



City of Beloit, Wisconsin
REQUEST FOR PROPOSALS

RFP #19-01

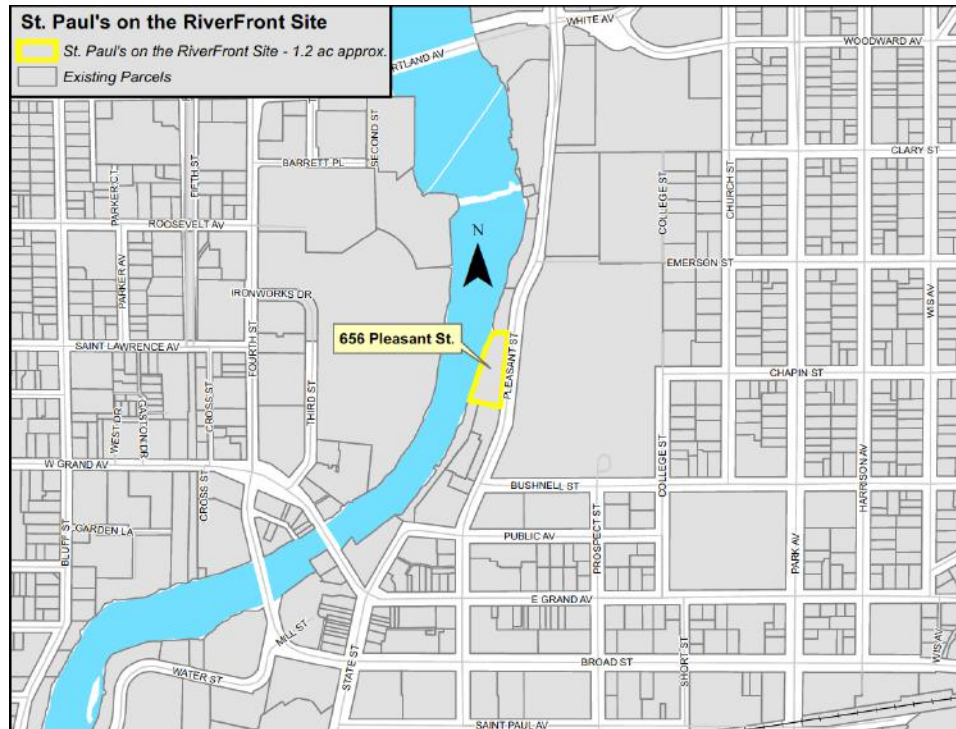
St. Paul's on the RiverFront Site

The City of Beloit, Wisconsin will be receiving proposals for the above noted project until 4 PM, March 29, 2019. Proposals must be submitted in electronic format (email/pdf or flash drive preferred) with five (5) printed hard copies mailed or delivered to:

City of Beloit
Attn: Lori S. Curtis Luther, City Manager
100 State Street
Beloit, WI 53511
Email: lutherl@beloitwi.gov

The City reserves the right to reject any and all proposals not judged to be in the best interest of the City.

Lori S. Curtis Luther
City Manager



REQUEST FOR PROPOSALS
St. Paul's on the RiverFront Site
RFP #19-01

- Date of Request: March 1, 2019
- Project Title: St. Paul's on the RiverFront Site
- Submittal Due: 4 PM (CST), March 29, 2019. There will not be a public opening for this RFP.
- Late Proposals: Any proposal received by the City of Beloit after the exact time and date specified will not be considered.
- Submittal Format: Five (5) paper copies and one (1) electronic file (email/pdf or flash drive preferred) of the proposal are to be submitted for evaluation by the City. Label submittal: St. Paul's on the RiverFront Site Proposal
- Submit to: City of Beloit
Attn: Lori S. Curtis Luther, City Manager
100 State Street
Beloit, WI 53511
lutherl@beloitwi.gov
- Withdrawal: Proposals may be withdrawn by written notice received at any time prior to the proposal closing date and time. Proposals may also be withdrawn in person by an officer or by a representative of the firm, provided that the representative signs a receipt for return of the proposal.



INTRODUCTION

PROJECT SUMMARY

The City of Beloit seeks competitive development proposals from qualified developers to develop the St. Paul's on the RiverFront site located in the City of Beloit's City Center. The site is comprised of approximately 1.2 acres located on the east bank of the Rock River on the northern edge of Beloit's Central Business District. Included on the site is an existing 3,500 square foot structure that was originally constructed in 1914 as St. Paul's Catholic Church. The building was extensively remodeled in 1997 and was most recently used as a museum to house the Berg Angel Collection. The building is currently unoccupied. Adjacent land uses include public lands and institutions, mixed-use, and commercial. Major employers in the City Center area include: Beloit College, Regal Beloit, ABC Supply, First National Bank and Trust, Hendricks Commercial Properties, and Ebates. Downtown Beloit is also home to over 170 small businesses including two boutique hotels: Ironworks Hotel and the Hotel Goodwin, and many unique dining opportunities. Loft apartments, luxury condos, and market multi-family units located in new construction and renovated building venues offer a diverse range of housing options downtown.

The City is seeking a developer to transform the site and building into a new use that is compatible with the surrounding land uses, complements the existing business mix, and will be economically viable in the long-term. The City will consider sale or lease options.

DEVELOPMENT PROJECT GOALS

The City's goals for this development site include the following:

1. Proposed use is compatible with surrounding land use;
2. Proposed use complements the existing business mix;
3. To provide a development that is sustainable, including environmentally sensitive, energy efficient, and considers existing infrastructure;
4. Design approach that integrates the development with the surrounding neighborhood area, enhances community character, and provides connectivity;
5. Any proposed building renovations/additions are sensitive to the historic character of the site and building;
6. Adds cultural/community value;
7. Creates or retains jobs;
8. Re-use of existing structure;
9. Is economically sustainable long-term.

TENTATIVE PROJECT SCHEDULE

RFP Release Date	March 1, 2019
Property Viewing (Open House)	March 15, 2019 9:00 AM – 12:00 Noon
Proposals Due	March 29, 2019 4:00 PM
Evaluation Period by Review Committee	April 8, 2019
Interviews – If Required	April 22, 2019
Selection by Review Committee	On or before April 30, 2019
Negotiate Sales Contract/Lease and Development Agreement	May 15, 2019 – May 31, 2019
Beloit City Council approves Sales Contract and Development Agreement	June 3, 2019

BACKGROUND

THE CITY

Beloit is a mid-sized city located in south central Wisconsin at the confluence of Interstate Highways I-39/90 and I-43. This strategic transportation network provides access to 33% of the nation's population, 30% of all U.S. business operations, 38% of all U.S. manufacturing volume, and 50% of the nation's top 20 metro manufacturing centers – all within 500 miles distance. Greater Beloit's workforce corridor extends along the I-39/90 interstate corridor and extends from Belvidere, IL to the south to Madison, WI in the north and includes a population of over 300,000.

The community's economy is diverse and robust with Kerry Americas, Regal Beloit, ABC Supply Company and others having headquartered operations in the City. Manufacturing and warehouse/distribution are major industries along with healthcare and food technology. High tech is an emerging industry with Comply 365, Ebates, Acculnyx, and Irontek being recent additions. As of December 2018, the City of Beloit's unemployment rate was 3.2%.

The Greater Beloit area population is 97,221 of which 36,966 live in the City of Beloit. The Greater Beloit community is home to 88 industrial firms, 850 retail establishments, several corporate headquarters, a minor league baseball team, several museums, and an internationally acclaimed college that bears the community's name.

One of the most ethnically diverse communities in the Midwest, Beloit's population is 63% Caucasian, 15% African American, 17% Hispanic, 1% Asian American, and 3% from other ethnic or racial backgrounds.

The community is also a center for the arts and includes many cultural assets. The Wright Museum of Art and the internationally acclaimed Logan Museum of Anthropology are located on the Beloit College campus. Many fine pieces of public art adorn the Riverfront, City Center, and Beloit College Campus. The City shares a world class symphony orchestra with its neighbor Janesville and has numerous special arts events and activities each year.

The City has several historic districts and offers diverse and unique neighborhoods, housing, outdoor recreation, and lifestyle opportunities. Downtown Beloit is the historic, economic, cultural, and social center of the community, located just north of the confluence of the Rock River and the Turtle Creek. Beloit's downtown award-winning revitalization program includes designation as a Great American Main Street Community (2011), Travel and Leisure list of America's Greatest Main Streets (2012) and "Most Romantic Main Streets" (2017) by the National Main Street Center. The downtown area hosts more than 50 days of special events each year including the Saturday morning Farmers' Market that draws more than 90 vendors and 9,200 people May through October.

As with many other older legacy industrial cities, Beloit underwent significant economic distress during the 1970s and 1980s. By the late 1980s, private sector civic leaders partnered to form Beloit 2000 (now Beloit 200), a visionary organization that spearheaded the redevelopment of City Center. Beloit 200 in partnership with the City, has transformed Beloit's Rock River frontage into a world class open space and recreation complex, heavily utilized throughout the year and a symbol of the community's revitalization. Downtown redevelopment and growth in the shovel-ready Gateway Business Park are the hallmarks of the City's continuing revival. While new businesses relocate to Beloit and existing companies expand and grow, the community continues to celebrate its rich heritage and cultural diversity.

PROPERTY DESCRIPTION

Property Summary

The St. Paul's on the RiverFront Site consists of a single 1.2 acre parcel (see attached map). The property has been historically used as a church and most recently as a museum. There are no known environmental conditions or issues. The site includes a brick building constructed in 1914 and extensively renovated in 1997. The site also includes a parking lot and landscaped lower garden area.

The property is bound by Pleasant Street and Beloit College on the east, the Rock River and Riverwalk on the west, Heritage View (mixed-use) to the south, and the Brown Swiss Association (Non-profit Association) to the north.

The property is a roughly rectangular-shaped flat lot that is elevated on the east bank of the Rock River. The site offers dramatic views of the Rock River, historic dam, and Beloit Ironworks.

What You Should Know/Key Points

The site is currently zoned Public Lands and Institutions PLI, and any proposed use that is not allowed or conditional will require any rezoning to be approved by the City Council through the regular review and approval process.

The site is locally listed as an historic site and any site modifications and/or building alterations will require a Certificate of Appropriateness from the City of Beloit Landmarks Commission. The site is not on the National Register of Historic Places or in a National, State, or Local Historic District.

The site includes a portion of the Beloit Riverwalk (pedestrian bike path) that will be required to remain accessible to the public in perpetuity. This could be arranged via access agreement easement or creating a separate lot via survey that would be retained by the City.

The site includes a 31 stall public parking lot. Consideration of how this amenity will be included in your proposal including if it will be retained by the City and maintained as a public parking lot or if it will be integrated into a private development.

The site is located in a Federal Opportunity Zone. State and Federal Historic Tax credits may be available.

The City will likely require that any significant approvals required by Plan Commission, Landmarks Commission, or City Council will be required before closing or entering into a lease agreement.

Parties interested in viewing/inspecting the property may do so during an open house to be conducted on Friday, March 15nd to be held on-site from 9:00am to Noon.

Property Ownership

The property is owned by the City of Beloit. Lease or conveyance will be via a standard Commercial Real Estate Lease or Offer to Purchase and will require approval from the Beloit City Council.

Zoning and Comprehensive Plan

The property is currently zoned Public Lands and Institutions (PLI). A full description of this zoning district classification, Allowed Uses, and Conditional Uses can be found on the City's web site at https://library.municode.com/wi/beloit/codes/code_of_ordinances?nodeId=CH19ZOCORERE2946

The property is identified for Institutional and Community Services in the City of Beloit Comprehensive Plan that was adopted on November 5, 2018. The Plan defines Community Services as large-scale public buildings, hospitals, youth and elderly service facilities, special-care facilities, power plants, airports, and highway estuaries. Small institutional uses may occur in other land use categories. For proposed uses that are not allowed or conditional, a rezoning of the property will be required. For a proposed commercial use, a rezoning to Central Business District (CBD) might be considered. It may be desirable to rezone the site as a Planned Unit Development (PUD). This approach would allow for greater flexibility in site layout and design, and may help in achieving the desired project goals.

Public Infrastructure and Utilities

The site is served by existing infrastructure and utilities. Any infrastructure/utility upgrades required to support the proposed project will be at the expense of the developer.

PURCHASE PRICE

The current asking price is open to negotiation. Offers will be considered for as little as \$1.00 if the proposal substantially meets the City's project goals.

PROPOSAL FORMAT AND REQUIREMENTS

Proposals that do not address the items listed in this Request for Proposals may be considered incomplete and may be deemed non-responsive by the City at its sole discretion. It is the responsibility of the organizations submitting proposals to determine the actual efforts required to complete the project. Interested entities should submit a proposal that includes the following:

- 1) A cover letter indicating your interest in the project and identifying why the firm or organization is uniquely qualified for this project.
- 2) A brief description of the firm or organization including its structure, capabilities, length of time in business, and experience with similar projects. Provide the name, address, phone number and email address of the key contact person. Also identify key personnel and/or partners involved in the proposal.
- 3) Provide information about relevant completed development projects undertaken with concentration on those comparable in scale, nature, process and function to this project. Provide the name, email address, and phone number of at least two references.
- 4) Project Description: Provide a brief narrative describing what is proposed for construction, and or redevelopment of the site. Include estimated timetable for construction and phasing plan if applicable. Explain how the proposed project will achieve the desired project goals. Include approximate development costs anticipated to complete the project.
- 5) Identify the proposed lease rate or purchase price for the site.
- 6) Concept plan: Submit a *conceptual* site plan showing initial ideas for site layout including any additions, landscaping, parking or other significant features. Also provide conceptual elevations and floor plans as appropriate.
- 7) A business plan or summary for the primary proposed use(s) if identified.
- 8) Describe how public access to the Riverwalk will be retained.

- 9) Describe how the parking lot will be integrated into the proposal i.e. if it will remain a public parking lot and/or be developed.

SUBMITTAL REQUIREMENTS

Proposals must be received by 4 PM CST, Friday, March 15, 2019. The submittal must include five (5) paper copies and one (1) electronic file (email/pdf or flash drive preferred). Label submittal: St. Paul's on the RiverFront Site Proposal.

Submit
to: City of Beloit
Attn: Lori S. Curtis Luther, City Manager
100 State Street
Beloit, Wisconsin 53511
lutherl@beloitwi.gov

EVALUATION AND SELECTION PROCESS

The City's RFP Selection Committee will evaluate proposals and make a recommendation to the Beloit City Council for award based on a variety of factors, such as:

- Overall concept plan proposed and satisfaction of goals for the project area
- Extent to which proposed development maximizes the use of the site and provides for taxable value
- Qualifications and experience of the firm and key personnel
- Demonstrated relevant experience in similar development projects and positive references
- Estimated level of investment and financial capability of developer
- Anticipated project timeframe for completion/phasing

The City's RFP Selection Committee will evaluate the proposals received and may conduct any desired interviews. The RFP Selection Committee will then recommend one proposal and negotiate a lease or sales contract and development agreement for City Council's consideration. If interviews are desired by the RFP Selection Committee, firms will be given ample time to prepare.

RIGHTS RESERVED BY THE CITY

This Request for Proposals does not commit the City to enter into a contract, nor does it obligate the City to pay for any costs incurred in preparation and submission of proposals in anticipation of a contract.

The City reserves the right to:

- Make the selection based on its sole discretion
- Reject any and all proposals without prejudice
- Issue subsequent Requests for Proposals
- Postpone opening for its own convenience
- Remedy technical errors in the Request for Proposals process
- Approve or disapprove the use of particular sub-consultants
- Negotiate with any, all, or none of the proposers
- Solicit best and final offers from all or some of the proposers
- Waive informalities and irregularities in the proposal
- Request clarification of the information submitted
- Request additional information

INQUIRIES

Questions regarding this RFP must be in writing and sent via the U.S. Mail or e-mail to lutherl@beloitwi.gov up to ten (10) days before the proposal is due. After this date questions involving the content or intent of the proposal will not be answered. All questions will be responded to in writing, provided to all parties requesting an RFP for which the City has contact information, and treated as an addendum to the proposal packet.

PROPOSER RESPONSIBILITY

Interested proposers have the responsibility of understanding what is required by this solicitation. The City shall not be held responsible for any firm's lack of understanding. This solicitation contains a brief description of the project site. The City makes no representations as to the conditions of the project site and no employee or any other representative of the City has authority to make any oral or written representations as to the conditions of the project site. Proposers are responsible to assure delivery prior to the deadline. Do not assume that a guarantee by a mailing service will ensure that the proposal is received by the deadline.

CONTRACT

No contract shall be in effect until the City of Beloit executes a signed development agreement.

ST. PAUL'S ON THE RIVERFRONT SITE APPENDIX INDEX

A. Project Location and Utilities

B. Site Topography

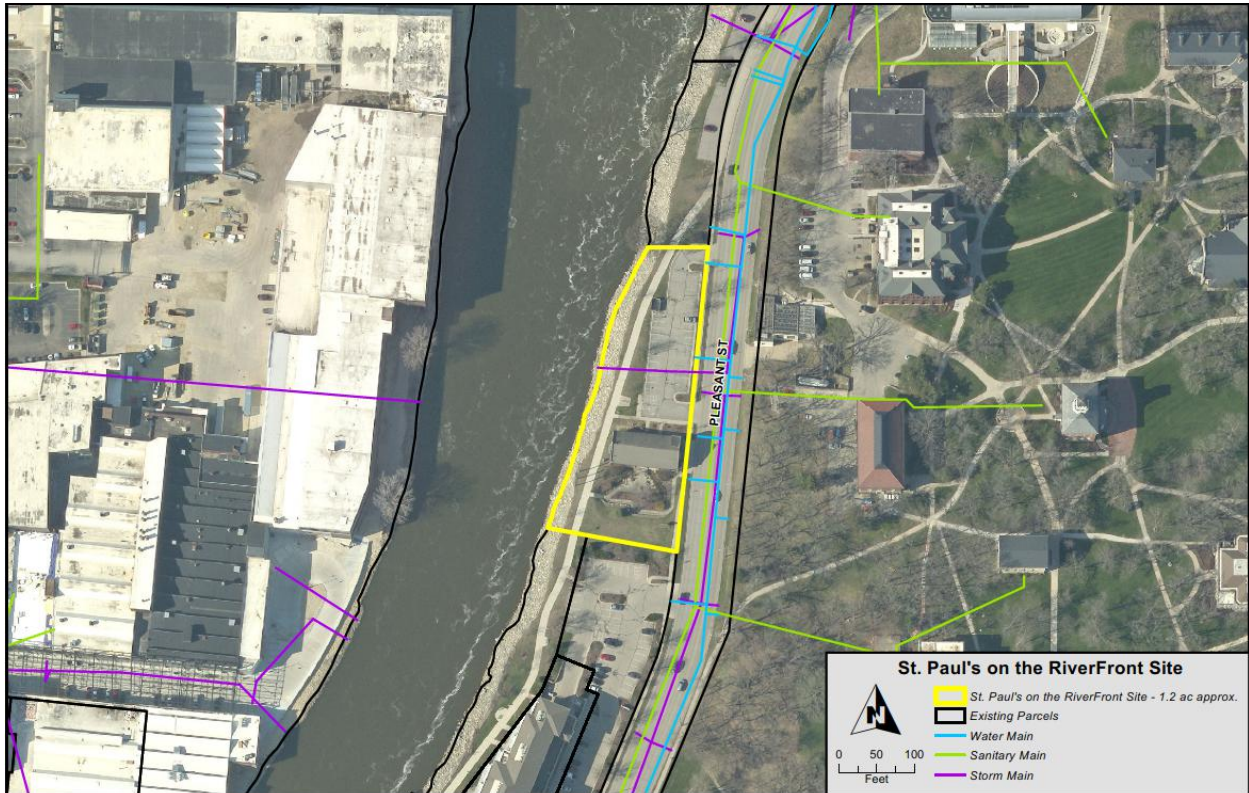
C. Site Floor Plans

D. Site Building Photos

APPENDIX A

ST. PAUL'S ON THE RIVERFRONT SITE

PROJECT LOCATION AND UTILITIES



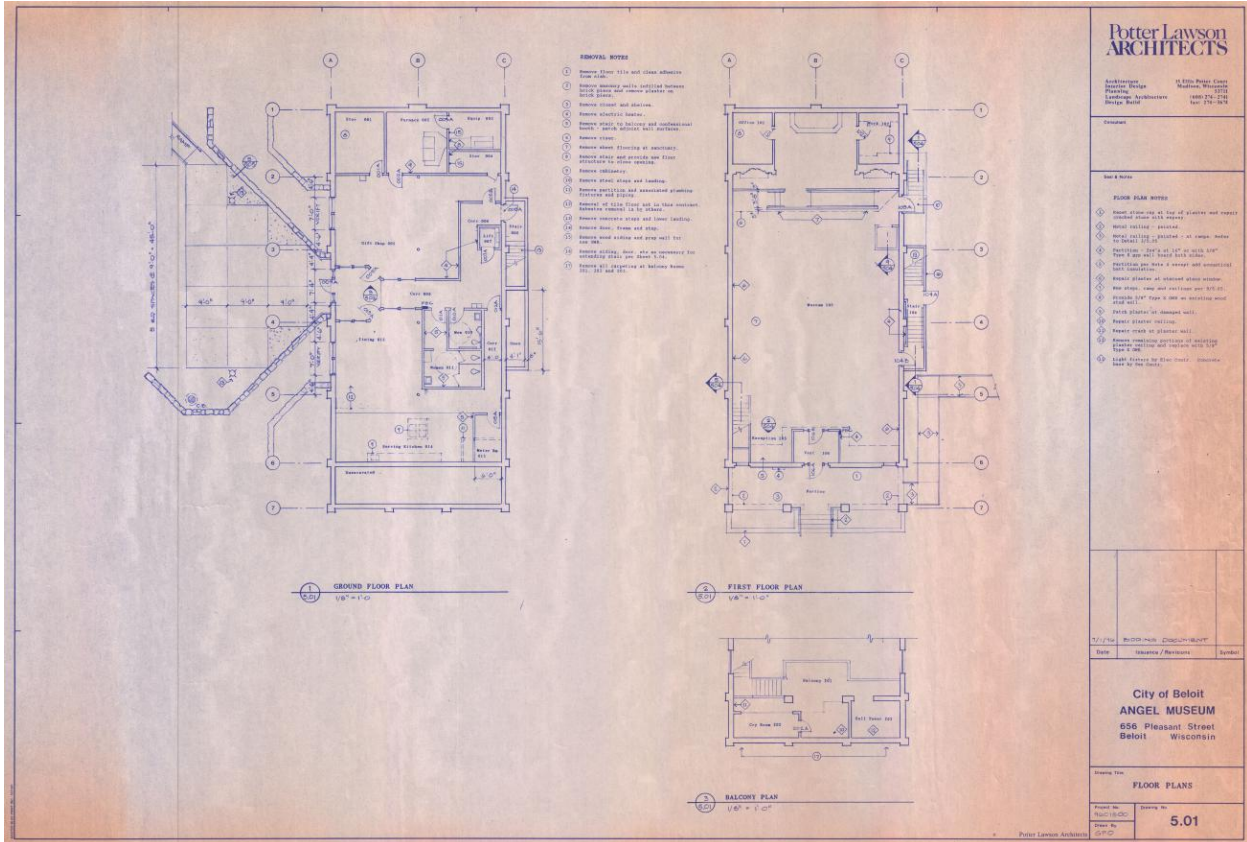
APPENDIX B ST. PAUL'S ON THE RIVERFRONT SITE TOPOGRAPHY



APPENDIX C

ST. PAUL'S ON THE RIVERFRONT SITE

FLOOR PLANS



APPENDIX D

ST. PAUL'S ON THE RIVERFRONT SITE

BUILDING PHOTOS



East Elevation



South and West Elevations



South Garden Area



North Elevation



North Parking Lot



South Elevation



Main Floor Looking West



Main Floor Looking East



View from Choir/Balcony



Kitchen Area – Lower Level



Lower Level



Lower Level



Lower Lift Access



One of 9 Round Stained Glass Windows