



REQUEST FOR PROPOSALS

#2016-TC02

CITY OF MEQUON OWNED LAND AND STRUCTURE

AVAILABLE FOR PURCHASE

SITE LOCATION:

A PORTION OF 11333 N CEDARBURG ROAD, MEQUON WI

SEPTEMBER 1 2016

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Exhibits

- Ortho of City Civic Campus
- Photo of Former Logemann Community Center Building
- Logemann Community Center Building Facts
- Mequon Community Park Features – located within Civic Campus
- Adjacent Mixed –Use Development Site Plans
- New Development Project locations in Neighborhood

1 Summary

The City of Mequon is seeking redevelopment proposals for a portion of City owned land and structure located at 11333 N Cedarburg Road, Mequon WI 53092.

The portion of city owned land and structure includes the former Logemann Community Center, one city owned DPW Tower and one steel water tank. The exact portion and acreage of the land to be sold is to be determined based on the proposed redevelopment needs.

Highlights of this portion of the City owned land include the following:

- Physical connection to the institutional and recreational activities of the Civic Campus (see attached map)
- Immediate adjacency to the Inter Urban Trail
- Neighboring uses which include new, mixed use developments as part of the Town Center
- Expected bike and pedestrian connection extending east/west across the Inter Urban Trail and the railroad

The City will conduct a fair and extensive evaluation based on the criteria listed as part of this RFP. The city reserves the right to modify and waive any and all informalities or technicalities or to reject any and all proposals and/or parts thereof, and to accept the proposal which it deems most favorable for the City.

2 Proposal Submission

Sealed proposals shall be submitted to and as follows:

Kim Tollefson, Director of Community Development

Title: Proposals For A Portion of 11333 N Cedarburg Road

(Logemann Community Center Site & Building)

City of Mequon

11333 N Cedarburg Road

Mequon WI 53092

Proposals shall be received by the City of Mequon Community Development Department by October 27th 2016 at 4:00 p.m. to qualify. Each proposer shall submit 5 bounded copies of the proposal and one electronic copy. Please note that proposals are subject to Open Records Law.

3 Scope

The City is seeking the following:

- A use and development project that meets the goals and intent of the Town Center neighborhood
- A use and development plan that can relate to the current programming of the Civic Campus
- A site plan that addresses access, assists in the efficiency of the limited land available for the proposed use and efficiency for shared parking
- A site plan that assists in the connectivity to adjacent civic campus and private uses – both existing and proposed
- Preservation of the former Logemann Community Center building is not required.
- A development that reduces or eliminates the cost of demolition of the Logemann Community Center on behalf of the City.

4 Constraints

The following site constraints are present:

- The former Logemann Community Center building is disconnected from gas and electric, sewer and water has been capped, asbestos lead and hazardous materials have been identified and appropriate paperwork filed with WI Department of Natural Resources, HVAC and structure fixtures are removed
- A portion of the former Logemann Community Center building is located within land owned by We Energies.
- Removal of the radio tower and 4600 gallon buried water tank is required.
- Drainage toward the baseball field is prohibited.
- Two baseball light fixtures shall remain on site or a new proposed location shall be indicated.
- A portion of the City owned land is utilized as shared parking for Civic Campus programs and operations as well as shared parking for the Mequon Town Center mixed used development located at the northwest corner of Mequon Road and Cedarburg Road. A shared access and parking agreement and/or amendment is required for any proposed private use.
- A public bike and pedestrian access easement will be required.
- Access from Mequon Road requires approval by We Energies. Contact information is as follows:

Julie M. Simmons: Right of Way Agent

We Energies - Property Management

231 W Michigan Street, A252

Milwaukee, WI. 53203

(414) 221-2715 Office

- Access from Cedarburg Road is a driveway and the portion of city owned land lacks Mequon Road street frontage however; a site identification sign could be considered along the public road.
- The south property line is defined by the Opitz Cemetery parcel boundary.
- The west property line is defined by the existing Civic Campus parcel boundary.
- The north property line shall not encroach onto the baseball field.
- The east property line is undefined.

5 Standards

The following standards shall be addressed in the proposal:

- Project narrative
- Proposed lot boundary and acreage
- Proposed zoning district intended for use and development plan
- Listing of compliance with technical standards of proposed zoning district and code requirements
- Identification of zoning waivers or exemptions necessary to execute the proposed development plan
- A detailed, to-scale site plan
- Indication of ability to secure public access
- Submission of evidence from We Energies regarding feasibility to secure access from Mequon Road is required
- Conceptual structural renderings
- Summary of proposed use(s) and associated square footage
- Estimated timeline for phasing and completion of development plan

6 Project Costs and Value

All proposals shall include a monetary offer to purchase the land and structure from the City.

All proposals shall include the detailed itemized costs associated with the proposed development of the land and to complete the work described to accomplish the project as submitted in this proposal.

All proposals shall include an estimated value by both land and improvement values associated with the proposed development of the land.

Costs included in the proposal shall be all-inclusive and identify any outsourced or contracted work.

7 Qualifications

Proposers shall present the qualifications for performing the redevelopment and indicate the members of the firm that will serve as the project's agent and any associated team members or firms.

Any proposal that includes outsourcing or contracted work shall also include the name and description of the contractors being utilized.

All proposers shall submit examples of comparable development projects performed, along with 3 references associated with the comparable work. Reference information shall include client name, address, telephone number, email and description of the work performed.

Proposals shall show substantial evidence and demonstration of the ability to perform development proposal.

8 Evaluation Criteria

The City will evaluate each proposal based on the following:

- Firm's qualifications and experience
- A complete proposal that addresses requirements of this request
- Project costs and value
- Ability to address scope
- Ability to solve site and building constraints
- Ability to procure access from Mequon Road through private land owned by We Energies.

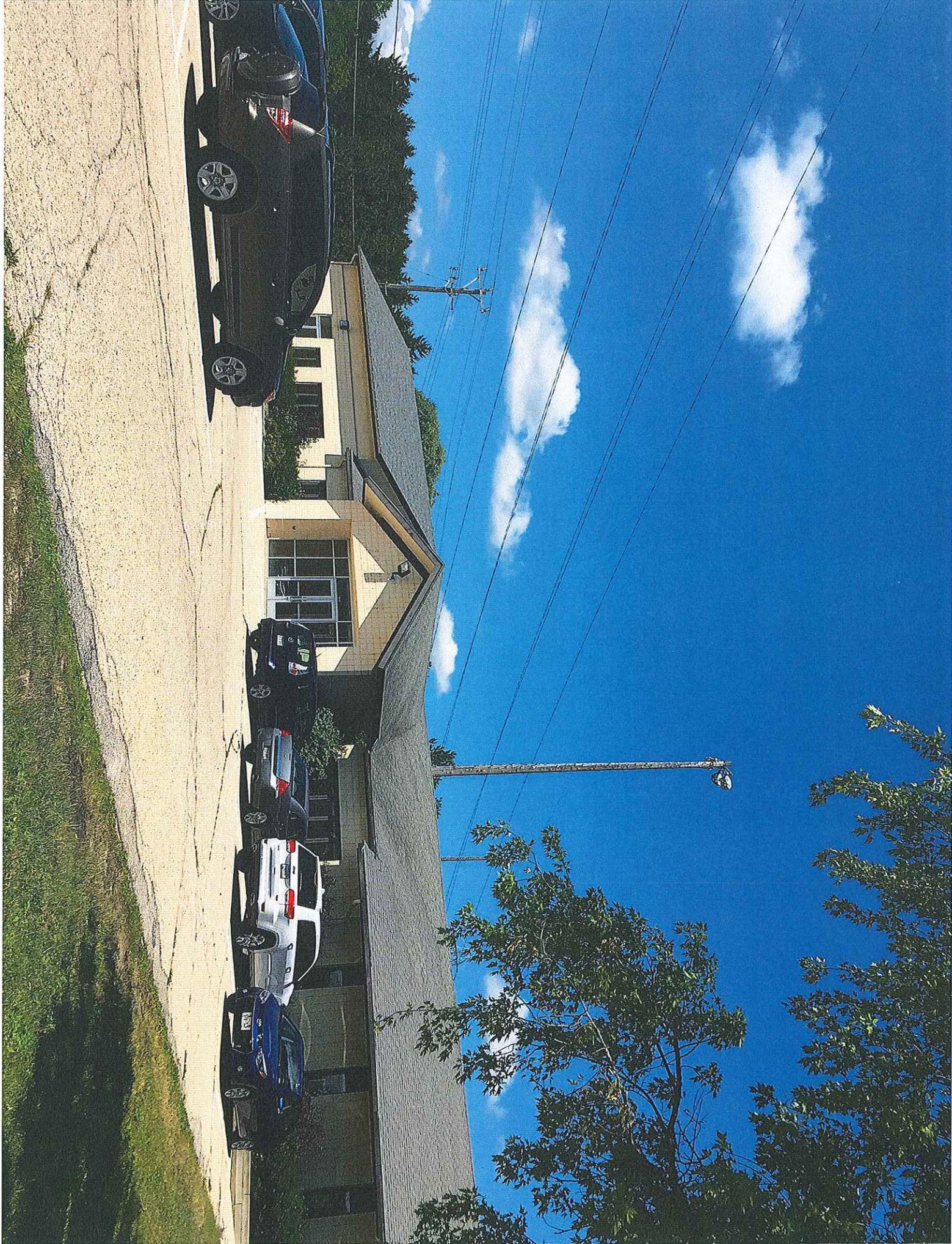
9 Timeline

All proposals are due no later than 4:00 p.m. CST on October 27, 2016 in order to qualify. All proposers are encouraged to tour the site prior to submission of a proposal. Tours will be available from September 8th – 9th and arranged by contacting Director Kim Tollefson.

Questions of the City shall be submitted in writing within one email communication per proposer to Director Kim Tollefson @ edb@ci.mequon.wi.us. All questions shall be submitted by October 3, 2016. All answers to all inquiries will be returned to all interested parties in order to ensure that all proposers are operating with the same information. All answers to all inquiries will be made by October 13, 2016.

Evaluation of proposals will be conducted from October 13, 2016 to November 11, 2016. If additional information is necessary within the period of evaluation, the agent of the proposal will be notified.

It is anticipated that selection of the top-ranked proposal will be made by November 14, 2016. Upon notification, the contract negotiations within the winning proposer will begin immediately. Notifications to proposers who are not selected will be completed by November 4th 2016.





11333 N. Cedarburg Rd 60W
Mequon, WI 53092-1930
Phone (262) 236-2917
Fax (262) 242-9655

www.ci.mequon.wi.us

BUILDINGS/PUBLIC WORKS

To: Community Development
From: Kent Sumner, Buildings Superintendent
Date: May 16th, 2016
Subject: Logemann Community Center Building Facts

Building age : East end erected 1958 additions 1970's 1984 last facelift 1988 (58 years old)

Roof status : East half of roof 32 years old
West half of roof 12 years old (Leaks)
Rear Flat Roof 32 years old (Leaks)

Air Handlers: East side original 58 years old (Needs Replacement)
Center 3 yrs old
West side 9 years old

Air Conditioning Coils : East side condensing units 28 years old
Center 3 yrs old
West side 9 years old

East side Heating coils : original 58 years old

Boilers : one boiler 13 years old one boiler 4 years old

Rear Conference Room Addition is sinking away from front structure

Windows : 28 years old

Parking Lot : 18 years old

Buildings budget for operational repairs \$3000 annually

Capital Fund on hold since 2004 \$28,487 remaining balance

Electrical budget \$17100 annually

Gas Budget \$6600 annually

Sewer budget \$1265 annually

Preventative Maintenance Contract \$1652 annually

Kent Sumner
Buildings Superintendent

Mequon Community Park

11335 N. Cedarburg Road 60W

(16 acres)

EXISTING FEATURES

- Rennie Field (Lighted Ball Diamond with Dugouts)
- Batting Cage
- Lighted Outdoor Pool
- Play Equipment
- Picnic Areas
- Tot Lot Equipment
- Restrooms
- Park ID Signs
- Parking Areas
- Adjacent to Ozaukee County Interurban Bike Trail
- Adjacent to Town Center featuring Benches, Bike Racks, Trash Receptacles, Riverwalk

PARCEL HISTORY

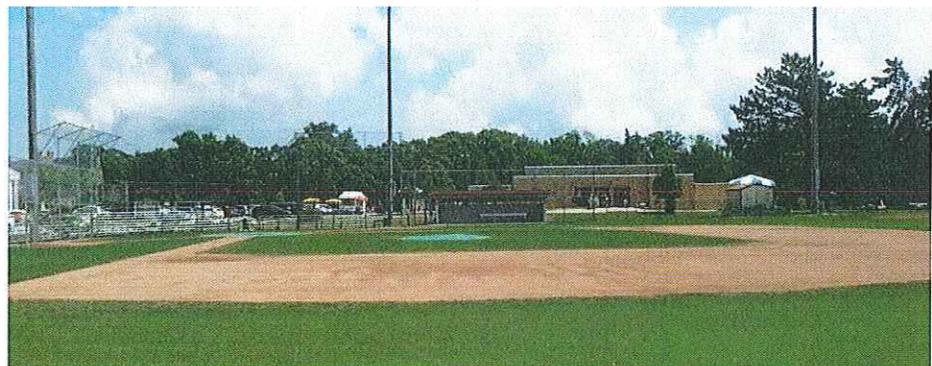
The site was acquired by the City, then Town, in the 1900's.

STATUS

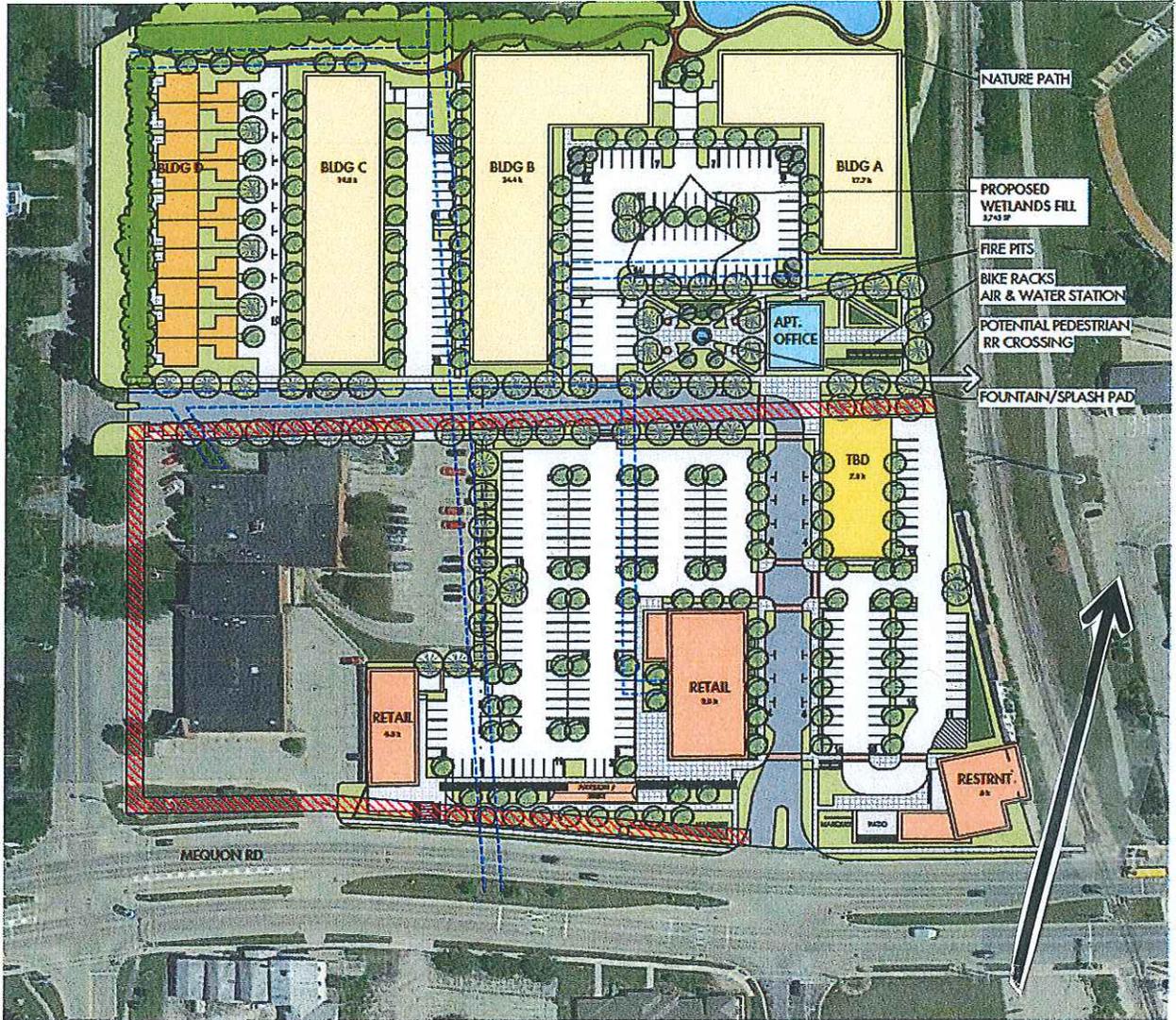
Parkland Classification.....Community Park
Stewardship Group.....None
Stewardship Plan.....None
Site Analysis.....None
Park Plan on File.....No

PARK IMPROVEMENT RECOMMENDATIONS

- Integrate into Town Center Plan and with bike trail to the west.
- Upgrades to Rennie Field
 - backstop/safety net
- Upgrades to the Municipal Pool
- Bath House improvements
- Equipment shed
- Concession stand/announcement booth
- Gazebo
- Ice rink
- Replace playground chips with foam
- Donation bricks



Shaffer Development Proposed Site Plan



Proximity to former
Logemann Community Center

