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Request for Qualifications Issued for Harbor Revitalization

The County of Orange has formally issued a request for real-estate development companies and/or teams to provide Statements of Qualification detailing their ability and interest in forming a partnership with the County to revitalize Dana Point Harbor.

The Request for Qualifications for a public-private partnership—known as a P3—will be followed by a Request for Proposals (RFP) from firms determined to be qualified for such a high-profile project. Each year, more than 50,000 boaters enjoy the Harbor, which features popular recreation areas and a thriving Commercial Core. The Harbor generates more than \$82 million in gross revenues annually and provides jobs to more than 1,200 employees.

The County envisions a master ground lease with a private partner, whereby the private partner would design, permit, fund, construct, renovate and operate improvements within the Harbor. The Board of Supervisors will select the winning bidder at the conclusion of the RFP process.

The plan calls for all of the improvements to be operated by the private partner for the duration of the lease. The private partner also would administer leases, collect rents and be responsible for all costs associated with running its operations, while paying rent based on gross receipts pursuant to a lease that will be deposited into the special Tidelands Trust account for use only in the Harbor area.

Additionally, the P3 requires that specific areas of the Harbor be renovated or reconstructed—including the Commercial Core, the East and West marinas, guest slips and the Marina Inn Hotel—while other areas will be refurbished.

Developing a vision for the Dana Point Harbor has been a collaborative effort for more than 18 years. The plan consists of major landside and waterside improvements. In January 2015, the California Coastal Commission approved a Coastal Development Permit for the landside improvements to move forward.

Public community meetings are being scheduled in the near future. For general questions related to Harbor Revitalization, please contact OC Dana Point Harbor at DanaPointHarbor@ocdph.com or call (949) 923-2236.

For more information about the Request for Qualifications, please visit www.ocdph.com/rfq.

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