



**Request for Qualifications (RFQ)
Partnership Opportunity for Mixed-Use Development Project with USD Discovery District &
Sioux Falls Fire Rescue**

Release Date: December 19, 2024

Submittal Due Date: January 17, 2025

Executive Summary

The USD Discovery District (“District”), City of Sioux Falls (“City”), and Sioux Falls Fire Rescue (“SFFR”) invite qualified developers to submit their qualifications for a unique partnership opportunity in the development of a mixed-use building(s) project. The selected development team would collaborate with the District, City and SFFR staff to prepare a comprehensive development proposal that includes a fire station, administrative offices and living areas for fire services, commercial spaces, and multi-family housing. Upon completion of a feasible development proposal, the parties may proceed with the consideration of a development agreement and subsequent construction of the project. Construction is expected to begin in CY 2025, with SFFR taking occupancy in Q4 2026 at the latest.

Property Overview

The proposed property is located in the NW quadrant of the USD Discovery District at the intersection of W Nobel Street & N Frances Avenue. The property is controlled by the District and would be made available to the project via a long-term ground lease. 2.2 total acres are available for the project and are depicted below:





Components of the Development

The selected development team will engage with USD Discovery District and Sioux Falls Fire Rescue staff to prepare a development proposal that includes the components outlined below. The City/SFFR would consider entering into a long term lease with the selected developer for spaces to be used by SFFR. A condominium arrangement may also be considered. Please note that SFFR spaces will be staffed and operated 24 hours/day, everyday.

Fire Station: The mixed-use building(s) would house a state-of-the-art fire station equipped to meet the operational needs of Sioux Falls Fire Rescue. The ultimate design should prioritize functionality, efficiency, and safety standards, ensuring optimal response times and service delivery. SFFR anticipates an apparatus bay of approximately 4,700 sq ft with three bay doors.

Fire Administration Offices and Living Areas: Adjacent to the apparatus bay, the development would incorporate administrative offices and living for SFFR, the need which is currently estimated at 4,000 sq ft.

Commercial or active uses along N Frances Avenue: The development plan should integrate active ground floor uses along N Frances Avenue that align with the District's mission and foster a dynamic and lively streetscape.

Multi-Family Housing: The development should include at least 50 units of multi-family housing that support live/work/research objectives of the District.

Qualifications Requirements

Development teams responding to this RFQ are expected to comprise firms and professionals who possess proven expertise and experience in the following areas:

Mixed-Use Development: Demonstrated proficiency and track record in designing and developing mixed-use buildings that integrate municipal, commercial, research, multi-family residential, and other compatible uses. This development will set the tone for future development within the District.

Fire Station Design: The team should be comprised of professionals with specialized expertise and a strong track record in designing fire stations. The team should exhibit a comprehensive understanding of operational requirements, safety codes, and best practices pertinent to fire station design, ensuring the development of efficient and effective facilities to support fire fighting operations and community safety.

Multi-Family Housing Development: Established expertise in designing and developing multi-family housing projects with a focus on functionality, sustainability, and community integration.



Ground Lease / Public-Private Partnerships: Proficiency working with developments that require a ground lease and familiarity structuring mutually beneficial public private partnerships.

Submission Guidelines:

The USD Discovery District has retained TetonRidge Consulting (“TetonRidge”) to facilitate the RFQ process and serve as a resource for future components of the project. Developers are invited to submit their qualifications electronically to steve@tetonridgellc.com no later than 5pm Central Time, January 17, 2025. Submissions should include:

- Company profile highlighting relevant experience and past projects.
- List of key team members and their respective roles.
- Portfolio showcasing previous work relating to mixed-use development, multi-family housing and fire station design.
- Property management portfolio and experience.
- General description of the proposed development approach and design philosophy. Description should specify developer’s desired level of density, anticipated housing unit types, understanding of housing demand in NW Sioux Falls, and consideration for ground floor commercial uses that would support the District’s research and development mission. Concept images/plans are not required, as site design will be considered through close coordination with project partners.
- General description of the proposed approach to a mutually beneficial public-private partnership, which will optimize the full potential of the project.

The length of the submission shall not exceed 25 pages.

Selection Process:

The selection of the partnering development team will be based on a thorough review of qualifications, experience, and proposed approach. Shortlisted firms may be invited for interviews or presentations to further evaluate their suitability for the project. The preferred developer will be identified with intentions to enter into project discussions and negotiations in January 2025.



Contact Information:

For inquiries and submission of qualifications, please contact:

Steve Watson
Managing Partner
TetonRidge Consulting
steve@tetonridgellc.com

All questions are due no later than 5pm Central Time, January 3, 2025. The contact listed above is the only individual who can be contacted about the project before qualifications are submitted. Responding firms are discouraged from communicating directly with District, City, or SFFR employees about this project prior to the submission date, or risk disqualification.