

REDEVELOPMENT AUTHORITY OF SHEBOYGAN REQUEST FOR PROPOSALS



REDEVELOPMENT OF THE FORMER JP MARINE SITE 511, 517 and 517R N. Commerce Street



Issued: January 5, 2022
Due Date: March 10, 2022
www.sheboyganwi.gov/jpmarine

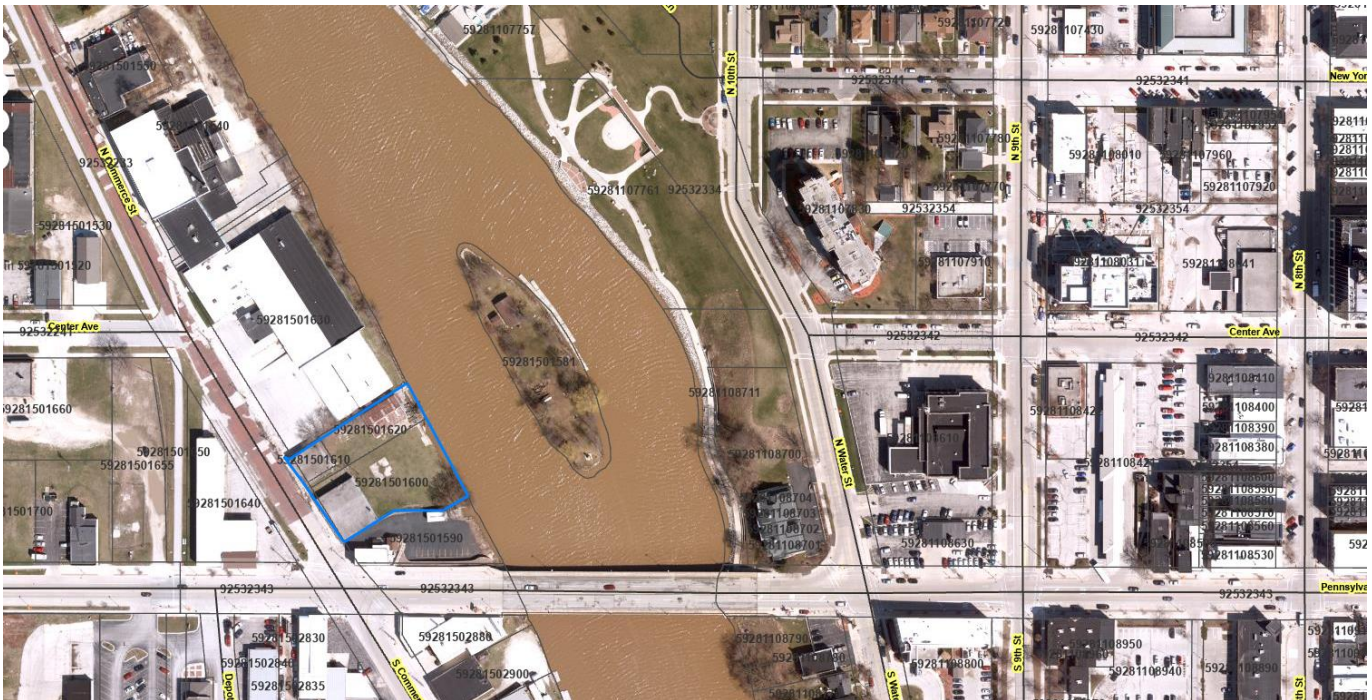
REQUEST FOR PROPOSALS REDEVELOPMENT OF 511, 517, 517R NORTH COMMERCE STREET

THE PROJECT

The Redevelopment Authority (RDA) of the City of Sheboygan, Wisconsin is seeking a unique year-round destination concept on a near downtown site with Sheboygan River access. This request comes on the heels of the completion of many recent downtown redevelopments including affordable housing, market rate housing, strong retail sector and recent riverfront redevelopments. This site is included in the Riverbend Neighborhood Master Plan and redevelopment plans should be consistent with the plan.

SITE INFORMATION

The RDA is seeking proposals to either lease or purchase the prime real estate parcel located at 511, 517 and 517R North Commerce Street. The site offers a unique opportunity to create an innovative and sustainable development immediately adjacent to the riverfront.



The RDA acquired the property due to the outstanding code enforcement orders for \$100,000. The appraised value of the three parcels is \$150,000, buy conveyance terms are negotiable. The property was known locally as the former JP Marine Site.

511 N. Commerce street is currently zoned Urban Commercial (UC). 517 N. Commerce Street is zoned Urban Industrial (UI). 517R N. Commerce Street is zoned Urban Industrial (UI).



The city has completed both a Phase 1 and Phase 2 Environmental Site Assessments on the property. Copies of such assessments are available upon request from the Department of City Development by emailing: development@sheboyganwi.gov

The RDA's GOALS

Proposals should maximize the utilization of the land with an urban density which results in the maximization of property tax value.

Proposed development shall feature unique architectural elements that meet the city's guidelines and is compatible with other development in the area.

Proposals shall be consistent with the River Bend Neighborhood Master Plan. The plan can be found at the following web address: https://www.sheboyganwi.gov/wp-content/uploads/2020/01/River-Bend-Neighborhood-Plan_2019-11-21.pdf

PROPOSAL INSTRUCTIONS

The following information provides potential real estate developers and/or appropriate interested parties information to prepare a competitive development proposal. These proposal requirements are intended to solicit creative, high-quality solutions with respect to the proposed use, site design, architecture, financing and construction of this project.

In order to facilitate this process, potential developers should submit written questions as necessary to clarify issues. All requests for information, clarification and additional information

should be directed to Chad Pelishek, Executive Director of the RDA, City of Sheboygan, chad.pelishek@sheboyganwi.gov

CRITERIA FOR SELECTION

The appropriate use, design, neighborhood compatibility, public access and aesthetics are critical issues for the success of the project. Therefore, the development should demonstrate the ability to fulfil the following guiding principles:

- Represent a unique destination experience.
- Align with the Riverbend Neighborhood Master Plan.
- Illustrate a building design that honors the existing urban fabric and respects adjacent view corridors.
- Serve as an appropriate and efficient use/reuse of the site.
- Take into consideration a future publicly-accessible Riverwalk along the shore of the Sheboygan River consistent with the master plan.

REQUIRED CONTENT OF THE PROPOSAL

Responses should be organized in a manner that allows for complete review of each project element and shall include:

- Project organization/staffing/responsibilities
- Full professional team
- Similar project design background

Architecture/Planning and Design

- Schematic design of the overall site, including descriptive architecture and site design concepts in plan and perspective views if modifications are proposed.

Financial Resources

- Demonstrated ability to provide project funding, including current relationships with major lenders, and past funding experiences with projects.
- Ability to provide sufficient project equity to demonstrate commitment to the success of the project and to satisfy conventional lender requirements.
- Estimated total value of fully-built project.
- Any special assistance envisioned to complete the project.
- Property management intentions.

Timing and Any Constraints

- Detailed project schedule for construction and occupancy.
- Description of proposed exceptions or deviation from the project program or specifications.
- Any and all conditions that the Developer feels are necessary to complete the project.

PRE-PROPOSAL PROPERTY INSPECTION, QUESTIONS AND SUBMISSION LOCATION

A mandatory pre-proposal meeting walk through will occur on Wednesday, January 19, 2022 at 2 PM. All interested parties and architects are encouraged to attend to see the current condition of the existing buildings.

Please submit proposals **no later than 1:00 p.m. on March 10, 2022** and all questions regarding this Request to:

Chad Pelishek, Executive Director
Department of Planning and Development
City of Sheboygan
828 Center Avenue, Suite 208
Sheboygan WI 53081
Chad.Pelishek@sheboyganwi.gov

The Redevelopment Authority will review all proposals and evaluate the proposals based on the information received. Short-listed firms may be asked to meet with the RDA to further discuss their proposals.

TERMS AND CONDITIONS

- A. The plans, specifications, and documents provided to the Redevelopment Authority/City of Sheboygan by the interested party in the form of a proposal shall become the sole property of the Redevelopment Authority. The RDA reserves the right to use these documents for whatever purposes thought to be within the best interest of the city.
- B. The RDA reserves the right to reject any or all offers and discontinue this RFP process without obligation or liability to any potential developer.
- C. The RDA reserves the right to award a contract on the basis of initial offers received, without discussions or requests for best and final offers and award more than one right to develop.
- D. The RDA reserves the right to negotiate the final scope and nature of the project.
- E. No reimbursement will be made by the RDA for costs incurred in preparing responses to this request for proposals. In addition, any costs associated with professional opinions, inspections or testing shall be the sole responsibility of the proposing party.
- F. The RDA reserves the right to reject any or all proposals, cancel this solicitation, and waive any informality associated with the proposal process.

- G. Proposals submitted must contain at a minimum the elements listed herein. Incomplete proposals may not be considered.
- H. The RDA does not warrant the property free from defect or guarantee fitness for use for any proposed use of the property.
- I. The RDA is subject to the Wisconsin Open Records Laws. As such all proposals received become a “public record” under these statutes.
- J. All proposals received shall remain in effect for not less than 90 days following the due date. Proposals received may only be withdrawn with the express consent of the RDA.
- K. In order to assure an orderly proposal process, the RDA requests that all communications, questions or information related to this request be submitted in WRITING to the Executive Director. All interested parties will receive the information via email as it becomes available. This will assure that all parties receive consistent information.
- L. Any potential conveyance of title of this real property as a direct or indirect result of this solicitation shall transfer the property to the recipient in an as-is condition with the recipient assuming any and all future liability.