

BAYLAND ISLAND HOTEL

REQUEST FOR PROPOSALS (RFP)
RFP-0998-12

Hotel Facilities Development Agreement

March 6, 2008

DUE DATE FOR PROPOSALS: April 7, 2008

Request Packet From:

City of Baytown
Drew Potts, Purchasing Manager
2123 Market Street
Baytown, Texas 77520
(281) 420-6525

Proposal To Be Returned To:

City of Baytown, Purchasing Department
Purchasing Manager's Office
2123 Market Street
Baytown, Texas 77520

Notice is hereby given that the City of Baytown (the "City"), Texas, is inviting proposals from qualified developers for the development and operation of a full-service hotel located on city-owned property known as Bayland Island located at Highway 146 and Goose Creek Stream adjacent to the Houston Ship Channel.

The minimum development standards are as follows:

1. Full-service hotel of at least 120 guest rooms
2. Meeting/function facilities capable of seating at least 500 for dinner and divisible into smaller event spaces
3. Full-service catering/meal facilities with at least one full-service restaurant on-site
4. "Three-diamond" or higher rated facility by AAA.

Each proposal to be considered must be received no later than 2:00 p.m. on Monday, April 7, 2008. It is anticipated that the City will make final developer selection in April 2008.

The purpose of this Request for Proposals (RFP) is to select one developer or development entity with whom the City will enter into an exclusive development agreement for a period of one hundred eighty (180) days. During this period of time, it is expected that the developer will develop a site plan, formulate sources and secure construction and permanent financing for the projects.

The City contracts for the operation of a 100-slip marina and ships store. A restaurant/catering service building is also located on Bayland Island together with related facilities, including parking, walkways, access roads, utilities, etc. The marina permit allows for the addition of 100 slips.

The City intends to select a developer with which to enter into an exclusive development agreement based on information submitted by the developer, interviews, investigation of the developer's completed projects, history and performance in previous undertakings, and other pertinent factors. The City is not responsible and shall not reimburse expenses incurred in the preparation of any proposal submitted in response to this RFP. The following criteria will also be used in evaluating the submitted proposals:

- Identity and development background of principals of the developer;
- Developer's ability to secure financing;
- Experience of developer in comparable public facilities and hotel projects;
- Experience of the developer in managing the operation of comparable projects;
and
- Developer's past relationship with the City.

The City of Baytown will review each response to this RFP and may request that developers clarify, supplement, or modify certain aspects of the information submitted. Supplemental material will be accepted only if specifically requested by the City and received within the time periods specified. The City reserves the right to reject any and all responses to this RFP. Information contained in this proposal or through subsequent discussions shall not be considered proprietary and may be used by the City in the development of the project.

FOR ADDITIONAL INFORMATION:

Kelvin Knauf
Assistant City Manager
City of Baytown
2401 Market Street
Baytown, Texas 77520
(281) 420-6503