

REQUEST FOR DEVELOPER QUALIFICATIONS AND PROPOSALS (“RFQ/P”)



The City of Suisun City is requesting qualifications and proposals for:

**Development Opportunity
34 acres at NW Corner of Highway 12 & Marina Boulevard**

RFQ/P ISSUE DATE:

Wednesday, August 19, 2026

RFQ/P SUBMITTAL DUE DATE:

Wednesday, October 7, 2026, by 5:00 PM PST

TABLE OF CONTENTS

Contents

1. Introduction and Background.....	3
City Vision for the Site	3
City of Suisun City	5
Overview of Site	6
Infrastructure and Roadway Improvements	8
Travis Air Force Base Land Use Compatibility.....	8
Overview of Development Opportunity.....	15
2. Submittal Requirements	18
Submittal Overview.....	18
Qualifications and Proposal Content.....	18
Submittal Date	20
Submittal Quantity and Contact.....	21
3. Disclosures	21
4. Evaluation Criteria, Procedures, and Tentative Timeline	22
Evaluation Criteria.....	22
Award Procedures.....	23
Tentative Timeline	24
5. Additional Documentation and Contact Information.....	24

*DEADLINE FOR SUBMITTAL: **Wednesday, October 7, 2026, by 5:00 PM PST***

1. Introduction and Background

City Vision for the Site

The City of Suisun City (“City”) and the Suisun City Housing Authority (“SCHA”) own approximately 34 acres of vacant, undeveloped property, with the exception of an existing above-ground water storage tank, located north of Highway 12 and west of Marina Blvd. in the City (“Site”). This large and underutilized property is zoned for commercial development and is a freeway- and downtown adjacent development opportunity in the City.

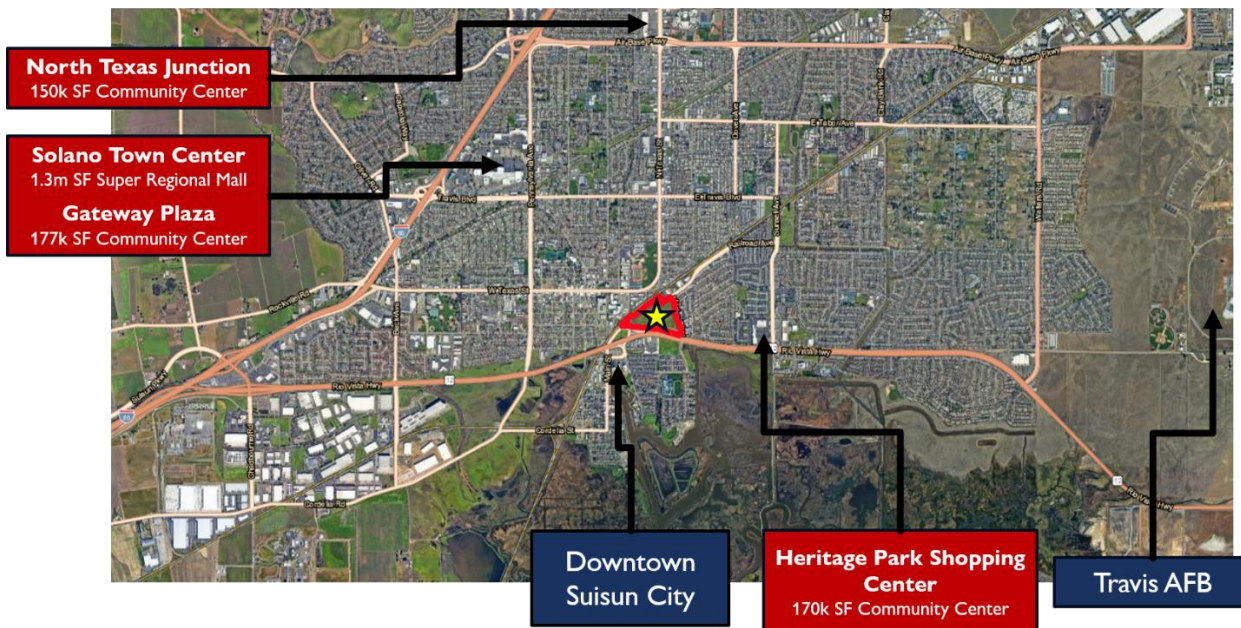
The Site is designated as Downtown Commercial in the Waterfront Specific Plan (November 2016, as amended by Ordinance No. 751, September 2018) (“WDSP”), and is intended to accommodate primarily retail, medical health care facilities, and commercial services, but also to allow for complementary office, civic, and recreational uses. The City envisions the Site as a key opportunity in the City. The existing zoning does not currently permit residential use; the City’s potential partnership with interested parties seeking to develop non-commercial / mixed-uses would require appropriate entitlements, such as a General Plan / Specific Plan / Zoning amendments, as well as community infrastructure / amenity / benefit considerations, negotiated through a Development Agreement process. Additionally, the Site has a restrictive covenant that generally requires that a minimum of 15% of residential units on the Site be income restricted for lower-income households. City intends to sell Site as-is and without modification to the current zoning.

The City is seeking proposals for a qualified developer(s) to purchase and develop the Site that can enhance the local community and deliver measurable community benefits through thoughtful site planning, high-quality architecture, and integration of public space, while achieving the goals and vision of the Waterfront District Specific Plan.

Figure 1: Aerial of Subject Site



Figure 2: Regional Map



City of Suisun City

Located in central Solano County, City is a historic waterfront community positioned at the crossroads of the San Francisco Bay Area, the Sacramento Valley, and the greater Northern California region. The City is home to approximately 29,600 residents and benefits from a strategic location adjacent to Fairfield, near Travis Air Force Base, and along the State Route 12 / Interstate 80 regional transportation corridor. The City was incorporated in 1868 as California's 30th city, and is a General Law City operating under a Council/Manager form of government.

The City's location along State Route 12, approximately three miles east of Interstate 80, places the Site within a high-visibility regional corridor serving local residents, commuters, visitors, freight movement, and traffic moving between the Bay Area, Napa Valley, Sacramento, and the Delta. Ongoing and planned improvements to the I-80/I-680/SR-12 interchange are intended to improve safety, travel times, and regional connectivity, further reinforcing Suisun City's position as an accessible location for commercial investment. State Route 12 sees traffic counts of ~35,000 – 45,000 average daily vehicles near the Site.

The City combines small-city character with significant regional access, including a marina providing watercraft access to Grizzly Bay, Suisun Bay, San Pablo Bay, and the San Francisco Bay. The Suisun-Fairfield Train Depot serves as a multimodal transportation hub, with Amtrak Capitol Corridor service connecting City to Sacramento, Davis, Oakland, San Jose, and other major Northern California destinations. The station is located near the historic downtown and waterfront, with connections to regional bus services and other mobility options, reinforcing City's role as an accessible location for residents, workers, visitors, and businesses.

The City is also distinguished by its waterfront setting and relationship to the Suisun Marsh, one of the most significant ecological landscapes in California. The City Marina includes berthing slips, a guest dock, boat launch facilities, and direct access through the Suisun Channel to the California Delta and San Francisco Bay. The nearby Suisun Marsh comprises approximately 85,000 acres of tidal marsh, managed wetlands, and waterways and is recognized as the largest remaining wetland around San Francisco Bay. These natural assets support boating, kayaking, fishing, bird watching, eco-tourism, and other visitor-serving activities that contribute to City's identity and economic potential.

Suisun's Downtown Waterfront District serves as a local and regional destination, offering restaurants, shopping, entertainment, events, and access to outdoor recreation. The Waterfront District has been marketed as a walkable Solano County destination with dining, shopping, water-oriented activities, and year-round events, including concerts, car shows, holiday programming, and community celebrations. These assets provide an important foundation for continued investment in visitor-serving, commercial, and placemaking-oriented development. Further, the area is a designated Priority Development Area (PDA) by the Association of Bay Area Governments (ABAG), which could provide for special opportunities for grants and other sources of funding

Economic development, fiscal sustainability, and strategic reuse of underutilized land are key City priorities. The City's 2020–2025 Strategic Plan identifies goals to revitalize the Downtown Waterfront District, develop a sustainable economy, attract small and medium-sized businesses, create jobs, determine the economic viability of specific land uses, and activate underutilized land over time. The City's 2025 Legislative Platform further identifies implementation of the highest and

best use of the 34-acre Site as a key economic development priority, along with attracting new investment, supporting business retention and expansion, leveraging public-private partnerships, and strengthening regional competitiveness.

The Site represents one of Suisun's most significant near-term opportunities to advance these objectives. With freeway/highway visibility, regional access, and existing commercial zoning, the Site is well-positioned for a development concept that can expand the City's commercial base, attract private investment, generate jobs, enhance local revenues, and create a stronger gateway presence. While the City may consider long-term land use flexibility where appropriate and consistent with City objectives, this RFQ/P is focused on identifying qualified development teams capable of delivering a feasible, high-quality commercial or mixed-use commercial development concept that responds to the Site's market position and advances the City's economic development goals. The existing zoning does not currently permit residential use; the City's potential partnership with interested parties seeking to develop non-commercial / mixed-uses would require appropriate entitlements, such as a General Plan / Specific Plan / Zoning amendments, as well as community infrastructure / amenity / benefit considerations, negotiated through a Development Agreement process.

The City seeks a development partner with the experience, financial capacity, and implementation approach necessary to transform this important public asset into a catalytic project. The successful development concept should balance market feasibility, high-quality design, fiscal benefit, community compatibility, and long-term value creation for City, while focusing on the interconnectedness to downtown Suisun and the region as a whole.

Overview of Site

The City invites experienced developers to submit qualifications for an opportunity to acquire and develop the Site which is comprised of five publicly-owned parcels located north of Highway 12 and west of Marina Blvd. The City will accept proposals to purchase the Site "As Is".

Pursuant to Cal. Gov't Code §§ 54220, et seq. (Surplus Land Act, "SLA"), on October 21st 2025, the City, by Resolution 2025-124 declared the subject Site as "surplus land." The City received an approval letter from the California Department of Housing and Community Development ("HCD") on February 26, 2026, that it has complied with the SLA and can proceed with the disposition of the Site. It should be noted that as a condition of the SLA, an affordable housing covenant regarding future residential development will be recorded against the subject Site. The covenant will state that if ten (10) or more residential units are developed on the subject Site, then not less than 15% of the total number of units must be income restricted to lower income households.

The Site is a freeway-adjacent property located in close proximity to Downtown Suisun between Marina Blvd and Main Street, as well as the train station and transit hub.

APN	Ownership	Est. Lot Size (AC)	Designation	Zoning	Existing Use
0030-295-030	City of Suisun City	1.50	Downtown Commercial	Downtown Waterfront Specific Plan	Vacant / Undeveloped
0030-230-280	City of Suisun City	1.06	Downtown Commercial	Downtown Waterfront Specific Plan	Vacant / Undeveloped
0030-230-310	City of Suisun City	1.63	Downtown Commercial	Downtown Waterfront Specific Plan	Vacant / Undeveloped
0030-230-290	Housing Authority	15.42	Downtown Commercial	Downtown Waterfront Specific Plan	Vacant / Undeveloped
0030-230-370	Housing Authority	14.56	Downtown Commercial	Downtown Waterfront Specific Plan	Vacant / Undeveloped

The Site has a total land area of approximately 34.17 +/- gross acres. However, not all gross acreage is designated Downtown Commercial or available for commercial development. Portions of the Site, including the Central County Bikeway and drainage canal corridor along the southern boundary and the existing water storage tank area are expected to be retained by the City or other partner agencies or encumbered by easements. In addition, the planned Railroad Avenue extension will require a minimum 96-foot right-of-way dedication across a portion of the Site (WDSP § 4.1.3 and Figure 4-3). The estimated net developable acreage, after accounting for these constraints, is between approximately 28 and 30 acres. Respondents should independently verify developable acreage through their own due diligence and should not rely solely on the gross acreage figures stated herein. The Site is bound by Highway 12 and the Central County Bikeway to the south, Marina Blvd to the east, railroad tracks along the northwest side of the Properties. The Site is generally vacant, with the Central County Bikeway running along the southern portion of the Site and a water tank also located on the southern portion of the Site.

The parcels that make up the Site are designated Downtown Commercial and zoned pursuant to the Waterfront District Specific Plan. According to the Waterfront District Specific Plan (“WDSP”) (November 2016), the Downtown Commercial area is intended to accommodate primarily retail and commercial services, but also allows complementary office, civic, and recreational uses. As previously introduced, this designation does not currently permit residential use. Therefore, if any interested parties seek to develop housing on the Site, appropriate entitlements would be required, such as General Plan, Specific Plan, and/or Zoning amendments. For information regarding the DC zone development standards applicable to the Site, including building height limits, floor area ratios, setback requirements, and applicable design standards, please refer to the WDSP Chapter 6 and applicable tables. For information related to the potential for environmental constraints or considerations, please refer to the City of Suisun website where the 2035 General Plan, WDSP, General Plan Technical Background Reports, and 2035 General Plan Environmental Impact Report (links provided at the end of this document).

The City or other partner agencies may retain some portions of the Site for public use / infrastructure, such as easements, infrastructure, roads / pathways, utilities, and relocation the existing water tank. Those details would be contemplated and assessed during discussions with any potentially interested parties.

Environmental Conditions and CEQA. The City is not aware of any material environmental conditions affecting the Site beyond those described herein. However, there was a Letter of Biological Findings prepared November 9, 2009, a Wetlands Assessment prepared November 9, 2009, a Phase I prepared November 17, 2009, and a Phase II prepared December 1, 2009, respectively, which are included as attachments. In addition, as part of a feasibility study for the Railroad Avenue extension, an environmental analysis is being prepared and will assess potential environmental impacts of the right-of-way anticipated for a future roadway extension. The City has determined that the disposition of the Site is categorically exempt from CEQA review pursuant to CEQA Guidelines Section 15312 (Surplus Government Property Sales). The selected developer will be responsible for all project-level environmental review under CEQA, including preparation of any required environmental documents, and for all associated costs. The City's 2035 General Plan Environmental Impact Report (certified 2015) and the WDSP Specific Plan Consistency Analysis are on file with the Development Services Department and available upon request.

Infrastructure and Roadway Improvements

The WDSP (Section 4.1.3 and Figure 4-3, as amended by Ordinance No. 751) identifies the following planned roadway improvement to serve the Site: extension of Railroad Avenue as a four-lane divided arterial with bicycle lanes and a minimum 96-foot right-of-way, from Marina Boulevard to the Denverton Road/Main Street extension. The City anticipates that on-site roadway infrastructure, including the Railroad Avenue extension, will be a developer obligation to be negotiated and documented in the Exclusive Negotiating Agreement and Disposition and Development Agreement. Note: Suisun City Public Works is currently working with a consultant on the roadway alignment and environmental analysis for the Railroad Avenue extension. Respondents are encouraged to contact the Public Works Department for the most current status.

Travis Air Force Base Land Use Compatibility

Development on the Site is subject to the Travis Air Force Base Land Use Compatibility Plan (TAFB LUCP), adopted by the Solano County Airport Land Use Commission, as required by the WDSP (Section 7.1.3) and the Suisun City Zoning Code (Section 18.20.060). The Site falls within Zone D of the ALUC Plan. Respondents should review the TAFB LUCP for applicable use restrictions, height limitations, and noise attenuation requirements. Projects on the Site may require a consistency determination from the Solano County Airport Land Use Commission. The current TAFB LUCP is available at https://content.solanocounty.gov/sites/default/files/2025-05/Travis%20AFB%20LUCP%20%282024%29_0.pdf

Figure 3: Site Aerial Maps



Waterfront District Specific Plan

The Site is located within the WDSP area and generally corresponds to one of the Specific Plan's key opportunity areas within District 1: Western Marina Boulevard and Highway 12. The WDSP identifies this district as containing large vacant or underutilized parcels along both sides of State Route 12, including a vacant commercial property north of Highway 12, bounded generally by the railroad tracks to the west and Marina Boulevard to the east.

The WDSP provides the community-based land use, circulation, development standards, and design framework for Suisun City's historic downtown, waterfront, and adjacent opportunity areas. Originally adopted in 1983 and comprehensively amended in 1999, the Plan was updated in 2016 and further amended by Ordinance 751 in September 2018 to better align with the City's General Plan, reinforce the Waterfront District as a Priority Development Area, encourage infill development near fixed transportation facilities, and expand the planning area to include properties north of Highway 12.

The WDSP is intended to guide the long-term evolution of the Waterfront District as Suisun City's social, cultural, commercial, and visitor-serving core. The Plan emphasizes strategic development of vacant and underutilized land, downtown shopping and services, daytime and nighttime activity, transit-oriented development near the Suisun-Fairfield Train Depot, multimodal connectivity, and improved linkages between regional transportation assets and the Downtown Waterfront.

For the Site and surrounding District 1 area, the WDSP identifies a vision for a walkable, mixed-use, commercial and entertainment district with enhanced roadway connections, bicycle trail connectivity, and gateway improvements along Highway 12. The Specific Plan designates the applicable opportunity area for Downtown Commercial uses and identifies potential improvements such as the extension and realignment of Railroad Avenue, a new roadway network connecting to surrounding streets, potential connections toward Fairfield, new bicycle trail connections to the Central County Bikeway, and landscaped entry/gateway features along Highway 12 advertising Downtown Suisun City.

The preliminary objectives and guiding concepts of the WDSP relevant to this RFQ/P include the following:

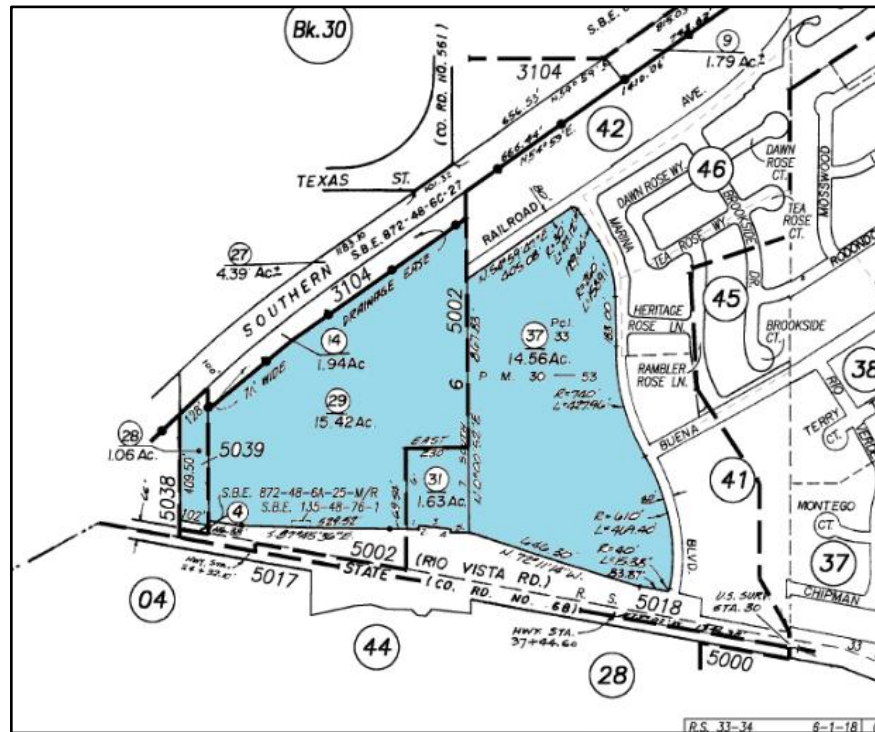
- Strengthen the economic viability of the Waterfront District and the City as a whole by attracting private investment, expanding commercial activity, such as medical health facility, and leveraging the Waterfront District's position as one of Suisun City's key economic development assets.
- Create a stronger gateway into Downtown Suisun City through high-quality development, landscaping, signage, vertical architectural features, public art, and other design elements that improve the visual experience along Highway 12 and Marina Boulevard.
- Support commercial, a medical health facility, community-serving recreational entertainment uses (i.e. movie theater, skating rink, golf simulator and/or putting green, etc.) , visitor-serving, and complementary uses that can generate activity, attract customers and visitors, create jobs, and reinforce the Downtown Waterfront as a regional destination.

- Improve connectivity between the Site, Downtown, the waterfront, the Suisun-Fairfield Train Depot, and surrounding regional transportation facilities, including enhanced pedestrian, bicycle, vehicle, and transit connections.
- Establish a walkable, pedestrian-oriented commercial environment through public spaces, plazas, courtyards, outdoor dining areas, shaded walkways, pedestrian furnishings, and other placemaking improvements that support commercial patronage and district vitality.
- Promote high-quality site planning and architectural design that clusters buildings to support a pedestrian-friendly shopping environment, orients buildings toward streets and public spaces, marks key intersections and gateways, and avoids blank or inactive building frontages.
- Coordinate infrastructure, access, stormwater, and flood-control considerations with applicable agencies and adjacent jurisdictions, including the County of Solano and City of Fairfield, as appropriate.
- Ensure the process includes public outreach and input during site planning and desired outcomes.

The City intends for this developer solicitation and the ultimately selected development concept to be generally consistent with the WDSP's vision for the Site as a commercially and/or mixed-use oriented gateway opportunity. While the broader Specific Plan includes mixed-use and residential concepts in certain portions of the Waterfront District, this RFQ/P is focused on identifying qualified development teams capable of delivering a feasible, high-quality commercial, medical facilities and offices, entertainment, hospitality, retail, restaurant, medical, service, or other complementary development concept that advances the City's economic development, placemaking, and fiscal sustainability objectives. The City's potential partnership with interested parties seeking to develop non-commercial / mixed-uses would require appropriate entitlements, such as a General Plan / Specific Plan / Zoning amendments, as well as community infrastructure / amenity / benefit considerations, negotiated through a Development Agreement process.

Figure 4: Assessor Maps

Highway 12 and Marina Blvd (0032-230-280, 0032-230-290, 0032-230-310, 0032-230-370):



Highway 12 and Marina Blvd (0030-295-030):

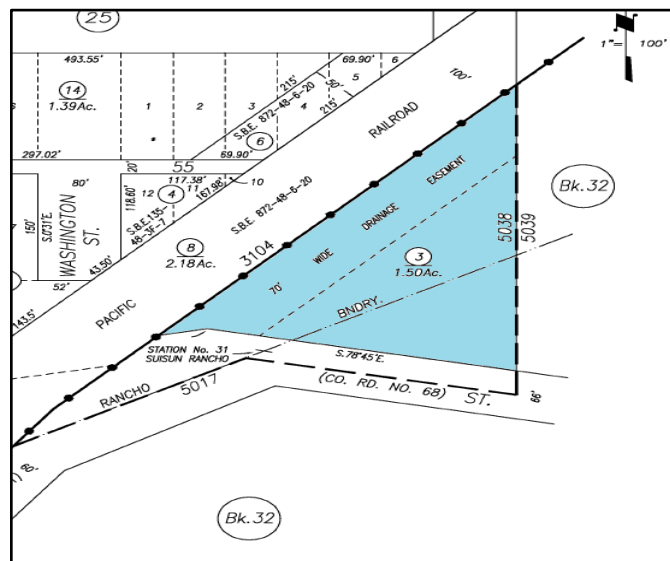
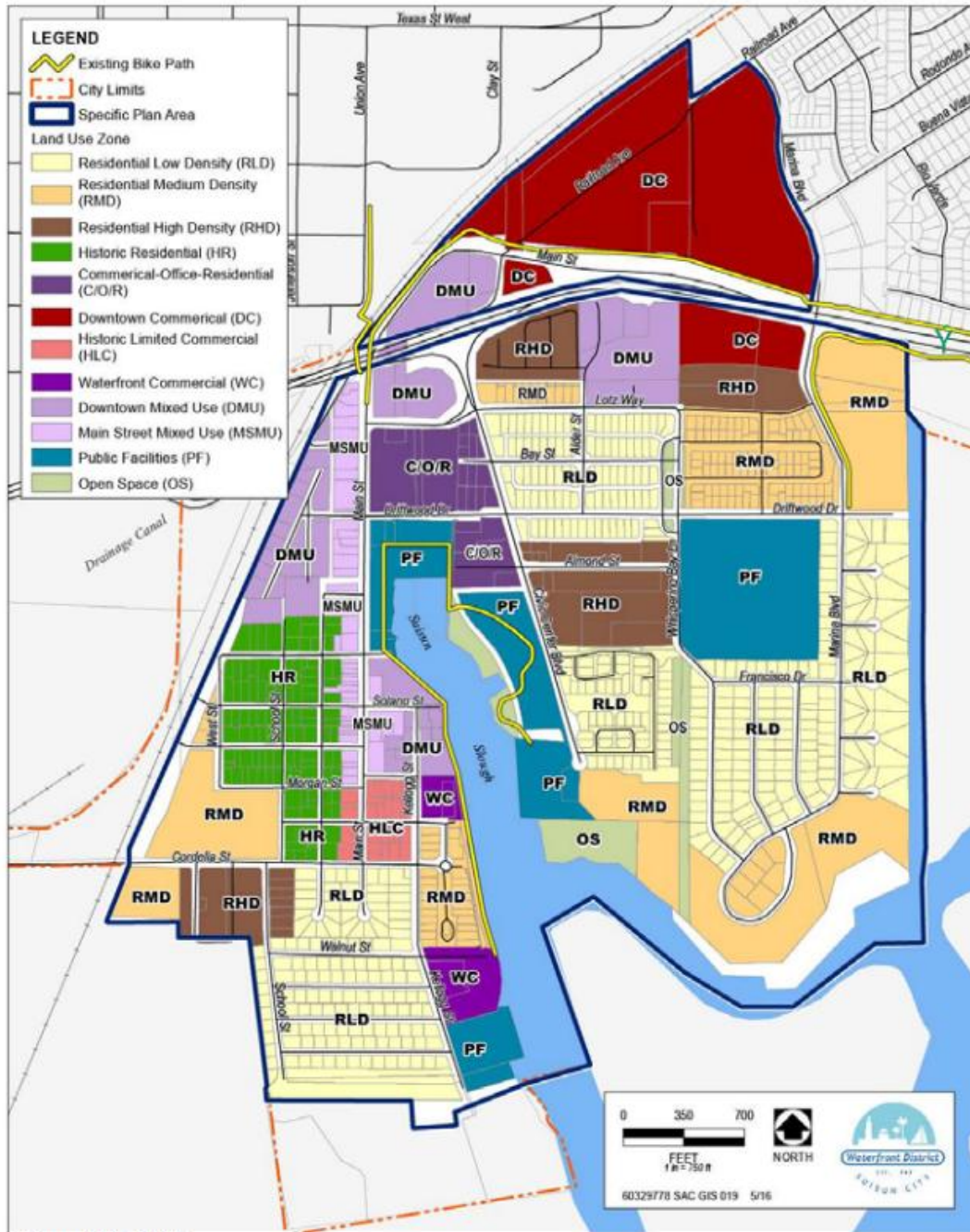
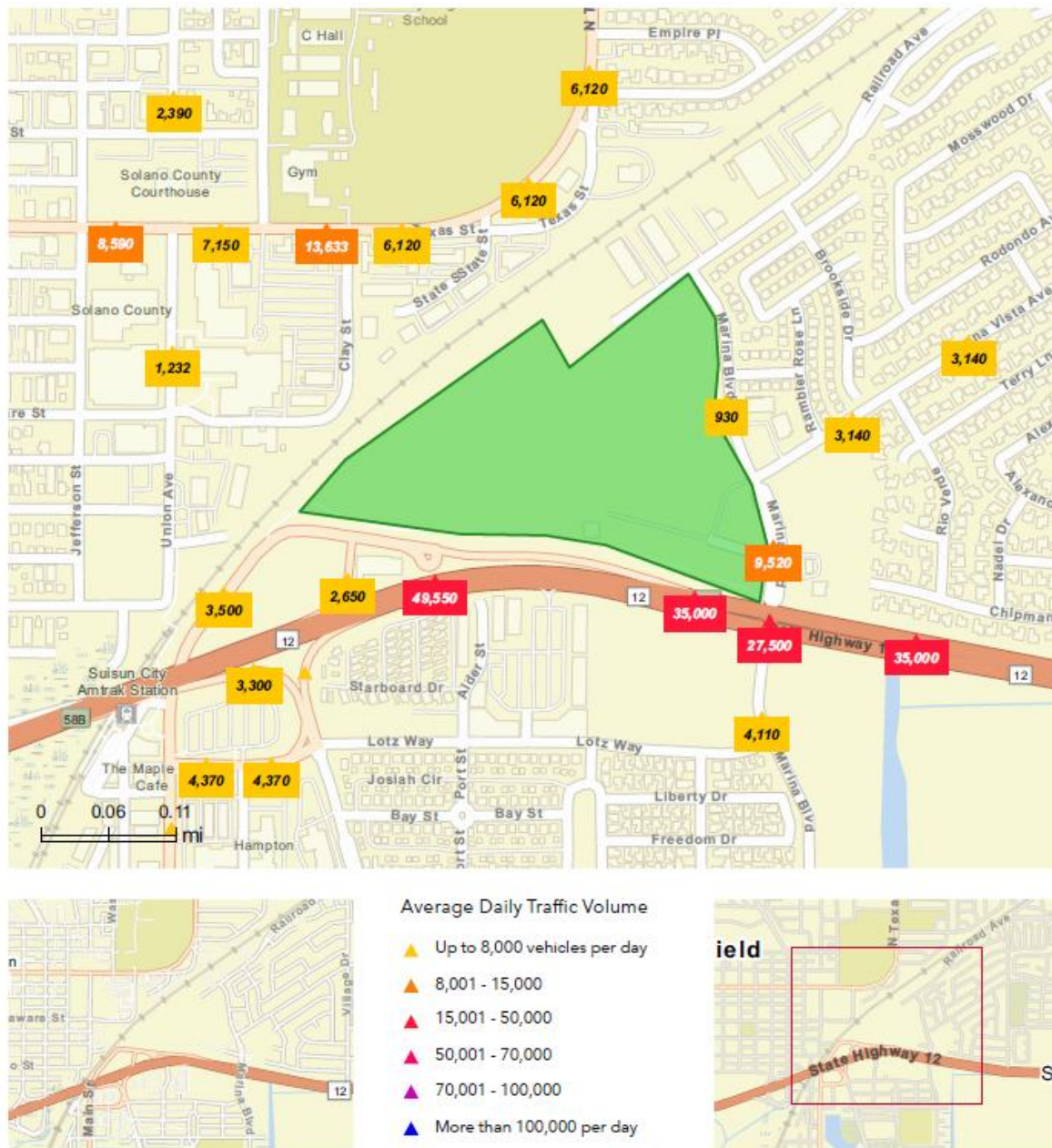


Figure 5: Land Use Map – Waterfront District Specific Plan (City)



Source: AECOM 2015

Figure 6: Traffic Count Map (ESRI)



 Source: Traffic Counts (2025)

© 2026 Esri

Overview of Development Opportunity

The Site is designated as Downtown Commercial in the Downtown Waterfront Specific Plan, and is intended to accommodate primarily retail, medical, and commercial services, but also to allow for complementary office, civic, and recreational uses. City and Housing Authority intends to sell Site as-is..

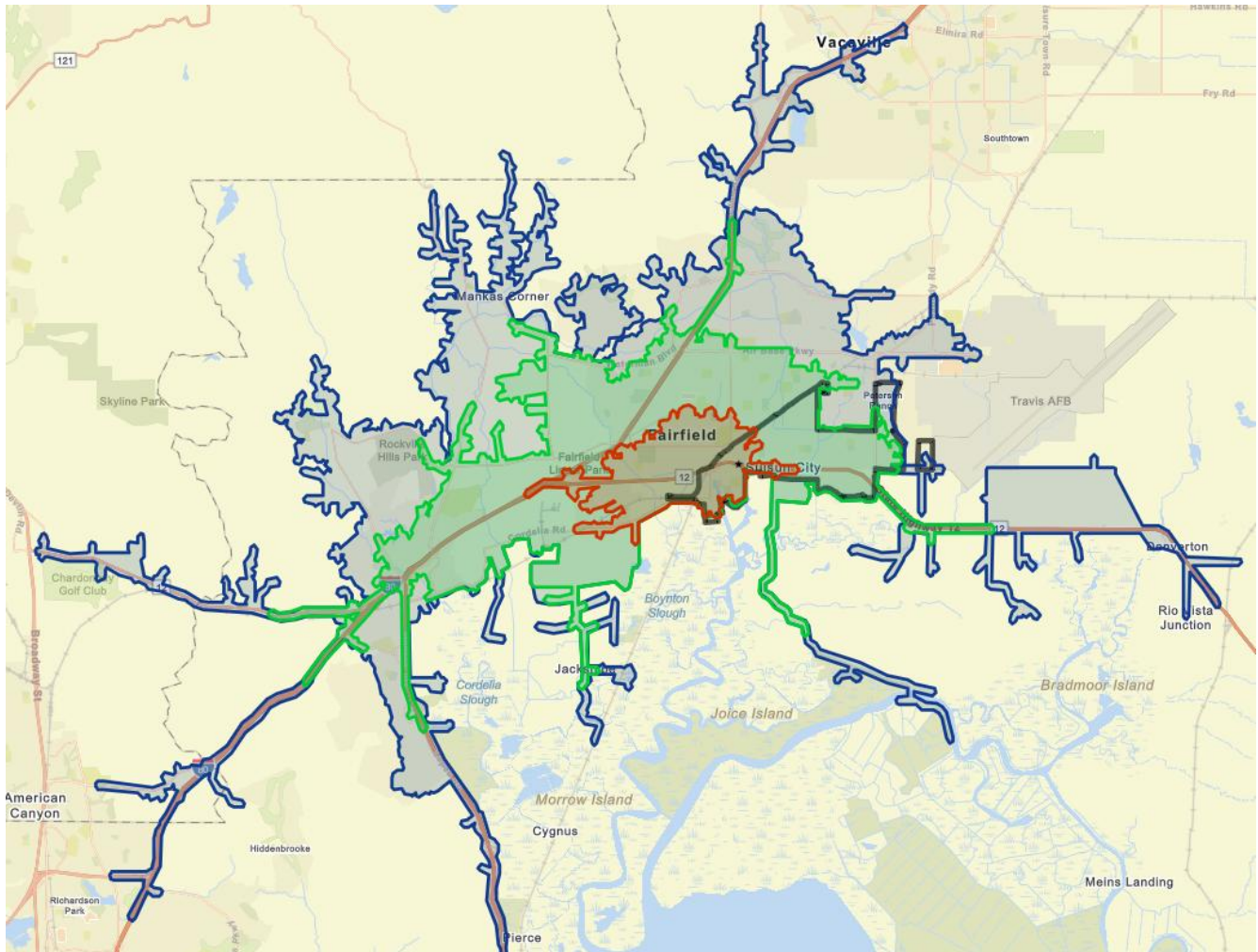
The City is seeking proposals for a qualified developer to purchase and develop the Site that can enhance the local community and deliver measurable community benefits through thoughtful site planning, high-quality architecture, and public space integration.

The City intends for this developer solicitation and the ultimately selected development concept to be generally consistent with the WDSP's vision for the Site as a commercially oriented gateway opportunity. While the broader Specific Plan includes mixed-use and residential concepts in certain portions of the Waterfront District, this RFQ/P is focused on identifying qualified development teams capable of delivering a feasible, high-quality commercial, entertainment, hospitality, retail, restaurant, service, medical, or other complementary development concept that advances the City's economic development, placemaking, and fiscal sustainability objectives. The City's potential partnership with interested parties seeking to develop non-commercial / mixed-uses would require appropriate entitlements, such as a General Plan / Specific Plan / Zoning amendments, as well as community infrastructure / amenity / benefit considerations, negotiated through a Development Agreement process.

The City desires that the selected qualified developer(s) consider the following: potential uses for the Site; plan and code consistency; potential entitlements needed; community engagement; and economic outcomes.

A Regional Map and Street Perspectives for the Site are provided on the following pages. Map sources: City, ESRI (regional and traffic count maps), ParcelQuest and Google Maps (aerial maps and street perspectives).

Figure 7: Regional Map and Demographics (ESRI)



2025	Drive Times			City of Suisun City
	5 Minutes	10 Minutes	15 Minutes	
Population	16,000	84,400	140,200	29,100
Households	5,240	27,920	46,460	9,390
Avg. HH Income	\$85,400	\$111,000	\$129,600	\$120,900

Figure 8: Street Perspective Photos (Google Maps)

View of Site from Main Street, looking north east



View of Site from intersection of Highway 12 and Marina Blvd, looking north west



View of Site from Railroad Ave, looking south



2. Submittal Requirements

Submittal Overview

The City reserves all rights regarding this solicitation, including, but not limited to, the right to amend or modify this RFQ/P, reject all proposals, or extend any dates. Should the City not receive qualified proposals of interest by a submittal deadline, it reserves the right to extend that deadline until qualified proposals of interest are received.

Respondents are responsible for ensuring submittals are received by the City. All materials submitted during any part of the selection process become the property of the City. The respondent may designate portions of its submittals that contain proprietary data as “confidential,” but the City cannot guarantee that it will be able to legally enforce such confidentiality. Submittals, including confidential-designated materials, may be subject to disclosure under the California Public Records Act (Gov. Code § 7920 et seq.). The City will seek to assert applicable exemptions, including the trade secret and financial data exemptions (Gov. Code §§ 7927.700, 7927.705), for properly designated materials. The City will provide respondents with reasonable advance notice before disclosing any confidential-designated material, affording respondents an opportunity to seek a court order preventing disclosure. Confidentiality protections, to the extent available, expire upon final developer selection or execution of an Exclusive Negotiating Agreement, whichever occurs first.

The City shall not be responsible for any costs and/or obligations incurred by and/or on behalf of a potential developer in preparing, submitting, or otherwise participating in any part of this RFQ/P, the selection, documentation, or the development process in its entirety. The City reserves the right to request clarification or additional information from respondents. Information included in this RFQ/P is believed to be accurate but should be independently verified by potential respondents prior to reliance upon.

Qualifications and Proposal Content

The City’s top priority is to select a qualified / experienced development partner(s) to design and build a quality development project that will be synergistic and supportive of adjacent and other land uses near the Site. The evaluation criteria will consider a prospective developer’s recent experience and financial wherewithal in working on projects of similar size, scope, and quality. Section 4 of the RFQ/P describes the evaluation criteria in greater detail.

The evaluation and selection process will include two rounds as follows:

1. **Round One (Request for Qualifications)** – Respondents shall provide the information that follows in this Section. Once the Review Committee has the opportunity to evaluate each response, some or all respondents may be invited to an in-person interview Site Visit (upon request) and subsequently participate in **Round Two**.
2. **Round Two (Request for Proposals)** – Respondents selected to advance to **Round Two** will be notified via email and a term sheet will be requested by the City. This round may include, but is not limited to, a Letter of Intent (“LOI”) from the developer that includes a specific project description, pricing and financial terms, entitlement and project schedule, performance benchmarks, evidence of project feasibility/financing, and other information as appropriate.

Respondents shall provide the following information for **RFQ Round One** of the evaluation process:

1. **Letter of Introduction** – Include a summary of the respondent’s basic qualifications, development experience, past and current project experience of similar nature and size, and reasons for interest in this opportunity. The letter must identify the respondent’s interest for development and be signed by a principal or authorized officer including a statement that the officer may make legally binding commitments for the entity.
2. **Detailed description of potential conceptual project** – Include sufficient information as to proposed / potential uses, program elements, tenants, and/or concept / architecture to give City Staff enough information to have an idea of what the final development could contain and look like. Supporting market data, concept plan, conceptual activation, high-level approach to public access / relation to public realm, pedestrian / multimodal connectivity, and collateral materials are encouraged to provide support for the proposed concept.
3. **Team Members** – Identify members of the development team and provide a brief description of each team member’s role including the following:
 - Principals involved in the Project.
 - Resumes of key team members.
 - A description of team member’s proposed role and relevant experience with projects of similar nature and size and experience in and familiarity with development in Suisun City or surrounding areas.
 - An organizational chart.
 - Designation of lead contact for the team.

4. **Relevant Project Experience** - A summary of current and previous experience of the team with regard to projects comparable both in size and uses. As appropriate, this information should include a project description, photos or site plans if available, land uses, dates completed, developer role, cost/value, financing sources, duration of development processes, role of current employees in the project, existing status as to ownership and leasing of current developments, percent owned since project completion, and volume sold/leased. Additionally, please identify similar completed projects in the area that can be visited and provide a name and contact information.
5. **Project Approach** - A high level summary of the team's approach and anticipated timing related to design, entitlements, permitting, financing, development, and operation. Provide examples of processes employed in other similar projects. The City prefers a fee simple sale of the Site. Include a high-level description of the proposed transaction approach and the team's experience negotiating public-partner agreements (e.g., ENA, DDA/DA) and delivering public benefits.
6. **Financial Data** - A summary of the potential developer/development entity's capability to source the capital necessary to successfully fund and/or finance the proposed concept. If selected to advance to **Round Two**, a description of the anticipated financing structure to be utilized to finance the anticipated project and specific evidence will need to be provided to support proof of the ability to fund a project of this size.
7. **References** - No less than three references (name, title, entity, telephone number and contractual relationship to respondent) that may be contacted with respect to current and past project experience. Additionally, a reference list with contact information for public sector officials and staff involved in the previous projects identified as examples of Relevant Project Experience.
8. **Litigation History with Public Agencies** – Provide information as to any litigation that any developer/development entity that comprises the overall team has had with public agencies over the last 10 years. Include the status/resolution and whether the matter involved land use, permitting, CEQA, or contract disputes.

Submittal Date

Please return qualifications as part of **RFQ Round One** for review **by Wednesday, October 7, 2026, at 5:00 p.m. Pacific Time** to the contact listed below. If the City is not satisfied with the number and quality of submittals received, the City may issue a notification to developers to continue to submit or resubmit qualifications.

Submittal Quantity and Contact

Please provide one (1) electronic version to: Ricky Caperton, AICP, Development Services Director, rcaperton@suisun.com (City of Suisun City) and khira@kosmont.com (Kosmont Companies, Consultant to City).

Letter / email can be addressed to:

Ricky Caperton, AICP

Development Services Dir.

City of Suisun City

701 Civic Center Blvd.

Suisun City, CA 94585

3. Disclosures

1. The City reserves all rights to modify or terminate the selection process or not select a developer at all. This RFQ/P and selection process does not constitute any type of offer and creates no contractual or other liability to the City. There is no guarantee that a ground lease or sale will be consummated, or that a project will be reviewed or accepted pursuant to this RFQ/P.
2. Two of the five parcels comprising the Site (APNs 0030-230-290 and 0030-230-370, totaling approximately 29.98 acres) are owned by the Suisun City Housing Authority (“Housing Authority”), a separate legal entity from the City. Disposition of the Housing Authority parcels will require separate approval by the Housing Authority Board of Commissioners, in addition to City Council approval of any City-owned parcel disposition. Transaction documents (including any Exclusive Negotiating Agreement, Disposition and Development Agreement, and Housing Authority and Development Agreement) will require execution by both the City and the Housing Authority. The City and Housing Authority have each complied with the Surplus Land Act (Gov. Code §§ 54220 et seq.) with respect to their respective parcels. Respondents should factor the dual-approval governance structure into their proposed project timelines.
3. The development standards provided in the RFQ/P are subject to change.

4. Evaluation Criteria, Procedures, and Tentative Timeline

Evaluation Criteria

The following criteria will be used as the primary basis for evaluating developer responses as part of **RFQ Round One**:

- Demonstrated financial capacity and prior development experience, including equity/debt structures, successful delivery of comparable projects, and experience with public-partner transactions and ENA and DDA negotiations with public agencies in California.
- Track record of developing large commercial properties of similar size / magnitude of the Site with reputable brands / operators and high-quality architecture, design, and engineering teams.
- Experience navigating entitlements, including City land-use review, as well as experience managing permitting, compliance, and enforcement environments.
- History of ownership, development, and operations, robust community engagement, and constructive partnerships in other jurisdictions.
- Clear statement of vision for the Site, including how the proposed team views the Site's potential and its role in Suisun City's economy.

In addition to the criteria above, the following criteria will be used as the primary basis for evaluating selected developer responses as part of **RFP Round Two**:

- **Design & Site Plan:** Preliminary site and floor plans, land uses, massing/elevations, amenities, program, and placemaking.
- **Brand/Tenant/Operator & Quality:** Identification of the intended brand(s) or operator tier, the list of potential brands/operators that will be solicited, and the anticipated quality, service level and price positioning suitable for the Site.
- **Resilience & Site Infrastructure:** Demonstrated understanding of Site infrastructure needs and feasible design strategies that are consistent with City policies / plans.
- **Financials & Schedule:** Realistic development pro forma (land economics, construction costs), and operating pro forma (market assumptions, rate of returns), proposed land purchase price or ground lease terms, and a realistic proposed development schedule with key milestones.
- **City Cost Recovery (ENA Deposit):** Provision of an ENA deposit sufficient to cover City's legal and consultant costs, associated with ENA preparation and negotiation, with reconciliation at ENA execution and augmentation if needed.

The City may request additional information. The order of presentation of the above criteria does not necessarily denote the specific importance of the same.

Award Procedures

Note: Consultant will assist City in the process and vetting of applications but *will not* make any recommendations to the City Council about developer selection. Consultant *will not* act as City staff or a designated “employee” to the City and *will not* make governmental decisions. City staff, however, may make recommendations to the City Council and the Council will make the final decision at its sole discretion.

1. A committee, comprised of City staff and/or up to five (5) non-staff stakeholders (the “Review Committee”), will evaluate responses to **Round One** of this RFQ/P.
1. Next, interviews with top respondents will be set up to take place before the Review Committee. Using this information, the Review Committee shall make selections for respondents to advance to **Round Two** based on the Review Committee’s evaluation of these interviews and the respondents’ submittal.
2. The Review Committee will notify respondents but confirm with those that have been selected to advance to **Round Two**. Those selected to advance to **Round Two** will be given the opportunity to meet with staff to discuss project approach and execution and to better understand the City’s expectation in terms of design, quality, and offsite improvements before submitting a response as part of **Round Two**. Staff will clarify what the preliminary and non-binding LOI shall cover.
3. The Review Committee will vet project concepts and the LOI responses to **Round Two** of this RFQ/P based on their judgment as to which proposals best satisfy the objectives expressed by the City, as well as provide a desired potential development project and financial return for the City. The Review Committee shall present the evaluation results to the City Council. The City Council will then make the final selection decision with the top-ranked qualified respondent with the intent of conducting further negotiations.
4. As appropriate, the selected development team must comply with statutory and administrative requirements pertaining, but not limited to, zoning ordinances, subdivision requirements, fee schedules, and other applicable City, County, State, and Federal codes and ordinances.

Tentative Timeline

- RFQ/P released on Wednesday, August 7, 2026.
- Responses to **Round One** of RFQ/P due on Wednesday, October 7, 2026, at 5:00 p.m. PST.
- Evaluation of **Round One** responses, interviews and selection of **Round Two** candidates in mid to end of October 2026.
- Evaluation of **Round Two** responses and Review Committee recommendation beginning December 2026/January 2027.

5. Additional Documentation and Contact Information

Relevant documentation and information can be found below:

- City Request for Proposals: <https://www.suisun.com/Government/City-Clerk/Request-for-Proposal-RFPs>
- City Fee Schedules: <https://www.suisun.com/Departments/Finance-Department/Fee-Schedules>
- City Municipal Code – Zoning (Title 18):
https://library.municode.com/ca/suisun_city/codes/code_of_ordinances?nodeId=TIT18ZO

City Planning

- City Planning: <https://www.suisun.com/Departments/Development-Services/Planning>
- General Plan: <https://www.suisun.com/Departments/Development-Services/Planning-ARCHIVED/General-Plan>
- Specific Plan: <https://www.suisun.com/Departments/Development-Services/Planning-ARCHIVED/Specific-Plan>
- Zoning map:
https://www.suisun.com/files/sharedassets/suisuncity/v/1/departments/development-services/documents/zoning_map_-_suisun_city_-_2017.pdf
- Travis Air Force Base Land Use Compatibility Plan: [https://www.solanocounty.gov/archival-document?document=https://content.solanocounty.gov/sites/default/files/2025-05/Travis%20AFB%20LUCP%20\(2024\)_0.pdf&ad=aHR0cHM6Ly9jb250ZW50LnNvbGFub2NvdW50eS5nb3Yvc2l0ZXMvZGVmYXVsdC9maWxlcy8yMDI1LTA1L1RyYXZpcyUyMEFGQiUyMEVhVQ1AIMjAIMjgyMDI0JTI5XzAucGRm&title=Archival%20document:%20ALUC%20-%20Travis%20AFB%20LUCP](https://www.solanocounty.gov/archival-document?document=https://content.solanocounty.gov/sites/default/files/2025-05/Travis%20AFB%20LUCP%20(2024)_0.pdf&ad=aHR0cHM6Ly9jb250ZW50LnNvbGFub2NvdW50eS5nb3Yvc2l0ZXMvZGVmYXVsdC9maWxlcy8yMDI1LTA1L1RyYXZpcyUyMEFGQiUyMEVhVQ1AIMjAIMjgyMDI0JTI5XzAucGRm&title=Archival%20document:%20ALUC%20-%20Travis%20AFB%20LUCP)
- Utility Availability Information: Available Upon Request.

City of Suisun City
34-acre Site – Developer RFQ/P

Prospective respondents should feel free to reach out to the City and Consultant contacts included below for questions regarding this submittal. Thank you for your consideration.

City of Suisun City
701 Civic Center Boulevard
Suisun City, CA 94585

Ricky Caperton, AICP
Development Services Director
Phone: (707) 920-1156
Email: rcaperton@suisun.com

Kosmont Companies (Consultant to City)
1601 N. Sepulveda Blvd. #382
Manhattan Beach, CA 90266

Ken K. Hira
President
Phone: (949) 226-0288
Email: khira@kosmont.com