

Shoreline School Public Schools
Invitation to Submit Qualifications/Preliminary Development
Concepts/Proposed Transaction Price
September, 2011

Shoreline Public Schools is pleased to invite statements of qualification, preliminary development concepts, and proposed transaction terms for its recently rezoned surplus school site parcel known as the Aldercrest Annex site (formerly Kellogg Middle School). This 16.16 acre parcel has a planned area designation in the City of Shoreline Zoning Code (Chapter 20.93) which allows for increased multifamily density in return for City park land dedication.

Detailed information specific to this property is available on our district website:

<http://www.shorelineschools.org/propertyrfp>

Submittal guidelines (see attached for information concerning confidentiality and process):

- Statement of qualifications, to include:
 - a. evidence of a ***sound financial history and ability to finance the proposed project(s)***,
 - b. ***demonstrated successful completion of real estate transactions and development projects of similar scope and complexity***, and
 - c. ***detailed descriptions of the experience and expertise of key project personnel***
- Preliminary project concepts, to include:
 - a. Project components/ideas for site identified
 - b. Description of how the development concept compliments the surrounding community including the required dedicated park space.
 - c. Conceptual development site plans and elevations.
- Proposed Transaction Price to include:
 - a. Price per approved unit of development if applicable.
 - b. Description of conditions for closing.
 - c. Provide timeline for closing transaction with the District.

Evaluation Criteria:

1. Responses will be evaluated on the strength of ***each element described above***.
2. Proposals that ***adhere to Chapter 20.93 Aldercrest – Planned Area 3***.
3. Development concepts will be evaluated on the ***likelihood of approval by the City of Shoreline***.

Successful finalists will be invited to meet with the District. The District reserves the right to reject any and all submittals. Please submit three (3) copies of the statements of qualification and preliminary development concept materials to the following address ***on or before 2 pm September 16th, 2011***:

Shoreline Public Schools
Attention: Marcia Harris, Deputy Superintendent
18560 1st Ave. NE
Shoreline, WA 98155-2148

Shoreline Public Schools District Information Concerning RFQ Submittals

Confidentiality

To the extent permitted by law, Shoreline Public Schools will maintain the confidentiality of information submitted in response to this request for qualifications and preliminary property proposals. RCW 42.56 defines the documents subject to, and exempt from, public disclosure by public agencies including school districts, and each responder is encouraged to obtain legal advice concerning the confidentiality of submitted information.

The District will have no obligation to any respondent in the event the District is required by law to disclose information submitted in response to this invitation for qualifications and preliminary site concepts.

Additional Considerations

The District will not be liable for any costs incurred by any respondents in the preparation and presentation of responses to this invitation to submit qualifications and preliminary development concepts.

The District reserves the right to disqualify respondents if the submittals are not based on reasonable market assumptions.

Respondents are responsible for errors and omissions in their responses.