



REQUEST FOR QUALIFICATIONS (RFQ) OFFICIAL NOTICE #6-2018

Master Redevelopment Implementation Plan for Water Street Redevelopment Area

SCHEDULE

Date	Action
April 12, 2018	RFQ distribution
May 2, 2018	Questions regarding RFP due to Purchasing Agent, all question to be submitted via email to Kathryn.kasper@cityofracine.org
May 4, 2018	Addenda issued if needed
May 11, 2018 at 1 PM	RFP Submittal Deadline

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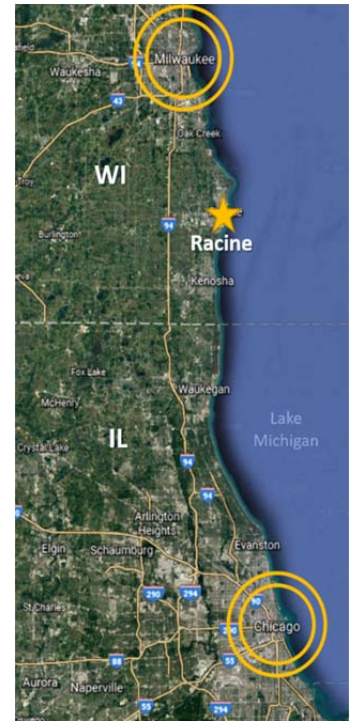
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INTRODUCTION

The City of Racine, on behalf of the Redevelopment Authority of the City of Racine, is seeking a multi-disciplinary team with skills in planning, architecture, landscape architecture, market analysis, and engineering to create a new Master Redevelopment Implementation Plan that will guide and facilitate rapid redevelopment of the Water Street Redevelopment Area (formerly referred to as Machinery Row). This property is a 27.3429 acre, urban, mixed-use, river-front property, adjacent to Downtown Racine.

The Racine Metropolitan Statistical Area (MSA) has a population of nearly 200,000 residents. The City of Racine is located between two major MSAs: Milwaukee-Waukesha-West Allis, WI (population: 1.6 million) and Chicago-Naperville-Elgin, IL-IN-WI (population: 9.5 million).

The project site is located on a currently blighted property located in downtown Racine, Wisconsin. The approximately 27 acre site, is owned by an independent body politic, the Redevelopment Authority of the City of Racine (RDA) and portions of the site, closest to the river, are owned by the City of Racine as parkland that was acquired by grant to create a public riverwalk.



The majority of the site was acquired in December 2017 by the RDA, through a deed in lieu of foreclosure process after a developer failed to complete the requirements of their development agreement. Other parcels were acquired by the RDA in 2015. The RDA is actively engaged in bidding the demolition of the structures and preparing the site to become redevelopment ready site, flanked by a public riverwalk.

In 2009 and 2017, the City of Racine completed conceptual plans for the site called the “RootWorks Plan” and the “RootWorks Area Wide Plan” with the planning assumption that the buildings on the site would be rehabilitated and the seawalls on the site would remain in their current location. However, the deteriorated condition of the buildings and seawalls and the desire to move quickly to redevelopment has spurred the RDA to budget for and act on demolishing the buildings on the site and leading the brownfield cleanup efforts in 2018. Additionally, the RDA intends to design and begin construction of a riverwalk and seawall stabilization to benefit the site in 2019.

The RDA is seeking a team of design and development professionals to develop a Master Redevelopment Implementation Plan. The goal of this project is to create a plan that will inspire national-level development interest in the site and lead to its immediate redevelopment. The RDA is soliciting for project teams that can complete a redevelopment implementation plan that adheres to the goals and vision presented in this Request for Qualifications. The City, working on behalf of the RDA, is using a qualification-based approach to select a professional team.

PROJECT BACKGROUND

The decline in manufacturing in the heart of the City of Racine, one of Wisconsin's key historic industrial coastal communities, has left behind underutilized and largely blighted property along the Root River which once shaped the area's geography, culture, and economy.

After years of neglect, and following the completion of the RootWorks: Root River Corridor Redevelopment Plan (adopted July 2012) and the RootWorks Area Wide Plan (adopted July 2017), the area is poised again to become the center for Racine's economic revitalization by creating a new, urban residential neighborhood linked to the downtown and increasing public outdoor recreation space along the River.

The RootWorks Plan includes a revitalization strategy for redevelopment of the 325-acre area in the core of the City. The Plan specifically focuses on achieving four goals: Create a Sense of Place; Stimulate Economic Growth; Allow Public Access and Interaction; and Improve Water Quality. These four goals are integrated into Plan recommendations and implementation strategies. A major component of the "Allow Public Access and Interaction" strategy is the designation of a portion of the site that is most adjacent to the Root River as a public river walk and green space enriched with place-based interactive learning opportunities and a safe path alternative for pedestrians and bicyclists as an extension of the existing Root River Pathway system. Most importantly, this river walk will help connect pedestrians and bikes to the downtown and the lake.

As a result of the RootWorks Planning effort, the City of Racine and a development partner engaged in the acquisition of properties along the Root River and further developed plans to rehabilitate currently vacant industrial buildings into a mixed-use development in a project named, "Machinery Row." A Tax Increment District (TID 18-Machinery Row) was created in 2015 to incent the project. Unfortunately, the development partner was unable to complete their end of the development agreement and the City/Redevelopment Authority took back the properties through deed in lieu of foreclosure in December, 2017.

In 2016 and 2017, Racine further refined its plans for Root River Redevelopment with the RootWorks Area Wide Plan, funded by the USEPA and adopted in July 2017. This plan took the conceptual plans of the RootWorks Plan and provided development site plans for individual redevelopment parcels, as well as the strategies for ensuring public access along the Root River. Concepts for redevelopment of development sites were more specifically designed and the public access to the Root River was more clearly developed.

Today, the Water Street Redevelopment area is under the control of the City of Racine and its Redevelopment Authority. The RDA will finalize demolition bid specifications in May 2018 to demolish all the structures on the site and will remediate contamination and provide a cap to the site, meeting all USEPA/WDNR regulations. Demolition, remediation, and capping is planned to be completed by December 2018. It is the intent of the RDA to finish the redevelopment plan at the same time that demolition is occurring (June-December 2018) and be ready to release the resulting RFI/RFQ for development partner(s) in early 2019.

A new redevelopment plan for the site is needed as all the prior plans relied upon an historic rehabilitation strategy for the site. Changes in historic preservation tax credits and in regional economic conditions (i.e., Foxconn) have created a different economic reality that favors demolition and building new. Additionally, RDA and City leadership wish to act quickly to position the site for immediate redevelopment and residential absorption that takes advantage of the very significant job growth expected in the SE Wisconsin region.

Water Street Redevelopment Site

The approximately 27-acre Water Street Redevelopment site is located on the southern bank of the Root River, between Racine Street to the west, Sam’s River Road to the east, and Sixth Street to the south. Historically, the site was a manufacturing center, housing companies such as J.I. Case Plow Works, Mitchell Wagons, Fish Brothers, Massey Harris Co., and Western Publishing.



Currently, the site contains two large, historic manufacturing buildings, which were used for warehousing and manufacturing. Surrounding these buildings are a mix of metal-sided industrial buildings, boat and vehicle storage, a metal seawall, and overhead power line towers. The ground is a mix of concrete and gravel in various conditions.

The Root River is a tremendous site amenity and the adjacent property is secured against the river by a manmade bulkhead “seawall” of different materials that requires evaluation for repair or replacement to serve this riverfront property. The intent is to retain the bulkhead in its original location as it is described by the metes and bounds in City Ordinance. The bulkhead wall may be modified for future transient boat docking or water access. The bulkhead must be evaluated to support future multi-use promenade space

that includes a river walk, bicycle path, streetscape amenities, decorative lighting, buffer edge for storm water management and support future building site development.

Recently, the City recorded a new Certified Survey Map (CSM) for a 20+ acre portion of the site (see link under additional information). Lot 3 of this new CSM was purchased through a WDNR Knowles-Nelson grant and the lot became a public riparian property requiring public access and City ownership. The City and RDA acknowledge that the new plan may require the CSM to be redrawn to maximize the required acreage of the Knowles Nelson grant. Additionally, a new promenade design is likely necessary as the warehouse buildings will no longer be a limiting factor for this design.

DESIRED PROJECT OUTCOMES

The City of Racine and its Redevelopment Authority have several desired project outcomes for the new Master Redevelopment Implementation Plan. These project outcomes include:

1. The plan must create a maximum private-sector investment in development.
2. The new plan must be market-driven and buildable with a design that can be implemented by private developers in existing and projected market conditions.
3. Phasing should be designed to ensure the highest amount of private investment and the potential for multiple developers.
4. Market absorption timeframe should take not more than 5 years in order to take advantage of regional catalytic economic development, such as the Foxconn plant.
5. The new plan should create a dense, walkable, mixed-use destination neighborhood that connects to the historic downtown and the transit station.
6. The plan should result in the site qualifying for LEED-ND Status. Key environmental components include: redesign of the Root River edge/river walk, overall site walkability and bike-ability, improved storm water capture and improved condition of the effluent from pipes, innovative green building design, and use of low-impact design techniques.
7. The design of the river walk should ensure: a.) Compliance with the City's Knowles-Nelson DNR grant parameters (acreage, access, adjacent parking) b.) Access year-round to the river and new development is available and c.) Success as a catalytic public project to spur private investment/development.

Anticipated deliverables for the project include:

1. **An Illustrative Design Plan** for the full site and immediate vicinity. Design drawings to include graphic quality plans, three-dimensional renderings, and a 3D model in Sketch Up. The plan should include an Illustrative Master Plan with public spaces, private development, utility and storm water, seawall and geotechnical, transportation framework, staging/phasing and LEED-ND scoring.

2. **Site Development Guidelines for the full site.** Guidelines to be translated by City staff into either planned unit development (PUD) documents, adopted design guidelines, or a form-based code for the site. The guidelines should include: Building heights, form and mass standards, façade standards & architectural design, build to lines/zones, building materials and signage guidelines
3. **Market and Absorption Strategy** to include market analysis (residential/commercial), development strategies (residential/commercial), cost estimates for public infrastructure and a yield plan for private development
4. **Schematic plans and cost estimates for a river walk** along the Root River, throughout the site. Plans and estimates should include dimensioned drawings, hardscape and landscape plans, including plant selections and design, materials list
5. **A final version of an RFQ/RFP for site development** that will attract national-level development interest to the site
6. **A Redevelopment Plan**, following Wisconsin Statutes that will be adopted by the RDA and Common Council.
7. **Information leading to amendments to the existing Tax Increment District Plan** for the site, including cost estimating of public infrastructure and private development. The amendments will be completed by the City's Tax Increment Consultant, but the information for the amendment must be created by the consulting team
8. **Creation of a new website** (or, using a portion of BuildUpRacine.org, RDA development website) to engage the public, allow feedback on the plans, and provide updates on the planning and construction efforts.
9. **Public involvement** in the form of a charrette, visual preference surveys, or other intensive, immersive engagement methods like interactive workshops or online voting.

These deliverables will be addressed in detail in a scoping meeting with the selected vendor and are provided here for full understanding of the scope of the project.

STATEMENT OF QUALIFICATIONS

The City will be using a qualification-based approach to select a project team. RDA reserves the right to seek clarification of any information that is submitted by any Respondent in any portion of its proposal or to request additional information during the evaluation process. Any material misrepresentation made by a Respondent will void the proposal and eliminate the Respondent from further consideration. The

submittal shall be no longer than 30 pages and shall include the information outlined in the points below. To ensure fair and equitable evaluation, proposals should be organized into the following separate sections.

1. **Transmittal Letter and Executive Summary** providing a narrative description of all key aspects of the submittal.
2. **Project Understanding** – as explained in the RFQ, can you explain your understanding of project and your team’s unique approach
3. **Description of Project Team** including an experienced lead consultant, planners, architects, landscape architects, engineers, economic and financial consultants, construction experts, and other professionals, as applicable. Specific requirements include the following:
 - a. Narrative describing the roles, responsibilities, depth of experience, and size of each firm.
 - b. Resumes of key personnel assigned to the project, including relevant experience.
 - c. Identification of the individuals and position titles who will be responsible for working on the Project on a day-to-day basis.
4. **Organizational Chart or Diagram** outlining the composition of the team.
5. **Description of Experience** -- Demonstrating the capacity to complete the project within the time frame specified, the work the project team has completed together utilizing prior pertinent examples of past projects , and also explain your team’s unique experience in:
 - a. Delivering buildable and financeable plans for other redevelopment sites
 - b. Designing mixed-use, and residential development in urban, brownfield areas
 - c. Designing riverfront or rivers-edge development and pathway systems
 - d. Understanding and projecting market conditions, using market data to inform development planning
 - e. Specific examples that illustrate your team’s understanding of planning and implementation of LEED-ND neighborhoods
 - f. Planning in sensitive environmental and brownfield areas
 - g. Delivering walkable/bikeable neighborhood design
 - h. Ability to engage with the public and secure public input
6. **Summary of Recent Legal Action(s)**. Respondent must provide a listing and a brief description of all legal actions within the past five years in which the Respondent or any team member or associated entity (e.g., joint venture member, etc.) has been: a) a debtor in bankruptcy; b) a defendant in a lawsuit for deficient performance under a contract; c) a respondent in an administrative action for deficient performance on a project; or d) a defendant in any criminal action. The Respondent must also disclose any bankruptcy or foreclosure proceedings in which the firm or any individual in the proposed project team has been involved. The City of Racine

and its consultant(s) may also review any other information that is available to them, including but not limited to information obtained through this process.

7. **References** provide a list of at least three municipal references for recent master planning projects

SELECTION CRITERIA

Evaluation of the Respondent's qualifications submittal will be based upon the following factors:

No.	Factor	Weight
1	Project Team experience in delivering executed plans for redevelopment sites (i.e., what have you designed that was successfully financed and built?)	20
2	Project Team's understanding of the proposed project as explained in their RFQ responses	20
3	Project Team's experience and talent in designing riverfront or rivers-edge pathway systems/walks	20
4	Project team comprised of groups with diverse and deep experience in designing mixed-use, residential, river-front edge developments	15
5	Project Team's illustrated ability to understand and project market conditions (both residential and commercial) and use market data to inform development planning.	10
6	Project Team's understanding of LEED-ND, planning in sensitive environmental and brownfield areas, and delivering walkable/bikeable neighborhood design	10
7	Project Team ability to engage with the public and secure positive public input during the development of the plan.	5

Project team responses will be evaluated by a team of City staff and members of the Redevelopment Authority. The responses will be scored and finalist teams will be determined by group consensus.

Selection Interviews

Following the proposal evaluation process, the City may commence negotiations with any Respondent or may elect to conduct oral interviews to rank proposals. If the City elects to conduct interviews, the highest scoring Respondents may be invited to interviews with the Evaluation Team. The City has sole and absolute discretion over whether to conduct interviews to select Respondents for project scoping.

Contract Negotiations

Once the City and RDA has selected a consultant based on the selection criteria rating and interview process, the City and RDA will negotiate a contract with the selected Respondent. If no agreement can be negotiated, the City may choose to negotiate with the next highest scoring respondent. Any contract

will not be considered executed unless approved by the City and RDA and signed by the City and RDA or their designee.

RESPONSE DEADLINE & PROJECT TIMELINE

Firms interested in providing a Statement of Qualifications for this project must respond by the deadline as outlined on the front page of this RFQ.

All questions related to the RFQ must be directed to Kathryn Kasper prior to end of day on the date as shown on the front page of this RFQ. Questions from respondents will not be entertained after that date. All questions must be submitted via email to: kathryn.kasper@cityofracine.org

Statement of Qualifications are to be emailed, clearly marked in the subject line “Official Notice #6-2018” to:

Kathryn Kasper
City of Racine Purchasing Department
730 Washington Avenue
Racine, WI 53403
Office (262)636-9143 - Fax (262)636-9100
Direct E-mail: kathryn.kasper@cityofracine.org

It is intended that the firm will be selected in May and the RDA will develop a detailed scope of work with specific deliverables in the following weeks and have a contract executed with the selected vendor shortly thereafter. Proposals received after the deadline will not be considered.

ADDITIONAL INFORMATION

Site surveys:

<https://www.dropbox.com/s/88p2rhfocujrcv7/Machinery%20Row%20Certified%20Survey%20Map%203224.pdf?dl=0>

Rootworks plan:

<https://www.buildupracine.org/wp-content/uploads/2017/10/Rootworks-Area-Wide-Plan.pdf>

Environmental studies:

https://www.dropbox.com/s/fn3xsj541c8a023/REH%20Phase%20I%20ESA%20Report_RDA-Machinery%20Row%20Lot%204_Final.pdf?dl=0

https://www.dropbox.com/s/ip1veb69dbs1t8y/REH%20Phase%20I%20ESA%20Report_RDA-Machinery%20Row%20Lot%202_Final.pdf?dl=0

https://www.dropbox.com/s/qe78bjnzjppsy2/REH%20Phase%20I%20ESA%20Report_RDA-Machinery%20Row%20Lot%201_Final.pdf?dl=0
<https://www.dropbox.com/s/jsv7x8hedp54xhq/R1-H1-W140401-521-MR%20Two%20Properties%20Phase%20I%20Update.pdf?dl=0>
<https://www.dropbox.com/s/e7ktcosvahjy92x/R1-H1-W140401-521-MR%20Phase%20I%20ESA.pdf?dl=0>
<https://www.dropbox.com/s/w4qmvghwnq0e57p/R1-H1-W140401-521-MR%20Phase%20I%20ESA%20-%20Amended.pdf?dl=0>
<https://www.dropbox.com/s/5oeqkzzwbnhe8pi/R1-H1W140401-521%20Machinery%20Row%20Phase%20II.pdf?dl=0>
<https://www.dropbox.com/s/o55fbge4ngk1hgu/I%20-%20EDR%20Radius%20Map%20Report.pdf?dl=0>
<https://www.dropbox.com/s/h0sr387wkahmzii/Combined%20Reports.pdf?dl=0>
https://www.dropbox.com/s/uslec65d4vg6uo9/60327571%20Phase%20II%20Final_Report.pdf?dl=0

Knowles Nelson information:

https://www.dropbox.com/s/z4ovhvwwasqgamg/MR%20DNR%20Deed%20Restriction_001.pdf?dl=0

TID 18:

https://www.dropbox.com/s/amoce8gtx55aia3/Racine%20TID%20No%20%2018%20Project%20Plan_FINAL_2014-9-16.pdf?dl=0

City Ordinance – Bulkhead:

https://library.municode.com/wi/racine/codes/code_of_ordinances?nodeId=PTIIMUCO_CH106_WA_ARTIINGE_S106-4BULI

Bulkhead Maps:

<https://www.dropbox.com/s/zux03d91zcp4nnp/Root%20River%20Bulkhead.pdf?dl=0>

SPECIAL NOTES

RDA shall not be liable for any costs incurred by respondents to this RFQ or for any costs associated with discussions required for clarification of items relating to this RFQ.

RDA reserves the right to revise or amend the RFQ in response to a need for further clarification, specification and/or requirement changes including new opening date prior to the due date. Such revisions and amendments, if any, will be announced by an addendum or addenda to the RFQ. Copies of any such addenda will be furnished to all known RFQ holders. Failure to acknowledge an amendment may result in rejection of the Statement of Qualifications.

The RDA reserves the right to reject any and all proposals. The RDA reserves the right to negotiate the terms of the contract, including the award amount, with the selected proposer prior to entering into a

contract. If contract negotiations cannot be concluded successfully with the highest scoring proposer, the RDA may negotiate a contract with the next highest scoring proposer.

Some or all of the work performed under the contract may be subject to federal/and or state contractual and crosscutting provisions. The RDA hereby notifies the respondents that a successful award may be contingent upon the agreement and ability of the selected respondent to comply with these required contractual provisions, including, but not limited to minimum wage rates (e.g. Davis-Bacon Act), and DBE utilization.

Respondents are specifically directed not to contact any RDA members, Common Council members, Mayor, or City of Racine staff for meetings, conferences or technical discussions that are related to this RFQ. Unauthorized contact of any such personnel will be cause for rejection of the proposal.

INSURANCE & INDEMNIFICATION

The Respondent shall not commence work on contract until proof of insurance required has been provided to the applicable department before the contract or purchase order is considered for approval by the RDA.

It is hereby agreed and understood that the insurance required by the RDA is primary coverage and that any insurance or self-insurance maintained by the RDA, its elected and appointed officials, officers, employees, or authorized representatives or volunteers, and each of them, will not contribute to a loss. All insurance shall be in full force prior to commencing work and remain in force until the entire job is completed and the length of time that is specified, if any, in the Respondent listed below whichever is longer.

1. PROFESSIONAL LIABILITY

A. Limits

(1) \$1,000,000 each claim

(2) \$1,000,000 annual aggregate

B. Must continue coverage for 2 years after final acceptance for service/job.

2. GENERAL LIABILITY COVERAGE

A. Commercial General Liability

(1) \$1,000,000 each occurrence limit

(2) \$1,000,000 personal liability and advertising injury

(3) \$2,000,000 general aggregate

(4) \$2,000,000 products - completed operations aggregate

B. Claims made form of coverage is not acceptable.

C. Insurance must include:

(1) Premises and Operations Liability

(2) Contractual Liability

(3) Personal Injury

- (4) Explosion, collapse and underground coverage
- (5) Products/Completed Operations must be carried for 2 years after acceptance of completed work
- (6) The general aggregate must apply separately to this project/location

3. BUSINESS AUTOMOBILE COVERAGE

- A. \$1,000,000 combined single limit for Bodily Injury and Property Damage each accident
- B. Must cover liability for Symbol #1 - "Any Auto" - including Owned, Non-Owned, and Hired Automobile Liability.

4. WORKERS COMPENSATION AND EMPLOYERS LIABILITY – As required by Wisconsin State Statute or any Workers Compensation Statutes of a different state.

- A. Must carry coverage for Statutory Workers Compensation, and an Employers Liability limit of:
 - (1) \$100,000 Each Accident
 - (2) \$500,000 Disease Policy Limit
 - (3) \$100,000 Disease - Each Employee

5. UMBRELLA LIABILITY – If exposure exists, provide coverage at least as broad as the underlying Commercial General Liability, Watercraft Liability (if required), Automobile Liability and Employers Liability, with a minimum limit of \$2,000,000 each occurrence and \$2,000,000 aggregate, and a maximum self-insured retention of \$10,000.

6. ADDITIONAL PROVISIONS

- A. Primary and Non-contributory requirement - all insurance must be primary and noncontributory to any insurance or self-insurance carried by City of Racine.
- B. Acceptability of Insurers - Insurance is to be placed with insurers that have an A. M. Best rating of no less than A- and a Financial Size Category of no less than Class VII, and who are authorized as an admitted insurance company in the state of Wisconsin.
- C. Additional Insured Requirements - The following must be named as additional insureds on the General Liability and Business Automobile liability coverage arising out of project work:
The City of Racine, its elected and appointed officials, officers, employees, authorized representatives, and volunteers.
On the Commercial General liability Policy, the additional insured coverage must be ISO form CG 20 10 0704 and also include Products - Completed Operations additional insured coverage per ISO form CG 20 37 07 04 or their equivalents for a minimum of 2 year after acceptance of work. This does not apply to Workers Compensation Policies.
- D. Deductibles and Self-Insured Retentions - Any deductible or self-insured retention must be declared to and approved by the City of Racine.

E. Evidences of Insurance - Prior to execution of the agreement, the Respondent shall file with the City of Racine a certificate of insurance (Accord Form 25-S or equivalent) signed by the insurer's representative evidencing the coverage required by this agreement. In addition form CG 20 10 07 04 for ongoing work exposure and form CG 20 37 07 04 for products-completed operations exposure must also be provided or their equivalent.

7. RESPONDENTS POLLUTION LIABILITY with minimum limits of at least \$1,000,000 per occurrence and \$2,000,000 in the aggregate insuring onsite and offsite work and covering bodily injury and property damage from pollution conditions arising from the work or operations of Supplier or its subrespondents endorsed to cover RDA as additional insureds.