

RFQ #51-23
REQUEST FOR QUALIFICATIONS/STATEMENT OF INTEREST
DEVELOPMENT OF INDOOR MULTISPORT COMPLEX
CITY OF PORTSMOUTH, NH

INVITATION

The City of Portsmouth is requesting qualification packages/statements of interest from qualified firms that may be interested in partnering with the City of Portsmouth ("City") to construct and operate an ice rink/sports arena. **Sealed packages**, plainly marked "**RFQ #51-23, Development of Indoor Multisport Complex**" on the outside of the mailing envelope, addressed to the Finance/Purchasing Department, City Hall, 1 Junkins Avenue, Portsmouth, NH 03801 will be accepted until **1:00 p.m. on Tuesday June 20, 2023**. This Request for Qualifications/Statement of Interest can be found at www.cityofportsmouth.com.

The City reserves the right to reject any or all qualification packages/statements of interest submitted, to waive technical or legal deficiencies, and to accept any submission that may be in the best interest of the City.

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PROJECT PURPOSE

The purpose of this RFQ is to identify firms that may be interested in partnering with the City of Portsmouth to construct and operate a multisport complex as well as for the City to understand better the parameters under which such a partnership could proceed and succeed. Consequently, this is only the first step in a multi-step process to investigate the opportunities that might exist to locate and develop a multisport complex for Portsmouth and the surrounding communities.

PROJECT BACKGROUND

The City recently completed a Recreational Needs Study which identified an interest in the community in an ice rink. The Recreational Needs Study can be found on the City's website here: https://www.cityofportsmouth.com/sites/default/files/2023-03/Portsmouth%20Recreational%20Needs%20Study_REPORT.pdf

The City has not identified a parcel of municipally owned property that may be suitable for a new recreational facility. To the contrary, there is very limited unrestricted developable municipal land in Portsmouth. The City is currently investigating whether any of its currently available properties is suitable for affordable/workforce housing. Consequently, a memorandum describing available municipal properties that are currently being considered is included as Appendix 1 and would be possible considerations for additional recreational use.

The City is part of a cooperative school district which includes the communities of Rye, Greenland, Newington and New Castle. The City has not explored with these adjacent communities what if any parcels these communities may have available. Part of the current challenge is a lack of a robust understanding of the developable land size need requirements, potential traffic impacts, and further details on the types of partnership opportunities that may be available.

SELECTION PROCESS FOR THE IDENTIFICATION OF POTENTIAL PARTNERS

Stage 1 will consist of review of qualification packages/letters of interest submitted by firms that seek to be considered. The City anticipates selecting up to three (3) firms to short-list based on an evaluation of the written materials submitted. Short-listed firms may be asked to submit additional materials, attend interviews (in person or by video), or both. The short-listed firms will be ranked after interviews and additional materials are reviewed.

Stage 2 After the short-listed firms are identified and ranked, the City anticipates holding a work session with the City Council and Recreation Board to determine what if any next steps will be taken. Next steps may include but not be limited to: a discussion with adjacent communities within the School District, issuing a Request for Proposal to lead to a final selection of a firm with whom to partner, or ending the process if the City Council elects not to proceed further.

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SUBMITTAL REQUIREMENTS

Qualifications packages shall include the following:

- A letter of introduction providing a brief history of the firm, an expression of interest, and contact information;
- An outline of potential approaches to fulfilling the community's interest in a multisport complex and basic requirement of such a complex in terms of land and vehicular access/traffic impacts. To that end, it would be useful to understand the approach and requirements for some combination of the following:
 - An ice rink only
 - An ice rink with an indoor turf field and/or
 - An ice rink with a turf field and possibly additional facilities
- Descriptions of at least three roughly equivalent projects that might be appropriate/workable for Portsmouth and the adjacent communities;
- Include the names and contact information of up to three (3) references; and
- Include any additional information that you believe will assist the City in considering the firm's qualifications and level of interest.

Four (4) copies of the qualifications package must be submitted. Sealed packages plainly marked "RFQ #51-23, Development of Indoor Multisport Complex " on the outside of the mailing envelope shall be delivered to the Finance/Purchasing Department, City Hall, 1 Junkins Avenue, Portsmouth, NH 03801 no later than 1:00 p.m. on Tuesday June 20, 2023.

EVALUATION CRITERIA

Firms will be evaluated according to the following:

1. Firm's qualifications;
2. Demonstrated ability of firm to partner successfully with a municipality or other governmental entity;
3. Approach to the project of meeting the community's interest/needs;
4. Understanding of local issues and community opportunities and limitations; and
5. Responsiveness to submission requirements

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The City of Portsmouth reserves the right to reject any or all qualifications packages/statements of interest submitted, to waive technical or legal deficiencies, and to accept any submission that may be in the best interest of the City. By submitting a qualification package, the firm authorizes the City to contact references and make any and all such further investigations as may be in the best interest of the City to evaluate the firm's qualifications for this project.

The City reserves the right to negotiate directly with the firm selected.

QUESTIONS

Questions about this RFQ shall be directed in writing to purchasing@cityofportsmouth.com. All questions must be received by 4:30 p.m. on June 12, 2023. Written responses will be posted to the Finance/Purchasing website at <http://www.cityofportsmouth.com/finance/purchasing.htm> no later than 4:30 p.m. on June 14, 2023.

May 8, 2023

To: Beth Moreau, City Councilor, and Chair of the Land Use Commission

Re: Staff Review of City-Owned Parcels for Potential Reuse as Workforce Housing

As requested, the planning staff reviewed the total list of 197 city-owned parcels to evaluate the potential reuse of any parcels for workforce housing.¹ Importantly, as part of the initial review, staff focused on the city-owned parcels over one acre in size as these offered the biggest opportunity to produce higher density, multi-family workforce housing. Staff utilized the city's mapping software (MapGeo) and other information collected on a site visit to each of the 12 properties potentially suitable for multi-family, workforce housing.² The site suitability assessment identified site constraints including, but not limited to, the following:

- Lot Shape and Size
- Access Availability
- Wetland Resources
- Natural Features
- Steep Slopes
- Soil Conditions
- Available Utilities and Infrastructure
- Proximity to Employment Centers, Services and Recreational Amenities
- Conservation, Utility, or Other Easements
- Existing Use(s)
- Abutting Land Use(s) and Development Patterns

After an evaluation of these site constraints (Shown in Table 1), staff shortlisted 12 properties for further evaluation and performed an on-the-ground site-visit.³ The site-visit proved to be invaluable in understanding the attributes of these properties and assessing their suitability for use as a multi-family workforce housing project.

In nearly all instances, the shortlisted properties had significant and obvious conservation value as active or passive park land. Additionally, a number of properties also had the presence of active recreational facilities such as regulation-sized ball fields with associated parking, concessions, and lighting. Other properties, such as the Sagamore Creek parcel behind the High

¹ Although this study was focused on city-owned properties the PHA owns several parcels that may be suitable for redevelopment or expanded housing. Given the Committee's focus on workforce housing, such a review would be helpful.

² Note that all the short-listed large parcels are currently zoned "municipal" so they would require rezoning if sold and redeveloped by a for-profit developer.

³ Note that 195 Greenleaf Ave. was added to the list after discussion at the Land Use Committee on 5-5-23.

School, demonstrated enormous ecological and passive recreational value with the potential to become landmark parks with walking trails and substantial wildlife conservation areas.

In summary, our preliminary review and recommendation to the land use committee would be to focus on four (4) of the larger city-owned properties for further study and reuse potential as multi-family, workforce housing.⁴ The properties and their projected developable area are as follows:

1. 1 Junkins Ave. (the lower city hall parking lot – approx. 1 acre)
2. Falkland Way (the open parcel in front of the PHA property / approx. 1 acre)
3. 35 Sherburne Rd. (the Lister Academy / approx. 5 acres)
4. 195 Greenleaf Ave. (Greenleaf Rec Center / approx. 3 acres)

Importantly, this assessment is not an endorsement for any particular density or layout on any of these properties. Rather, it is simply a recognition that these properties – either due to their available land area and/or existing buildings that may lend themselves to redevelopment – appear to offer opportunities for multi-family housing.

Table 1 below illustrates the assessment criteria we used when evaluating each property.⁵ If requested by the City Council we can provide further detail on this assessment at a subsequent City Council or Land Use Committee meeting.

Respectfully,

Nicholas Cracknell, Principal Planner

Cc: Peter Britz, Planning Director

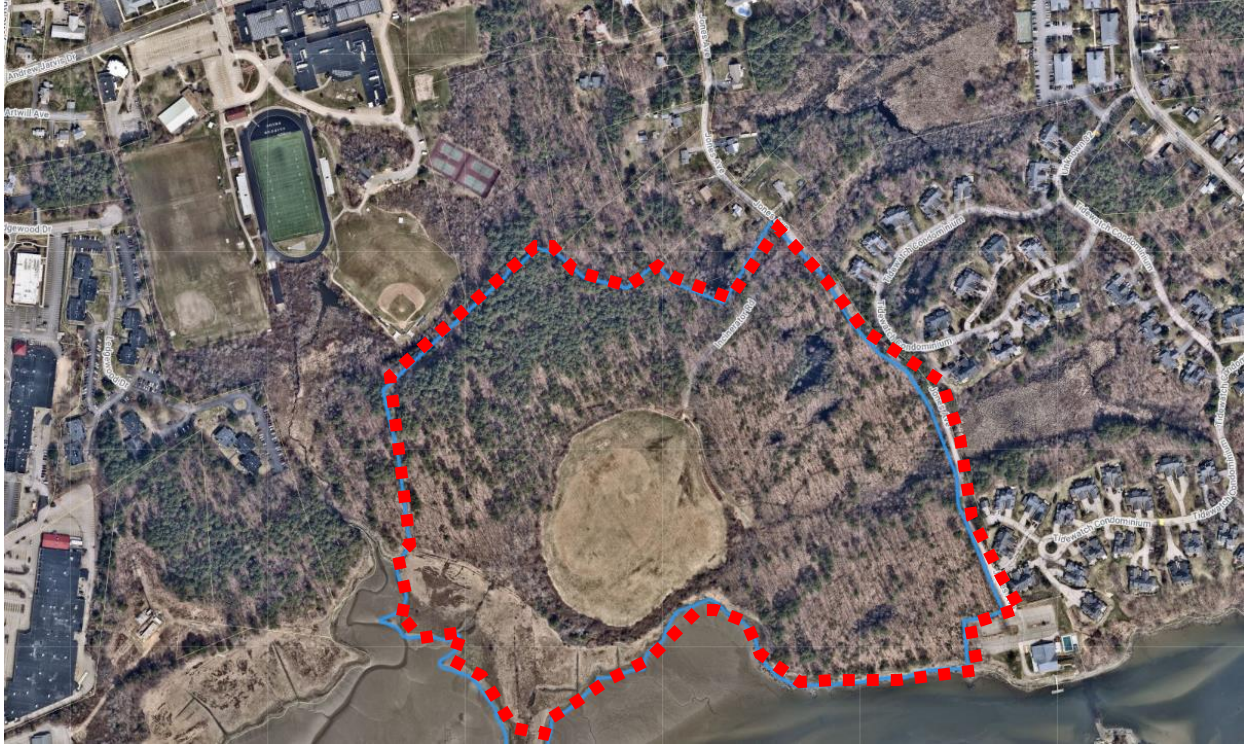
⁴ Although some city-owned smaller parcels could support additional workforce housing opportunities, staff initially focused on these larger parcels to provide a substantial likelihood of supporting larger, multi-family housing projects.

⁵ Rather than a detailed assessment and evaluation of engineering or geo-technical information, Table 1 represents preliminary staff findings after map review and a site visit. Thus, further investigation would be recommended for any of the short-listed parcels prior to a final determination of suitability for multi-family housing. Similarly, the project size and density of any multi-family housing development on these properties has not been determined given the need for further site information.

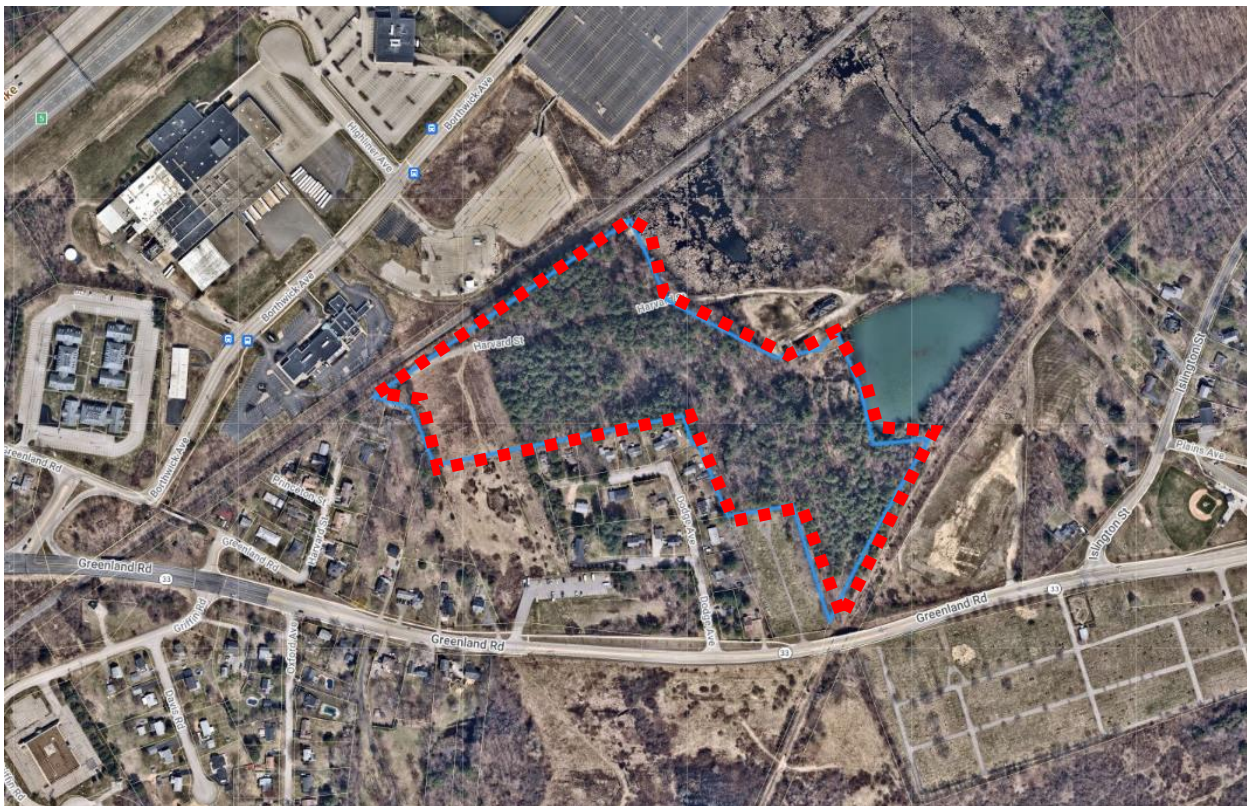
Table 1 – Property Assessment Matrix

SITE ASSESSMENT CRITERIA (5 = Highest and 1 = Lowest)															
			Lot Shape	Developable Area (Ac.)	Access Availability	Wetland Resources	Natural Features	Steep Slopes	Soil Conditions	Available Utilities and Infrastructure	Proximity to Employment Centers, Services and Recreational Amenities	Conservation, Utility, or Other Easements	Existing Use(s)	Abutting Land Use(s) and Development Patterns	Total Score
PROPERTY		Location													
1	Jones Avenue		3	3	2	3	2	2	2	2	2	1	2	2	26
2	Greenland Road		2	3	1	2	2	4	2	3	3	1	2	2	27
3	Sagamore Avenue		3	1	4	2	2	3	2	4	2	1	2	2	28
4	Sherburne Road		2	3	2	3	3	2	3	3	2	3	3	2	31
5	445 Borthwick Avenue		3	3	3	1	2	3	1	5	3	2	2	3	31
6	Sagamore Avenue		4	4	3	3	2	3	3	3	2	1	1	3	32
7	134 Preble Way		5	2	4	3	2	3	3	5	3	3	2	2	37
8	25 Granite Avenue		3	4	4	4	3	4	4	5	5	5	1	4	46
9	Falkland Way		3	2	4	5	4	4	4	5	3	5	5	4	48
10	1 Junkins Avenue		5	3	5	5	5	3	4	5	5	5	5	4	54
11	195 Greenleaf Ave.		5	5	5	3	4	5	4	5	5	5	3	5	54
12	35 Sherburne Road		5	5	5	4	5	3	4	5	4	5	5	5	55

Exhibit 1 – Aerial Images of Properties



1. Jones Ave. (66A) – Passive Recreational Park and Conservation Area



2. Greenland Road (30A) – Passive Recreation and Conservation Area



3. Sagamore Ave. (16A) – Passive Recreation and Conservation Area



4. Sherburne Road (4.3A) – Passive Recreation and Conservation Area



5. 445 Borthwick Ave. (17A) – Passive Conservation Area



6. Sagamore Ave. (10.6A) – Passive Conservation Area



7. 134 Preble Way (5.2A) – Active and Passive Recreational Facility



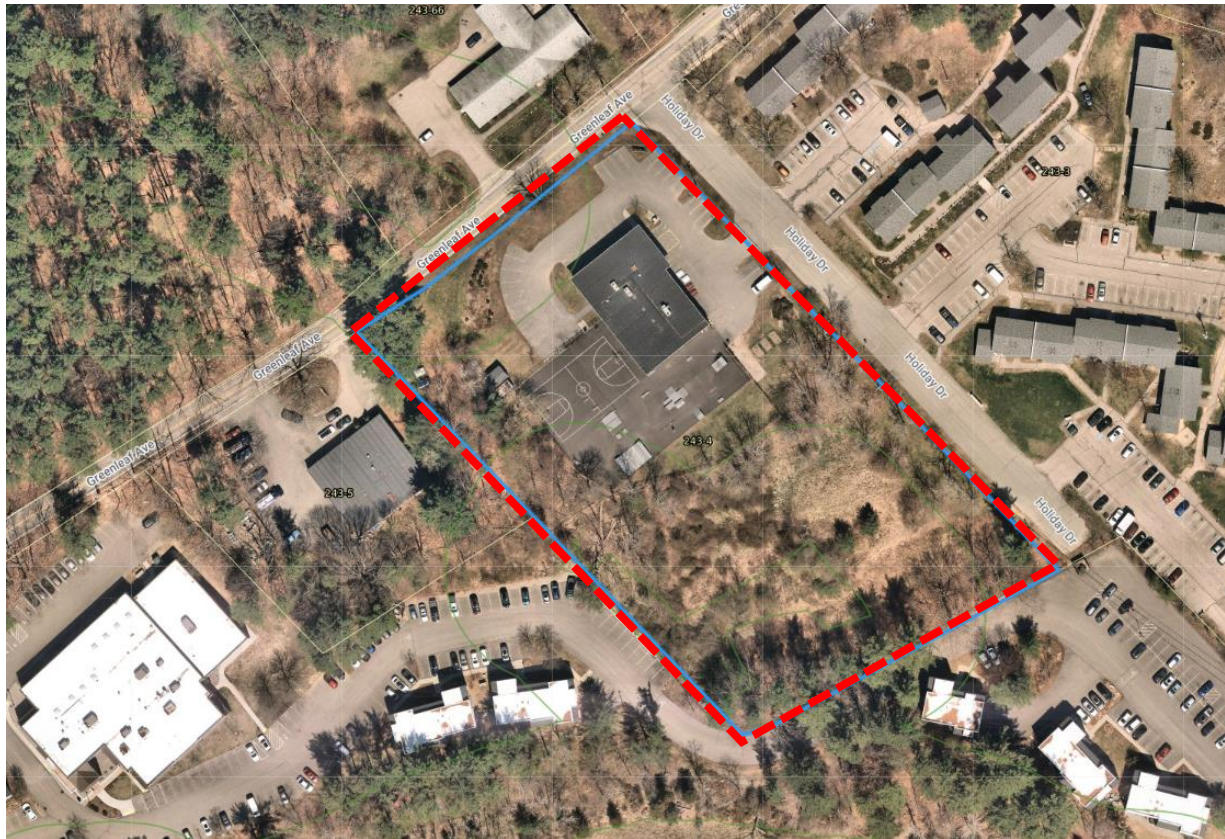
8. 25 Granite Ave. (4A) – Active Recreational Facility



9. Falkland Way (.9A) – Potential for Multi-Family Housing



10. Lower Parking Lot – 1 Jenkins Ave. (1A) – Potential for Multi-Family Housing



11. 195 Greenleaf Ave. (3.5 A) – Multi-Family Housing and Active Recreational Facility



12. 35 Sherburne Rd. (5.3A) – Potential Reuse as Multi-Family Housing