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Dana Point Harbor Revitalization

2002
- 10/24/02 Community Open House

2003
- 03/18/03 Community Open House
- 09/22/03 Community Open House
- 11/06/03 Environmental Impact Report (EIR) Notice of Preparation & Scoping Meeting

2004
- 02/23/04 Community Open House

2005
- 06/07/05 Community Open House

2006
- 01/10/06 County of Orange Planning Commission - Re: DPH Environmental Impact Report (EIR) 591
  
  **Outcome:** County Planning Commission recommended certification of EIR

- 01/31/06 County of Orange Board of Supervisors - Re: DPH EIR 591
  
  **Outcome:** Board of Supervisors certified EIR & approved DPH Revitalization Plan
MAJOR MILESTONES
Dana Point Harbor Revitalization

2006 cont’d.
- **06/21/06** City of Dana Point Planning Commission - Re: Local Coastal Program Amendment (LCPA)
  - **Outcome:** City of Dana Point Planning Commission recommended City Council approval of LCPA & forwarding LCPA to California Coastal Commission for approval
- **08/24/06** Community Open House
- **09/13/06** City of Dana Point City Council – Re: LCPA
  - **Outcome:** City of Dana Point City Council approved the LCPA and approved forwarding LCPA to the California Coastal Commission for approval
- **09/26/06** Boater Meeting
- **10/24/06** Boater Workshop #1
- **11/28/06** Boater Workshop #2
- **12/19/06** Boater Workshop #3

2007
- **01/09/07** Boater Workshop #4
- **01/30/07** Boater Workshop #5
- **02/13/07** Boater Focus Group Meeting
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2007 cont’d.
- 02/20/07 Boater Workshop #6
- 04/23/07 Boater Focus Group Meeting
- 09/12/07 Community Open House
- 12/08/07 Marina Improvement Project EIR Notice of Preparation & Scoping Meeting

2008
- 03/12/08 Community Open House
- 08/11/08 Boater Focus Group Meeting
- 08/19/08 Dana Point City Council Presentation
- 09/03/08 Boater Focus Group Meeting
- 09/24/08 Boater Focus Group Meeting
- 10/22/08 Boater Focus Group Meeting
- 11/19/08 Boater Focus Group Meeting

2009
- 02/11/09 Boater Focus Group Meeting
- 03/18/09 Boater Focus Group Meeting
- 04/29/09 Boater Focus Group Meeting
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2009 cont’d.
- 06/24/09 Boater Focus Group Meeting
- 07/22/09 Boater Focus Group Meeting
- 10/08/09 California Coastal Commission (CCC) – Re: DPH LCPA Land Use Plan (LUP)
  Outcome: CCC Certified the LCPA Land Use Plan with Suggested Modifications

2010
- 02/22/10 City of Dana Point City Council - Re: 2nd reading to accept CCC Suggested Modifications to the LCPA Land Use Plan
  Outcome: City of Dana Point City Council approved 2nd reading to accept California Coastal Commission Suggested Modifications to the LUP
- 03/31/10 Boater Focus Group Meeting
- 06/09/10 California Coastal Commission - Re: Concurrence with the CCC Executive Director’s determination that the City’s action, re: the LUP, is legally adequate accepting certification with Suggested Modifications
  Outcome: CCC requested modifications
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Dana Point Harbor Revitalization

2010 cont’d.
- **09/27/10** City of Dana Point City Council - Re: 2nd reading to Accept CCC Revised Suggested Modifications to the LUP
  
  **Outcome:** City of Dana Point City Council approved 2nd reading to accept the Revised Suggested Modifications to the LUP

- **10/13/10** California Coastal Commission - Re: Concur with the CCC Executive Director's determination that the City's action is legally adequate
  
  **Outcome:** California Coastal Commission concurred with the CCC Executive Director's determination that the City's action is legally adequate

2011
- **01/12/11** California Coastal Commission - Re: LCPA Implementation Plan (IP) Hearing
  
  **Outcome:** California Coastal Commission approved the LCPA IP with Suggested Modifications

- **04/13/11** California Coastal Commission - Re: LCPA IP Suggested Modifications
  
  **Outcome:** California Coastal Commission certified changes to the LCPA IP Suggested Modifications
MAJOR MILESTONES
Dana Point Harbor Revitalization

2011 cont’d.

- **07/25/11** City of Dana Point City Council - Re: 2nd reading to accept California Coastal Commission’s Suggested Modifications to the LCPA IP
  
  **Outcome:** City of Dana Point City Council approved 2nd reading of the Ordinance and Resolution approving the California Coastal Commission’s Suggested Modifications to the LCPA IP

- **10/06/11** California Coastal Commission – Re: CCC Executive Director’s Determination
  
  **Outcome:** CCC certified the CCC Executive Director’s Determination

2012

- **06/11/12** City of Dana Point Planning Commission – Re: Median Signage Replacement - Coastal Development Permit
  
  **Outcome:** City of Dana Point Planning Commission approved Coastal Development Permit for Median Signage

- **09/26/12** County of Orange Planning Commission - Re: Marina Improvement Project Subsequent Environmental Impact Report (SEIR)
  
  **Outcome:** County of Orange Planning Commission recommended certification of SEIR for the Marina Improvement Project
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Dana Point Harbor Revitalization

2012 cont’d.
- **12/11/12** County of Orange Board of Supervisors - Re: Marina Improvement Project SEIR
  
  **Outcome:** BOS certified the SEIR and approved the Marina Improvement Project

2013
- Commercial Core Project - Coastal Development Permit Application Preparation

2014
- **05/12/14** City of Dana Point Planning Commission – Re: Commercial Core Project - Coastal Development Permit (CDP)
  
  **Outcome:** City of Dana Point Planning Commission approved CDP

- **06/17/14** City of Dana Point City Council – Re: Commercial Core Project - CDP appeal to City Council
  
  **Outcome:** City of Dana Point City Council denied the appeal & upheld the CDP

2015
- **01/08/15** CCC – Re: Commercial Core Project - CDP appeal to CCC
  
  **Outcome:** California Coastal Commission denied the appeal & upheld the CDP
MAJOR MILESTONES
Dana Point Harbor Revitalization

2015 cont’d.

- 10/22/15 County announces initiation of Phase 1 DPH Revitalization Infrastructure Improvements and preparation of Request for Qualifications (RFQ) for a Public-Private-Partner

2016

- 03/16/16 County Releases DPH Revitalization Request for Qualifications (RFQ) for a Public-Private-Partner
- 03/22/16 County BOS awards Construction Contract for Phase 1 DPH Revitalization Infrastructure Improvements
REQUEST FOR QUALIFICATIONS

Dana Point Harbor Revitalization

A rare and unique opportunity to revitalize, redevelop, and operate Dana Point Harbor.
The DPH Revitalization Plan is a Consensus Plan.

- Developed over the years through:
  - Extensive Community Outreach
    - Boaters
    - Merchants
    - Residents
    - Harbor Users
  - Agency Reviews
  - Public Hearings
  - Entitlement Approvals
    - Orange County Planning Commission
    - Orange County Board of Supervisors
    - Dana Point Planning Commission
    - Dana Point City Council
    - California Coastal Commission

Throughout this process, the County has been and continues to be committed to the needs of the Community, Harbor Users and Stakeholders.
REQUEST FOR QUALIFICATIONS
Dana Point Harbor Revitalization

Section 1: Introduction

- A rare and unique opportunity to revitalize, redevelop, and operate portions of Dana Point Harbor under a 50-year master ground lease.

- Soliciting Statements of Qualifications (SOQs) from real estate development companies or teams.

- Qualified respondents will be selected to participate in an upcoming Request for Proposal (RFP).

- Selected proposer will be responsible to carry out the Revitalization of the Harbor.
  - Designing, permitting, funding, constructing, renovating, operating, and maintaining:
    - Commercial Core
    - East and West Basin Marinas
    - Guest Slips
    - Hotel
DANA POINT HARBOR REVITALIZATION – REQUEST FOR QUALIFICATIONS

* Parks, Public Parking and Recreation Areas can not be reduced.

** Acreages are approximate
GOALS of this RFQ

1. Identify a short list of Private Development Teams with sufficient experience, financial resources, and personnel, that will be asked to respond to a future RFP to enter into a Public-Private-Partnership (P3) with the County through a master ground lease to design, permit, fund, construct, renovate, manage, promote, advertise, operate, and maintain portions of the Harbor, both on the land and in the water, identified on Exhibit A as “Areas Included in this RFQ”.

2. Identify a short list of Private Development Teams, capable of maximizing the Harbor’s visibility and prominence in the market to provide a significant financial return to the Harbor, which is sufficient to fund the ongoing operating expenses and to provide the necessary reserve funds for long-term maintenance, improvements, and projects in the future.
Section 2: Respondent Minimum Qualifications

- Relevant experience designing, permitting, funding, constructing, renovating, managing, promoting, advertising, operating, and maintaining projects with harbor, retail, restaurant, office, hotel, boat storage, docks/slips, and parking components.

- A record of completing similar, large-scale projects on schedule, and on budget.

- A record of partnering with public agencies on similar projects is preferred but not mandatory.

- Experience processing approvals and entitlements through the Coastal Commission and other relevant agencies is preferred but not mandatory.

- A demonstrated understanding of the California Coastal Act.

- Experience in developing and managing a facility governed by the California State Tidelands legislation is preferred but not mandatory.

- Financial capability to source necessary capital including ability to access debt and equity.
Section 3: RFQ Information Requirements

- Respondents Qualifications, Experience, and References
  - Executive Management
  - Design & Engineering
  - Entitlement
  - Leasing
  - Operation & Management

- Relevant Project Experience
  - Current or previous projects of similar size and scope

- Financial Capability to Complete the Project
  - Financial statements
  - Lender information
  - Net worth information
  - Relationships with lending institutions, financial partners, investors

- Conceptual Project Proposal
  - Conceptual Project Proposal
  - Entitlements and approvals anticipated

- Litigation history
Section 4: The RFQ Process

Key Dates

- Last Day to Submit RFQ Questions: Monday, May 16, 2016
- SOQ Due Date: Monday, June 20, 2016
- Interviews: July 11-15, 2016
- Shortlist Announced/Notifications Released: TBD
- Request For Proposal Invitation sent to Shortlist: TBD
Section 5: Evaluation & Selection Process

Criteria for evaluating Statements of Qualification:

- Respondent's applicable qualifications, experience and references
- Development Team’s applicable qualifications, experience and references
- Respondent’s experience in both formulating and implementing successful projects of similar scope and scale on schedule and within budget
- Respondent’s demonstrated ability to access capital: and financial capacity to start and complete projects of similar scope and scale
- Respondents project approach and vision

Criteria for evaluating Interviews:

- Presentation / Communication Skills
- Project Lead / Key Team Members
- Respondent’s responses to questions
- Overall understanding of the Project
Section 6: RFQ Resource Documents

1 - As-Built Plans 9-22-70
2 - Boundary Survey
3 - Original Marina Plans
4 - Tidelands Trust Grant Documents
6 - Dana Point Harbor Master Plan, Physical Conditions Assessment Report (June 2002)
7 - Dana Point Marina Redevelopment, Bulkhead Structural Evaluation
8 - Title Report
9 - Commercial Core Project - Coastal Development Permit CDP 13-0018
10 - Commercial Core Project - CDP Application
11 - Commercial Core Project - Project Plans and Exhibits
12 - Commercial Core Project - Technical Studies / Reports and Information
13 - Dana Point Harbor Revitalization Plan & District Regulations (Local Coastal Program)
14 - Final Environmental Impact Report (FEIR) 591 - DPH Revitalization Project
15 - FEIR 591 Addendum
16 - SEIR 613 - DPH Marina Improvement Project (Waterside)
18 - 12 Guiding Principles
19 - Merchants and Dana Point Boaters Association Recommendations for the RFQ / RFP
20 - Commercial Core Project - Estimated Tenant Improvement Fees
21 - Dana Point Harbor Boat Slip Wait List
22 - Dana Point Harbor Demographic Profile 2015
23 - Dana Point Harbor Tenant Criteria Manual
REQUEST FOR QUALIFICATIONS

Dana Point Harbor Revitalization

A rare and unique opportunity to revitalize, redevelop, and operate Dana Point Harbor

THANK YOU

www.ocdph.com/rfq   (949) 923-2236

Photo: The Resorts of Dana Point / City of Dana Point