



# Request for Expressions of Interest

## East Campus Redevelopment Initiative

**ISSUE DATE: July 28, 2006**

### **INTRODUCTION:**

In response to this solicitation, the University of Maryland, College Park (“University”) requests expressions of interest from prospective development partners interested in collaborating with the University on its proposed East Campus Redevelopment Initiative.

The site of the project is a 38 acre parcel on U.S. Route 1, immediately opposite the main entrance to the College Park campus in Prince George’s County, Maryland. The site is currently occupied by administrative support facilities operated by the University, many of which are to be relocated as a part of the development project.

The University is in the early stages of concept planning for this project. Background information, including site maps, master plan concepts and the University’s preliminary vision for this initiative can be viewed at [www.eastcampus.umd.edu](http://www.eastcampus.umd.edu). This information is furnished by the University for background only and should not be considered as a binding concept for this project. The actual concept will be developed in full collaboration with a development partner to be selected by the University.

The University plans to establish a long-term relationship with a development partner for planning, financing, designing, constructing and operating mixed-use facilities on the property. The University’s primary contribution to the partnership will be the land itself.

### **PROJECT GOALS:**

- To provide amenities that will help attract outstanding students and exceptional faculty to the University.
- To establish a connection between the College Park campus, the College Park Metro Station, and the M-Square Research Park.
- To stimulate high quality development, elevating the character and design standard for the U.S. Route 1 corridor, and strengthen the College Park City Center.
- To engage the community as a stakeholder and to combine the interests of the University with those of the community.

## **PROJECTED PROJECT REQUIREMENTS:**

- Long term ground lease of the site (University to developer).
- Mixed use development comprised of commercial office, retail, residential, and structured parking, to be financed and developed by the Developer.
- Combined Heat and Power Plant to remain at present location. Fuel tanks could be relocated on site.
- Developer to build or provide 226,000 GSF of replacement facilities to house existing East Campus facilities. Replacement facilities may be on the East Campus, on other campus sites as identified by the University, or on locations identified by the developer and approved by the University.
- Developer to exhibit sensitivity to the environment and the Campus Master Plan.
- Projects to be consistent with and complementary to other U.S. Route 1 development projects.

## **REQUIREMENTS FOR RESPONSE:**

Prospective development partners interested in competing for this opportunity must be qualified as follows:

1. Experienced real estate investors/developers capable of providing all services necessary to plan, develop, design, construct, finance, lease and operate mixed-use facilities; or able to assemble a team to provide this full range of capabilities.
2. Experienced in developing projects of similar size, scope and complexity to the East Campus Redevelopment Initiative.
3. Able to demonstrate expertise in each of the areas proposed for this mixed-use project, i.e. retail, commercial office, and housing.
4. Capable of bringing the financial resources necessary for a successful project.

Prospective development partners capable of meeting the above listed qualifications may either attend the information session detailed below or respond by letter expressing interest in competing for this opportunity. Letters should be received by the University no later than September 14, 2006. Address to:

Mr. James S. Stirling, P.E.  
Director, Department of Procurement and Supply  
University of Maryland  
2113-R Chesapeake Building  
College Park Maryland, 20742.

Questions may be directed via e-mail to: Mr. James Stirling [jstirlin@umd.edu](mailto:jstirlin@umd.edu)

The following information must be furnished with the letter:

1. Corporate name/address.
2. Name of principal point of contact.
3. Telephone #.
4. Fax #.
5. e-mail address for principal point of contact

**INFORMATION SESSION FOR PROSPECTIVE DEVELOPMENT PARTNERS:**

The University plans to conduct a Developer Information Session on Thursday September 14 at 9:30 A.M. in Ritchie Coliseum, located on Baltimore Ave (U.S. Route 1) at the College Park Campus. Developers interested in partnering with the University are strongly encouraged to attend. The University will describe the site and opportunity and will provide an overview of its requirements. An optional site tour will follow.

Letters of interest may be mailed to the University or hand delivered at this Developer Information Session.

**FUTURE REQUEST FOR PROPOSALS:**

Parties expressing an interest in this project will be requested to respond to a formal Request for Proposals (RFP), expected to be issued by the University on September 25, 2006. Credentials and financial capabilities will be expected on October 13. Short-listed respondents will be identified on November 1. Short-listed respondents will be expected to provide a complete project proposal for the development of the site on January 9, 2007. The candidate firm, selected as a result of the RFP process, will then be invited to engage in final negotiations necessary to establish the partnership.

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