

# **INVITATION AND REQUEST FOR STATEMENTS OF QUALIFICATIONS**

## **SUMMARY OF REQUEST FOR QUALIFICATIONS - RFQ**

**REAL ESTATE MASTER DEVELOPER  
MSP REDEVELOPMENT PROJECT  
JEFFERSON CITY, MISSOURI**

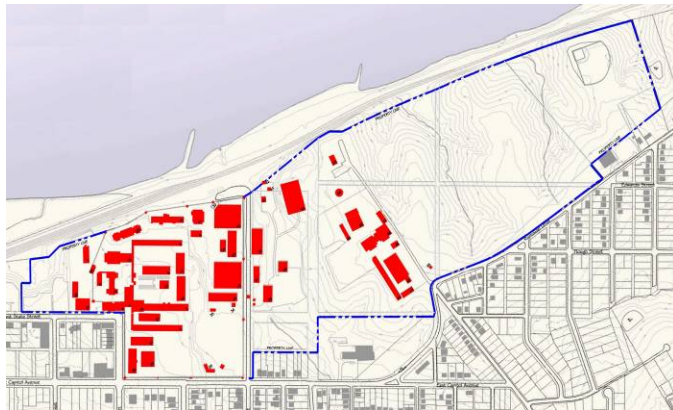
**ISSUED BY: MISSOURI STATE PENITENTIARY  
REDEVELOPMENT COMMISSION  
ISSUE DATE: DECEMBER 20, 2007**

**PROJECT NUMBER: O 0617-09 (MO-FMDC)  
RFQ RESPONSE DEADLINE: FEBRUARY 1, 2008**



**SCOPE OF THE REQUEST.** The Missouri State Penitentiary Redevelopment Commission is seeking formal expressions of interest and statements of qualifications from real estate professionals interested in developing all or limited parts of the grounds at the former Missouri State Penitentiary located within the city limits of Jefferson City, Missouri.

Responses are sought from qualified developers interested in developing the property as an equity owner, and from those interested in serving the Commission as a broker hired to seek out qualified developers. Responses are sought from individuals and business entities with an interest in developing the entire property, from those interested in one or more of the campuses within the master plan, or even those interested in a single building or facility on the grounds.



**THE PROPERTY.** The site consists of approximately 142 acres located on the bluffs of the Missouri River. Many of the 52 existing structures dating from the 19<sup>th</sup> through the middle of the 20<sup>th</sup> century hold opportunities for adaptive reuse as office, hospitality, entertainment, retail, and public service properties while abundant open space is presently available or may be cleared for new construction. Several buildings on the western end of the site have been demolished to make room for a new federal courthouse

and office building with anticipated completion in 2010 with an estimated cost of \$71,000,000.00. Two newly constructed state facilities, an office building and public health lab, on the eastern part of the site bring 400 professionals and support workers to the area daily. The total cost of these facilities and the state's investment in the redevelopment of the property exceeds \$ 58,000,000.00. A nearby city park, greenways and historic district provide the setting for the project.

**THE MASTER PLAN.** A master plan outlines a proposed campus layout for the completed project. City and county government have committed funds and staff resources for building infrastructure in cooperation with the private parties who will ultimately develop the property. With 64 acres reserved as undeveloped natural resource and visual buffer “no build” areas and approximately 16 acres needed for rights of way, approximately 60 acres remain for development in the fulfillment of this masterplan. The Commission seeks developers who can commit to substantial completion of the development in phases to be later agreed, but to begin as soon as possible, perhaps as early as six months from the date of this request. Title to the property is presently held by the State of Missouri; the sequence of deeding properties to the selected developer or developers is to be determined in the process of approving proposals.



**APPLICANTS QUALIFICATIONS.** Interested applicants must have a demonstrated record of developing complex projects within urban settings. Specific expertise necessary in:

- Preparing, reviewing and recommending proposals for components and sub-components of the project
- Contract negotiation
- Real estate finance
- State and federal tax credit and other incentive programs
- Construction planning and administration
- Interacting effectively with federal, state and local government bodies
- Marketing and property management

**ADDITIONAL INFORMATION:** A complete **RFQ PACKET OF INFORMATION** will be sent on request. Responses to this invitation should be directed to the contact identified below and shall state:

Name, Title and Contact information for person requesting Packet of Information  
Name, Title and Contact information of individual responsible  
for submitting the response to the RFQ

An **Informational Meeting** will be held at 2:00 P.M. on Monday, **January 14 & 28, 2008** at the  
**Missouri State Information Center**  
600 West Main, Jefferson City, Missouri 65101

**RESPONSES TO THE RFQ** shall be submitted no later than **4:00 P.M. CST, February 1, 2008.**  
Responses received after the deadline for submittal will be returned unopened.

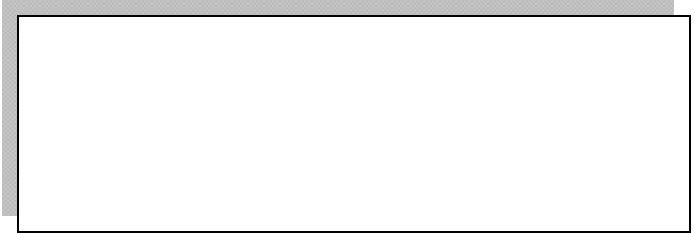
**Contact Person:** Charles Brzuchalski, AIA, Sr. Project Manager  
**Address:** P.O. Box 809, Truman Office Building, Room 730  
Jefferson City, Mo 65102  
**Phone Number:** 573-526-7814  
**Fax Number:** 573-751-7277  
**E-mail:** charlie.brzuchalski@oa.mo.gov

**ABOUT THE MISSOURI STATE PENITENTIARY REDEVELOPMENT COMMISSION.** This Commission was created by the Missouri Legislature in 2001. Its purpose is to take title to the grounds of the former Missouri State Penitentiary and lease or sell property within the grounds to developers who will utilize it consistent with the MSP Redevelopment Master Plan, Development Standards and Design Guidelines.

Issued By the Order of:  
MISSOURI STATE PENITENTIARY  
REDEVELOPMENT COMMISSION  
P.O. Box 809, Truman State Office Building, Room 730  
Jefferson City, Mo 65102



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***DEVELOPMENT OPPORTUNITY***