**County of Fairfax, VirginiA**

**Fairfax County notice of reciept of an unsolicted proposal for a public-private partnership to develop a recreation and hospitatlity facility on a portion of the closed i-95 landfill site**

**department of procurement and material management**

12000 Government Center parkway, suite 427

fairfax, virginia 22035-0013

The County of Fairfax has received and accepted an unsolicited proposal under the provisions of the Public-Private Education Facilities and Infrastructure Act of 2002 (PPEA) for a public-private partnership to develop a recreation and hospitality facility on County-owned property in Lorton. This site is a closed municipal solid waste (MSW) landfill which was capped in 1996. The 350-acre site is located adjacent to [Occoquan Regional Park](https://www.novaparks.com/parks/occoquan-regional-park), and the [Workhouse Arts Center](http://www.workhousearts.org/) in the Mount Vernon Magisterial District and is within the [NOVA Arts and Cultural District](http://www.novaartsandculturaldistrict.org/). The County intends to evaluate this unsolicited proposal for further conceptual-phase consideration or may negotiate a comprehensive agreement with the proposer based on the proposal.

In accordance with the [procedures adopted by Fairfax County](https://www.fairfaxcounty.gov/procurement/sites/procurement/files/assets/documents/ppea.pdf) and the provisions of the PPEA, other interested firms or other private entities are invited to submit a competing unsolicited proposal for this project for simultaneous consideration in accordance with this document. One (1) original (duly marked) and ten (10) complete copies of the proposal, together with the required initial review fee of $5,000 shall be delivered to the following address:

Department of Procurement and Material Management

12000 Government Center Parkway, Suite 427

Fairfax, Virginia 22035-0013

Proposals must be clearly identified as a “PPEA Proposal” and received by the Fairfax County Department of Procurement and Material Management, at the above address, **no later than 2:00 P.M., Eastern Daylight Saving Time, on September 12, 2019**. Proposals received in the Office of the County Purchasing Agent after the date and time prescribed herein shall not be considered for contract award and shall be returned to the offeror.

**Active Recreation Uses on Former I-95 Landfill Site**

The County’s vision and criteria for redevelopment of the subject site includes the following:

1. Unique Recreation Facility: Creation of a recreational and/or athletic facility which provides opportunities for both active and passive recreation for residents of the Northern Virginia region. This facility should contain features and amenities which foster the development of programs that complement existing recreational alternatives in the area and serve to expand the range of sport and leisure choices available to the public. Proposals should highlight opportunities and initiatives to enhance revenue and engage in partnerships with other park and cultural facilities in the area. Proposals will also be evaluated on the uniqueness of the development regionally and nationally.
2. Environmental Stewardship, Sustainability, and Educational Experiences: Identification of environmentally sustainable elements to their proposals. These may include, but are not limited to, LEED certification, green technologies, public environmental education components, and alternative or renewable energy generation.
3. Hospitality and Tourism: Support of the [Virginia State Tourism Plan](https://www.vatc.org/wp-content/uploads/2017/06/VirginiaStateTourismPlanVTC3292013.pdf) (VSTP), and complementing one, or more, of the focus area themes identified as primary draws for the Northern Virginia region. The VSTP focus area themes for Northern Virginia include history and heritage, town/city centers, culinary, meetings, nature and outdoor recreation, arts and music, events, sports, industry, and commercial attractions. Proposals should also support Visit Fairfax’s Sales, Marketing, and Business Development Plan, and their efforts to increase sports tourism marketing and assets.
4. Economic Development and Revenue Generation to the County: Maximize revenue to the County through long term ground leases, shared revenue agreements, commission payments, job creation, increased tax revenues, and/or other financial arrangements.
5. Development Team Experience: Development team with extensive experience on similar projects.
6. Community Outreach: A community outreach strategy that includes collaboration and coordination with community members, neighboring properties, and adjacent jurisdictions.

Proposals must also address the following:

* Identification of the projected positive social, economic, and environmental impacts of the project. Social and economic impacts should include but are not limited to community benefits, including the economic impact the project will have on the local community in terms of the additional tax revenue to be generated for the County, the number of jobs generated for County residents and level of pay and fringe benefits of such jobs, the training opportunities for apprenticeships and other training programs for County residents generated by this project, and the number and value of subcontracts generated for County subcontractors.
* Identification of any adverse social, economic, and environmental impacts of the project and specify the strategies or actions to mitigate known impacts of the project.
* Project characteristics, costs and financing, benefit and compatibility with the community and the public at large, as described in the County’s PPEA Guidelines and Procedures.

Questions regarding this document should be submitted to the attention of Scott Sizer, P3/Joint-Ventures Policy Coordinator, Fairfax County, at the following e-mail address: scott.sizer@fairfaxcounty.gov.

Copies of the unsolicited proposal, subject to the provisions of the Virginia Freedom of Information Act and section 56-575.4G of the PPEA, are posted with this document at: <https://www.fairfaxcounty.gov/procurement/ppea> and available in hardcopy for review at the Department of Procurement and Material Management.

Unsolicited proposals submitted pursuant to this notice hereby incorporates the procedures outlined in the “[Fairfax County Procedures Regarding Requests Made Pursuant to the Public-Private Education Facilities and Infrastructure Act of 2002](https://www.fairfaxcounty.gov/procurement/sites/procurement/files/assets/documents/ppea.pdf)” dated March 30, 2009 and Article 4 of the “Fairfax County Purchasing Resolution” entitled “Bidder/Contractor Remedies” dated July 1, 2018. Copies of these documents may be accessed by going to the Department of Procurement and Material Management’s Web site at: <https://www.fairfaxcounty.gov/procurement/>, or you may call (703) 324-3201.

Hyperlinks:

1. Occoquan Regional Park: <https://www.novaparks.com/parks/occoquan-regional-park>
2. Workhouse Arts Center: <http://www.workhousearts.org/>
3. NOVA Arts and Cultural District: <http://www.novaartsandculturaldistrict.org/>
4. Fairfax County PPEA Guidelines: <https://www.fairfaxcounty.gov/procurement/sites/procurement/files/assets/documents/ppea.pdf>
5. Virginia State Tourism Plan:   
   <https://www.vatc.org/wp-content/uploads/2017/06/VirginiaStateTourismPlanVTC3292013.pdf>
6. Fairfax County Sports Tourism Task Force:  
   <https://www.fairfaxcounty.gov/springfield/sports-tourism-task-force>

Attachments:

1. Map
2. Topographic map