



Purchasing and Stores Division

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NOTICE

REQUEST FOR QUALIFICATIONS

DOWNTOWN RESIDENTIAL DEVELOPMENT

For the

LAKELAND DOWNTOWN DEVELOPMENT AUTHORITY

SEPTEMBER 30, 2005

R.F.Q. NO. 5318

Sealed qualification packages will be received by the Purchasing Manager, City of Lakeland, Florida, 1140 East Parker Street, Lakeland, Florida 33801 **until 5:00 p.m. - Monday - November 14, 2005** at which time and place qualification submittals received will be publicly opened in the office of the Purchasing Manager and read aloud for the following:

Qualification Documents may be requested by visiting our Website at <http://www.lakelandgov.net> or by contacting the City of Lakeland Purchasing Division @ (863) 834-6780, on or before, October 18, 2005. Qualification Documents should be obtained prior to the Pre-Qualification Meeting and are Required for Submittal. Any Respondent that Does Not Have a City of Lakeland Bidder Number Should Visit the Above Website and Complete a Bidder's Application.

THIS REQUEST FOR QUALIFICATIONS IS ASKING FOR A QUALIFIED AND EXPERIENCED DEVELOPER/DEVELOPMENT TEAM FOR THE DOWNTOWN RESIDENTIAL DEVELOPMENT PROJECT. THE SUCCESSFUL RESPONDENT SHALL BE ABLE TO SUCCESSFULLY PLAN, FINANCE, CONSTRUCT AND MARKET FOR-SALE, AT LEAST 400 (FOUR HUNDRED) RESIDENTIAL UNITS THAT MAY INCLUDE, SINGLE-FAMILY ATTACHED AND/OR MID-RISE CONDOMINIUM UNITS ON APPROXIMATELY 14.6 ACRES OF LAND IN DOWNTOWN LAKELAND. THE SITE IS LOCATED IN THE NORTHEAST AREA OF DOWNTOWN LAKELAND AND IS BOUNDED BY NORTH IOWA AVENUE, BAY STREET AND THE IN-TOWN BYPASS (BARTOW ROAD). THIS AREA IS APPROXIMATELY 6 (SIX) SQUARE BLOCKS AND WILL BE SOLD TO THE SUCCESSFUL RESPONDENT(S) PENDING NEGOTIATION OF SPECIFIC PROJECT DETAILS AND REQUIREMENTS. THE QUALIFICATIONS SUBMITTED SHALL BE IN COMPLETE ACCORDANCE WITH, WITHOUT LIMITATION, THIS REQUEST FOR QUALIFICATIONS, CITY OF LAKELAND SPECIFICATIONS AS PREPARED BY LAKELAND DOWNTOWN DEVELOPMENT AUTHORITY, ALL CODES, SPECIFICATIONS AND REQUIREMENTS REFERENCED THEREIN.

Note: Non-Mandatory Pre-Qualification Meeting. The City of Lakeland has scheduled a Non-Mandatory Pre-Qualification Meeting on - Tuesday - October 18, 2005 at 3:00 p.m. at the Lakeland Police Department, 2nd Floor Community Room, located at 219 North Massachusetts Avenue, Lakeland, Florida. Enter Parking Lot on South Side of Building.

For any further Technical Information or clarification contact: Mr. Bruce Lyon, Swan Development Advisors, Inc., @ (863) 802-9490 or at: Lakelandhousing@aol.com

Please refer Commercial Inquiries to: Mrs. Tara Walls, Purchasing Agent, @ (863) 834-6780.