

**REQUEST FOR INFORMATION
JENKINTOWN BOROUGH**

Jenkintown Borough is seeking qualified applicants to respond to a Request for Information (RFI) for the acquisition and unified redevelopment of four Borough-owned parcels located on Summit Avenue with County Tax Parcel Nos. 10-00-03764-006; 10-00-03764-105; 10-00-03768-002; and 10-00-03772-007.

Jenkintown Borough is requesting information from qualified investors and developers regarding the potential purchase and redevelopment of the aforementioned parcels presently owned by Jenkintown Borough ("Borough") based on the terms and conditions outlined herein. The Borough is only interested in evaluating submissions that address the potential purchase and redevelopment of all the aforementioned land parcels as part of a single, unified redevelopment plan. The respondent may incorporate the parcels with other land within the Borough controlled by the respondent in order to accomplish the required objectives under this RFI.

The RFI is being sought strictly for the purpose of gaining knowledge of services available with an estimate of their corresponding costs and should not be construed as intent, commitment, or promise to acquire services, supplies, or solutions offered. No contract will result from any response to this RFI.

Information submitted in response to this RFI will become the property of Jenkintown Borough. Jenkintown Borough will not pay for any information herein requested nor is it liable for any costs incurred by any respondent.

RFI TIMELINE

Publication of RFI: May 16th, 2017

Questions Due: June 27th, 2017

Addendum Issued: --

Submissions Due: July 11th, 2017

SCOPE

The Borough is seeking information from developers with an interest in working with the Borough to achieve the goals and objectives for the redevelopment of Borough-owned property along Summit Avenue as expressed herein. Specifically, the Borough is seeking submissions from parties interested in potentially acquiring and redeveloping the following parcels. The location of the parcels relative to the topography of the site is shown in Attachment A and additional details about each parcel are shown in Attachment B.

- 700 Summit Avenue, Jenkintown, Pennsylvania, consisting of approximately 0.55 acres of land improved with a one-story office building totaling approximately 5,472 square feet of space and approximately 15 surface parking spaces, being Montgomery County Tax Parcel No. 10-00-03764-006.

- 706 Summit Avenue, Jenkintown, Pennsylvania, consisting of approximately 0.08 acres of land improved with a two-story building totaling approximately 2,414 square feet of space, being Montgomery County Tax Parcel No. 10-00-03768-002.
- 708 Summit Avenue, Jenkintown, Pennsylvania, consisting of approximately 0.06 acres of land improved with a one-story building and attached garage totaling approximately 1,250 square feet of space, being Montgomery County Tax Parcel No. 10-00-03772-007.
- Montgomery County Tax Parcel No. 10-00-03764-105, consisting of approximately 0.34 acres of vacant land with access from Harper Avenue.

SUBMISSION REQUIREMENTS

General Description of the Proposed Redevelopment

1. Project summary and scope
 - a. Description of proposed buildings and improvements, including building size(s), proposed use(s), and amenities
 - b. Project size and specific land parcels included in proposal
 - c. Estimated total development cost
 - d. Development time-frame
2. If the project includes residential development:
 - a. Total number of units
 - b. Size of units
 - c. Anticipated sales prices
 - d. Estimated number of school aged-children anticipated

Information about Developer/Team

1. Specific experience of developer and team (local and other) in building, managing, or financing project similar to that proposed
2. Proposed role (if any) of Borough as partner

Project Specifics

1. Conceptual site plan and renderings to extent available
2. Massing study, to extent available
3. Land acquisition needs and plans
4. Project operating pro forma
5. Marketing strategy and plans
6. Financing plan and sources
7. Public infrastructure requirements
8. Parking requirements
9. Traffic estimates and routes
10. Any zoning changes requested
11. Estimated real estate, mercantile, business privilege, earned income and other taxes to be generated for:
 - a. Jenkintown School District

- b. Jenkintown Borough
- 12. Project timeline for design, financing, construction
 - a. Include anticipated timing and scope of potential public impact during the project

The Borough requests that this information, in written form, be submitted to Borough Manager, George Locke at 700 Summit Avenue, Jenkintown, PA 19046, (215) 885-0700.

All questions shall be submitted, in writing, by email to [glocke@jenkintownboro.com] no later than June 27th, 2017. The RFI number and name of the respondent's company must be referenced in the subject line.

REDEVELOPMENT PLAN REQUIREMENTS

The Borough has identified particular redevelopment objectives which must be met in conjunction with the potential acquisition and redevelopment of the aforementioned properties. A successful submission shall provide for the optimal satisfaction along the following objectives:

1. Substantial tax revenues, particularly for Jenkintown School District
2. Public parking availability beyond the needs of the project-only
3. Design, massing, materials and other aspects in line with Borough design efforts
4. Generate foot traffic for Borough retail
5. Meet housing and/or other needs of the Borough
6. Limited impact upon school population
7. Willingness to share information with the public as part of the process
8. TBD (land uses, parking, public gathering space, etc.)

ATTACHMENTS

Attachment A: Map of Summit Avenue Borough-Owned Properties with Contour Lines

Attachment B: Summary of Parcel Information for Summit Avenue Borough-Owned Properties