



DEPARTMENT OF PUBLIC WORKS AND FACILITIES

REQUEST FOR INFORMATION

to develop

TAHOE CITY FIREHOUSE PROPERTIES

**Re-Use Development Opportunity
Tahoe City, California – Lake Tahoe**

Release Date: November 1, 2017

**Response Deadline: December 15, 2017
No later than 5:00 PM (Pacific)**

**Placer County RFI
to Develop Tahoe City Firehouse Properties**

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RELATED DOCUMENTS (see links provided on website)

1. Accessibility & Condition Reports
2. Charrette Sketches
3. Community Outreach
4. Miscellaneous
5. Photos
6. Plans and Exhibits

Tahoe City Firehouse Property (TCFP) Re-Use Proposals

1.0 INTRODUCTION:

The County of Placer (County) is offering a long term lease for the re-use/redevelopment of the Tahoe City Firehouse Properties (TCFP). The TCFP include former North Tahoe Fire Station 51, the Tahoe Community Center building and the former Library/Chamber/Visitor Center building located at 300 and 380 North Lake Boulevard, Tahoe City, in Placer County, CA. These County-owned buildings sit on Commons Beach parcel, APN 094-070-013. The firehouse was vacated in 2011, North Tahoe Arts currently occupies the Tahoe Community Center building, and the former Library/Chamber/Visitor Center building is unoccupied.

***Tahoe Community Center building,
former Library/Chamber/Visitor Center building
and former North Tahoe Fire Station 51***



The County is looking for an entity that can provide a financially sustainable business that meets the needs that the community has outlined through public outreach workshops and FlashVote survey results. While there is not one idea that rose to the top, a theme did come forward that includes space for gathering, a venue that can address different times of the day, all seasons, a wide variety of ages, and appealing to locals as well as visitors.

The TCFP are ideally situated along North Lake Boulevard (State Route 28) in the heart of Tahoe City and located adjacent to one of the most beautiful and well known beaches on Lake Tahoe, Commons Beach. This one-of-a-kind opportunity in Tahoe City offers a unique Lake Tahoe project setting, access to outstanding recreation, proximity to a robust Tahoe City Town Center and proximity to ski resorts, marinas and residential communities.

The County is inviting experienced mixed-use development firms and other interested parties to submit letters of interest for the opportunity to re-use the TCFP.

2.0 COMMUNITY OUTREACH AND VISION:

The County and the community have a strong interest in realizing the future uses for this site based on an extensive community outreach effort conducted in the Spring/Summer 2017.

During the community outreach that included several public workshops, staff and stakeholders developed a list of Guiding Principles to be used as the basis for the development of any project:

Reuse of the property will strive to:

- Bring people together
- Provide economic return to community and County
- Improve water quality and scenic conditions
- Be feasible from cost and time perspective
- Be financially sustainable
- Link to Planning Documents (Tahoe City Mobility Study, Tahoe Basin Area Plan)
- Be innovative, creative & enhance a sense of community
- Leverage one-time County funding assistance
- Provide flexible space allowing a variety of uses depending on time of year/day
- Consistent with community vision for the property

Several scenarios were discussed during public outreach and given the right elements could meet the Guiding Principles including:

- Remodel all buildings for re-use
- Demolish all buildings and construct a new building
- Demolish all buildings and return the site to open space and outdoor recreation
- Demolish the firehouse only, keep and remodel the old Chamber and Community Center buildings
- Demolish or move the Community Center and old Chamber building, keep and remodel the firehouse

A design charrette was held on September 21, 2017, at the firehouse with 7 local architects participating in the exercise as well as 2 in-house County architects. Their sketches were shared with a public audience of approximately 25 people. Please see Page 11 of this RFI to see a thumbnail of their sketches and explanations. Larger charrette images are available through a link on the website.

Please go to the link on the County website for a summary of community input and the results of an August 14, 2017, FlashVote survey.

3.0 TENTATIVE RFI SCHEDULE:

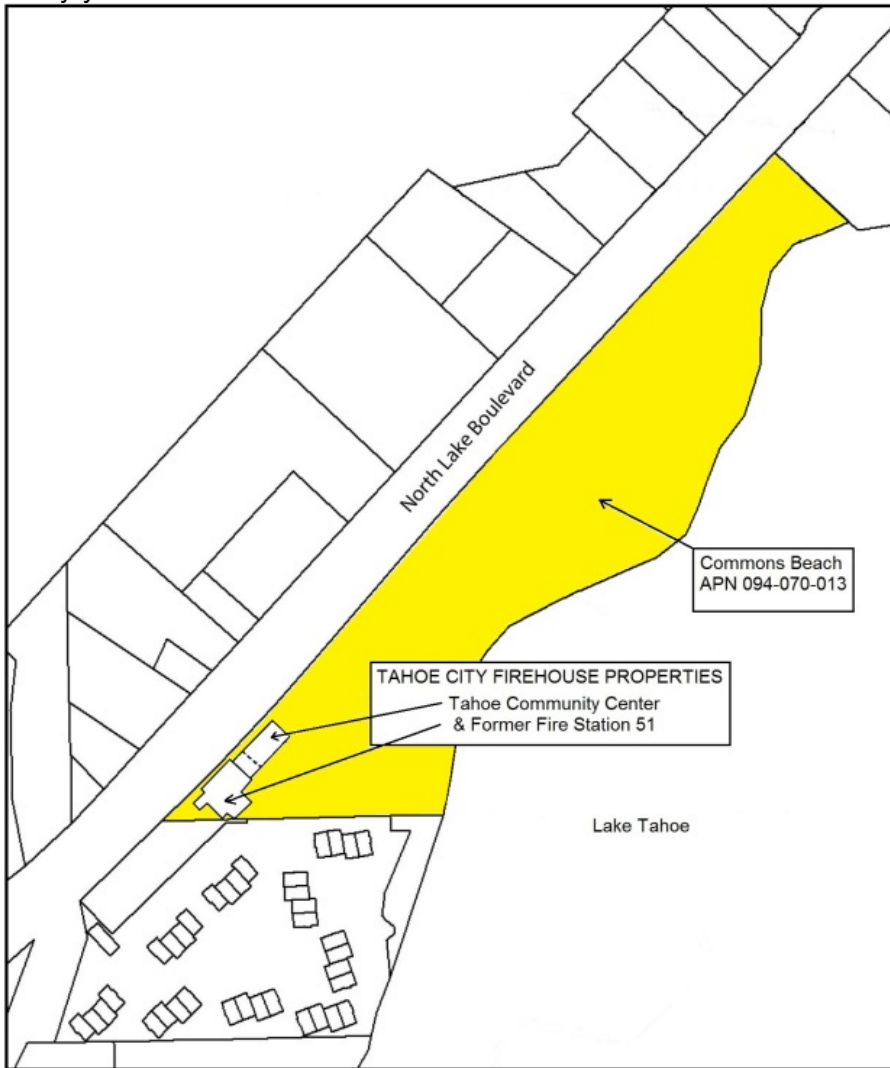
Interested parties will have two opportunities to visit the property, guided by County staff. Both Open House visits take place at the property, 300 and 380 North Lake Blvd., Tahoe City and will offer the same information and access. Two dates have been scheduled solely for the convenience of interested parties. Attendance is strictly voluntary, and respondents do not need to attend to be eligible to submit a response to this RFI, however these will be the only opportunities to fully access the property prior to the submittal deadline.

The following represents the schedule for this RFI:

Release of RFI	November 1, 2017	
Open House #1	November 21, 2017	10:00am - 2:00pm
Open House #2	November 29, 2017	10:00am - 2:00pm
Deadline for Questions	December 8, 2017	
Responses Due	December 15, 2017	5:00pm

4.0 OTHER INFORMATION AND DOCUMENTS:

Commons Beach parcel, APN 094-070-013, and the buildings affixed to the land are under the ownership of Placer County. The Tahoe City Public Utility District has been a partner in the maintenance and operations of the Tahoe Community Center and Commons Beach for many years.



The Tahoe Basin Area Plan and Implementing Regulations were adopted by the Placer County Board of Supervisors on December 6, 2016, and adopted by the Tahoe Regional Planning Agency Governing Board on January 25, 2017. These documents replace all previous community plans, general plans, land use regulations, development standards and guidelines, and Plan Area Statements within the Tahoe Basin. The Tahoe Basin Area Plan is available at:

<http://www.placer.ca.gov/departments/communitydevelopment/planning/tahoebasinareaplan>

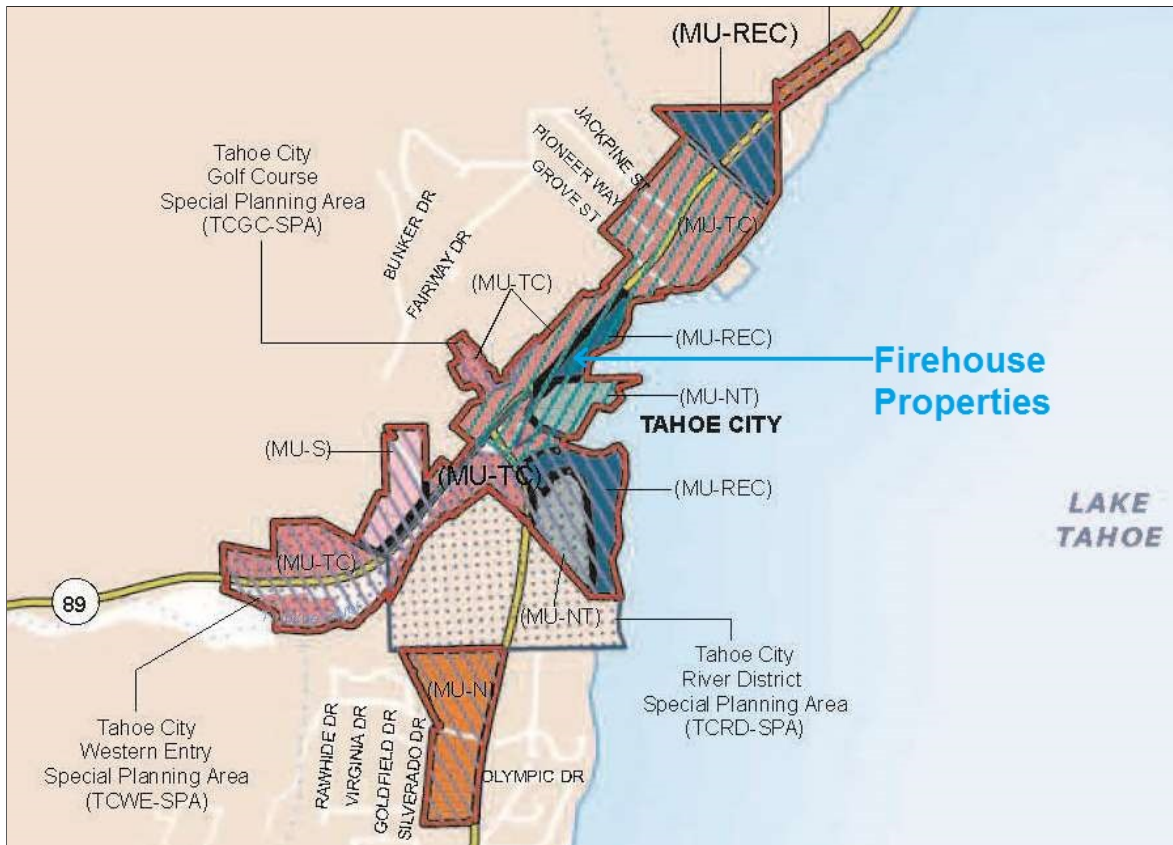
Former North Tahoe Fire Station 51 has been vacant since 2011 when a new Fire Station was constructed adjacent to the Tahoe City Golf Course. The two-story, 5,025 square foot building with fire sprinklers was built in 1961 of concrete block construction.

The Tahoe Community Center is a two-story wood frame building constructed in 1938. The 2,628 square foot building without fire sprinklers is tenant-occupied by North Tahoe Arts, who have a month to month tenancy. This building is on the California Historic Registry.

The former Library/Chamber/Visitor Center is a one-story wood frame addition to the Tahoe Community Center building and is currently vacant. This building has no fire sprinklers and abuts directly to the Fire Station building.

5.0 LAND USE AND ZONING

The Tahoe City Firehouse Properties are located in the Tahoe City Town Center. The new Area Plan shows the property zoned as Multi-Use Recreational (MU-REC).



Permissible uses with a Minor Use Permit:

- workforce housing
- general merchandise
- cultural facilities
- publicly owned assembly/entertainment
- arts & crafts center or gallery

Permissible uses with a Conditional Use Permit

- outdoor recreation concessions
- eating and drinking establishments
- food and beverage retail sales
- amusement and recreational services
- privately owned assembly/entertainment

Not allowed per zoning: Hotel, Hostel, Professional Office.

For more details on permissible uses, please reference the Tahoe Basin Area Plan.

6.0 INQUIRIES

Direct all inquiries regarding this RFI in writing to:

Suzy Vose, Senior Project Manager
Placer County Department of Public Works and Facilities
Property Management Division
11476 C Avenue
Auburn, CA 95603
Phone: (530) 886-4950
Email: svose@placer.ca.gov

It is recommended that you do not contact County Departments, County staff, or other parties directly. Information provided by other than the above contact may be invalid and responses which are submitted in accordance with such information may be declared non-responsive.

In the event that it becomes necessary to revise any part of the RFI, written addenda will be issued. Any amendment to this RFI is valid only if in writing and issued by Placer County Department of Public Works and Facilities.

All addenda for this RFI will be distributed via Placer County's website:

<http://www.placer.ca.gov/departments/facility/propertymanagement/tcfp-rfi>

7.0 SUBMITTAL OVERVIEW AND LETTER OF INTEREST

At minimum, the letter of interest should include the information described in this section. Please provide the information in the specified order to facilitate the County's review of your response.

- 7.1 **Letter of Introduction** – Include a brief summary of the respondent's basic qualifications, experience, past projects of similar nature and size, experience in the Lake Tahoe Basin and with TRPA, and reason for interest in this opportunity.
- 7.2 **Signature Requirements:** The Letter of Introduction must be signed by an officer empowered by the respondent to sign such material and thereby commit the responding party to the obligations contained in the response. Further, the signing and submission of a response shall indicate the intention of the proposer to enter into a long term lease for the development of the TCFP and a commitment to enter a binding lease.
 - Information submitted on behalf of a Partnership shall be signed in the firm name by a partner or the Attorney-In-Fact. If signed by the Attorney-In-Fact, there shall be attached to the proposal a Power-Of-Authority evidencing authority to sign proposals, dated the same date as the proposal and executed by all partners of the firm.
 - Information which is submitted on behalf of a Corporation shall have the correct corporate name thereon and the actual signature of the authorized officer of the

corporation written (not typed) below the corporate name. The title of the office held by the person signing for the corporation shall appear below the signature of the officer.

- Information which is submitted by an Individual doing business under a firm name (“dba”) shall be signed in the name of the individual doing business under the proper firm name and style.

- 7.3 **Team Members** – Identify members of the development team and provide a brief description of each team member’s role, including the following:
- a. Designation of lead contact for the development team.
 - b. Principals of the development team.
 - c. Resumes of key team members.
 - d. A description of team member’s proposed role and relevant experience with projects of similar nature and size, and each member’s experience and familiarity with development in the Lake Tahoe Basin and working with TRPA and Placer County.
- 7.4 **Relevant Project Experience** – Provide a summary of current and previous experience of the team with regard to projects comparable both in size and uses. As appropriate, this information should include a project description, photographs or site plans if available, land uses, dates completed, developer role, cost/value, financing sources, and duration of development process. Additionally, identify similar completed projects in the area that can be visited, and provide a name and contact information.
- 7.5 **Project Approach** – Provide a high level summary of the team’s project vision and approach, and anticipated timing related to planning, design, approvals, financing, phasing, development, construction and operation. Provide examples of processes employed for other projects in a similar environment. The vision should contain a narrative summary describing the project concept, type of construction/renovations, potential uses and benefit to Tahoe City and the region.
- 7.6 **Financial Reference** – Provide a summary of the potential developer/development entity’s capability to source the capital necessary to successfully fund and/or finance the proposed project concept. This information can be included in a separate envelope marked “Confidential Financial Information.” Additionally, provide a description of the anticipated financing structure to be employed to finance the proposed project. Provide specific examples to support proof of the ability to fund a project on this site.
- 7.7 **References** – Provide an accurate list of no less than three financial/lending references (name, title, entity, telephone number and contractual relationship to respondent) that may be contacted with respect to current and past project experience.
- 7.8 **Litigation History with Public Agencies** – Provide information regarding any litigation with public agencies or bankruptcy for any individual or collective member of the development team within the past 10 years.

- 7.9 **Lease Terms** – The County is looking to lease the TCFP on a long-term basis. Provide proposed terms of the lease including the following:
- a. Uses
 - b. Property/Premises
 - c. Lease Term/Duration and Options
 - d. Consideration / Rental Structure / Rent Commencement
 - e. Feasibility/Due Diligence Period
 - f. Improvements to be made to building(s), site, etc. / schedule for receipt of approvals / permitting and completion of improvements
 - g. Maintenance Obligations
 - h. Other key lease terms

8.0 **SUBMITTAL INSTRUCTIONS**

Responses shall be submitted no later than 5:00 PM (Pacific Time) on Friday, December 15, 2017. All responses shall be submitted in a sealed envelope clearly marked with the RFI title on the outside of the package.

Responses must be submitted ONLY to:

Placer County Department of Public Works and Facilities
Property Management Division
Attention: Suzy Vose, Senior Project Manager
11476 C Avenue
Auburn, CA 95603

The County of Placer shall not be responsible for responses delivered to a person or location other than that specified herein, and may be disregarded by the County.

Faxed and/or email responses shall not be accepted. All responses and associated documents, whether selected or rejected, shall become the property of Placer County and will not be returned. All costs associated with preparation and submittal of responses shall be borne by the offeror.

9.0 **EVALUATION CRITERIA**

The following criteria will be used as the basis for evaluating the RFI responses.

- Leverage County one-time funding
- Provide economic return to community and County
- Provide flexible space allowing a variety of uses depending on time of year/day.
- Respect constraints and community vision for the property
- Respondent's vision for the property and proposed project summary, consistent with the community vision, the Tahoe Basin Area Plan and the Tahoe City Mobility Plan.
- Respondent's applicable experience and expertise as well as alignment with the County's and community's goals regarding the revitalization and redevelopment of Tahoe City.

- Respondent's experience in formulating and implementing successful commercial or mixed-use projects of similar scope and character.
- Respondent's demonstrated ability to implement projects in the Tahoe Basin and understand TRPA codes and requirements, and community plans and permitting.
- Respondent's track record, experience and financial capacity to start and complete projects and uses similar to the Tahoe City Firehouse Properties.
- Respondent's demonstrated ability to structure development and financial transactions to access capital for the proposed project development.
- Experience of key project team members with similar projects.

Based on the number and type of responses received, the County may solicit more formal proposals (through a Request for Proposal/RFP) from one or more of the respondents or enter into an Exclusive Right to Negotiate Agreement with single respondent or party. The County reserves the right to request clarification or additional information from respondents.

10.0 PUBLIC RECORD

All materials submitted during the RFI process will become public record, as prescribed by the State of California Public Records Act (Govt. Code 6250, et seq). Persons responding to this RFI may designate portions of submittals which contain proprietary or sensitive data as "CONFIDENTIAL." Respondent must state the specific reason for the exemption, which must be included as an allowable exemption under the California Public Records Act/Government Code. Respondents are cautioned that all such statements may be subject to legal review and challenge.

11.0 DESIGN CHARRETTE

On September 21, 2017, the County invited 9 architects to participate in a design charrette addressing the Tahoe City Firehouse Properties. The architects, who offered their time pro-bono, were provided background information on the project, a summary of the community input gathered to date, FlashVote survey results, floor plans, zoning information, trail alignment studies, etc.

Architects who participated in the exercise included:

Jack Paddon, Williams + Paddon Architects and Planners, Roseville, CA
 Terry Green, Williams + Paddon Architects and Planners, Roseville, CA
 Jordan Knighton, JK Architecture and Engineering, Tahoe City and Auburn, CA
 Eli Meyer, MWA Architecture and Engineering, Truckee, CA
 Jordan Wilday, Dale Cox Architects, Truckee, CA
 Don Fulda, Ward-Young Architecture and Planning, Truckee, CA
 Wyatt Ogilvy, Ogilvy Consulting, Tahoe City
 Steve Newsom, Deputy Director of Capital Improvements, Placer County
 Paul Breckenridge, Senior Architect, Placer County

Jack Paddon facilitated the charrette and divided the group into 3 teams. Each team set up in a separate room upstairs at the former firehouse equipped with a site plan, floor plans,

the new building with pedestrians and Commons Beach and could be a home to one tenant or a number of small tenants. The view created by the new design provides a long lake vista to the east shore of Lake Tahoe as the building steps down to near beach elevation. Their idea is to create a memorable experience like that of Pikes Market in Seattle or the Ferry building in San Francisco. This could work for a public/private partnership and could include a housing element.

Team 3: Terry Green, Jordan Wilday, Steve Newsom



Team 3 shows a remodeled firehouse to be used as a collaborative think-tank or market hall concept where it's exterior gets a face lift to create an iconic and memorable arrival statement. Since the firehouse is one of the first things seen upon arriving in Tahoe City from the West Shore or Squaw Valley, this plan shows an elevator adjacent to the stair well that extends up to a roof garden and event space and observation tower and creates an opportunity for vertical artwork or specialty lighting on the "tower". An open structure "barn" replaces the TCC and becomes a performing arts venue. The adjacent site becomes a sculpture garden with a newly aligned bike path winding down to the beach with sculpture pedestals scattered throughout. This is a great setting for an international sculpture festival that could put Tahoe City on the map or provide temporary public art exhibition space.

12.0 MISCELLANEOUS

Parking Variance and Environmental Review

A Conditional Use Permit (CUP) is the vehicle used to apply for a parking variance. The Placer County Planning Commission is the approval body for CUPs and they would also determine the level of environmental review required for a project.

ADA/Elevator

Any use that anticipates using the 2nd floor for the public would need to add an elevator to satisfy ADA requirements. The County is willing to provide one-time financial assistance to a project that meets the requirements and has been approved by the Board of Supervisors.

Grease Trap

Restaurants may require a "grease interceptor with external excavation." More information

can be obtained by contacting the Tahoe City Public Utility District (TCPUD). TCPUD offers a 0% loan for grease interceptors if done through the building owner.

Miscellaneous

The Tahoe City Firehouse Property buildings were tested for asbestos and lead paint in September 2017.

- Firehouse: Asbestos was shown to be in the joint compound used in the restrooms, the dormitory, and the walls of the offices facing the lake. Paint samples taken tested positive for lead.
- TCC and Visitor Center: No asbestos was found in the spaces. Paint samples tested positive for lead.

Water and Sewer

Tahoe City Public Utility District (TCPUD) provides water and sewer to the Tahoe City Firehouse Property.

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