

Brennan Center Expansion – Request for Qualifications (“RFQ”) – Developer Services

INTRODUCTION

Pistons Sports & Entertainment, LLC, together with and through an affiliated entity (together, the “Owner”), is seeking a qualified real estate development firm or professional to provide support on the buildout and expansion of the Brennan Recreation Center, which is an active real estate project that is currently being planned and pursued by Owner and the City of Detroit Office of Contracting and Procurement.

In 2022, PSE and the Tom Gores Family Foundation announced a \$20 Million commitment to the expansion of the Brennan Recreational Center at Rouge Park in the Cody-Rouge neighborhood of the City of Detroit. This state-of-the-art facility, spanning over 25,000 square feet, will address the community's pressing need for indoor recreational facilities. Community engagement, a pivotal aspect of this project, commenced in the summer of 2022 and has continued through the design of the Brennan Center Expansion. With completion of the initial engagement process and as the design process of the Brennan Center Expansion continues, Owner is now seeking a qualified, third-party developer to help the organization execute on this significant community investment.

The Owner is specifically looking for a developer with experience in commercial development and established relationships in and with the City of Detroit. The developer will be expected to work with and support the Owner in connection with the finalization of the overall development plan and site plan; the permitting and approvals process; preparation, maintenance and execution of project schedules; and the engagement of a construction management team, all in coordination with the Owner and the City of Detroit Office of Contracting and Procurement.

Owner welcomes submissions from Detroit-based and emerging developers with a background that confers a historical disadvantage in accessing business, capital, political and/or investment opportunities. "Emerging" should not be taken to mean new or inexperienced talent, but rather talent that is underrepresented among traditional allocators of opportunities.

REQUEST OVERVIEW

A. SUBMISSION INFORMATION

DESCRIPTION OF PROCUREMENT:	Request For Qualification for Developer Services
OWNER/CLIENT:	Pistons Sports & Entertainment, LLC, or an affiliate entity 6201 2nd Ave, Detroit, MI 48202
CLARIFICATIONS TO OWNER:	Via email to RFQ@Pistons.com
RFQ ISSUANCE DATE	Tuesday, May 28 th , 2024 at 5:00 PM EST
VIRTUAL INFORMATION SESSION:	Friday, June 7 th , 2024 at 11:00 AM EST Meeting details to be provided in advance.
QUALIFICATION FORM DUE DATE:	Thursday, June 27 th , 2024 at 5:00 PM EST
SUBMIT QUALIFICATIONS TO:	Via Qualification Form: https://forms.office.com/r/HUNVFcXsNb .

B. PROCESS OVERVIEW

- a. The initial request for qualifications is intended to solicit interest and engagement from Detroit’s emerging real estate development firms, as well as inform parties to the opportunities contained herein with respect to the Brennan Center Expansion (“the Project”).
- b. Prospective service providers and potential partners will have the opportunity to submit questions on a rolling basis prior to submitting a formal qualification form.
- c. Prospective service providers and potential development partners will submit responses to the qualification form with information about their organization, capabilities, capacity, and experience. Here is the link to fill out the Qualification Form:
<https://forms.office.com/r/HUNVFcXsNb>.
- d. Upon receipt and review of completed qualification forms, and within 30 days of the final qualification due date, the Owner will be submitting a formal Request for Proposal (“RFP”) to selected invitees for the Project-specific services as outlined below.
- e. A formal RFP process will be conducted thereafter for the specific Projects, inclusive of formal interviews, access to property records, as well as walkthroughs/site visits.
- f. The Owner will thereafter enter into formal discussions and negotiations regarding the requisite agreements to govern any services provided or related partnerships.

C. PROJECT OVERVIEW

BRENNAN CENTER EXPANSION

PROJECT DESCRIPTION:	New ground up expansion of recreation facilities (approximately 25,000 sf) as well as renovation of the existing facilities at Brennan Recreational Center in Rouge Park.
DESCRIPTION OF PROCUREMENT:	Developer, potentially through a joint-venture, fee development approach, or direct development structure.