed timetable for the transaction, and any special conditions.

5. Financial Profile: Provide a summary of the most recent personal and/or corporate financial statement.  
Include financial references.

6. Development Schedule: Provide a proposed project timetable.

7. Additional Needs: Identify any requests or needs from the City and provide additional information, which you feel, is pertinent to this development.

Each submission must include sufficient information and evidence of legal and financial ability of the parties making the proposal to carry out the terms thereof.

In selecting a proposal, the City is not bound to make the award on the sole basis of the highest monetary offer. The City reserves the right to accept or reject any and all proposals, either in whole or in part, with or without cause, waive any informalities of any proposals, cancel this request for proposals, and to make awards in the best interest of the City.

A pre-submission conference will be conducted at 3 PM, February 13th, in the 4th Floor conference room in the Municipal Office Building at 306 E. Jackson Street, Tampa, Florida 33602. Attendance is not Mandatory. No further information will be available prior to the deadline for submissions.

Questions may be directed to Jim Greiner, P.E., Contract Administration, City of Tampa DPW, 4th Floor North, 306 E. Jackson Street, Tampa, Florida 33602; Telephone (813) 274-8598, fax (813) 274-8080, or e-mail Jim.Greiner@tampagov.net.

All proposals must be submitted (5 copies) in a sealed package marked "Proposal for DOWNTOWN COMMUNITY REDEVELOPMENT AREA DISTRICT CHILLED WATER PLANT" **no later than 2:00 P.M., Thursday February 22, 2007** to David L. Vaughn, Director, Contract Administration Department, City of Tampa, 306 E. Jackson Street, 4N, Tampa, Florida 33602.