

Request for Qualifications (RFQ) for
Activation of 2444 Harrison Avenue

Issue Date:
February 15th, 2021

Requests for Information Due:
March 5th, 2021

Final Proposal Due Date:
March 26th, 2021

Any Requests for Information (RFI) regarding this RFQ must be submitted in writing by email to

Brian Ogawa at Bogawa@CincinnatiPort.org



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Section 1 – Introduction and Overview

The Hamilton County Land Reutilization Corporation (Landbank) is seeking business owners, developers, and/or tenants to submit qualifications for the activation of 2444 Harrison Avenue in Cincinnati’s Westwood neighborhood. The property is located at the highly visible corner at the intersection of Harrison Avenue and McHenry Avenue. Westwood’s business district, located one mile north, is seeing growing development interest with the opening of Nation Kitchen and Bar and Westside Brewing.

Property Address	Parcel	Existing Land Use	Approx. Parking	Square Ft.	Appraised Value
2444 Harrison Ave	207-0054-0014	Retail	14 spaces	2,500	\$40,000

Successful bidders should be able to commence work by June 30th, 2021 and complete their proposed project no later than December 31th, 2021. However, these timelines are negotiable. Specifications, budget, and timeline for design, construction, and lease-up are due to the Landbank no later than **April 23rd, 2022**.

Section 2 – Proposal Requirements

The Offeror is invited to submit qualifications and concept plans for the subject property. A detailed list of the requirements for submission and evaluation criteria is identified below. To achieve a uniform review process and a fair degree of comparability, the proposal should be organized in the following order and contain all of the following information:

1. Contact Information

Name, address, phone number, and email of the individual or firm. If a firm, the name and title of the individual authorized to negotiate contract terms and make binding commitments shall be included and identified.

2. Capacity & Experience

Provide a concise narrative describing the Offeror’s background, history, and applicable experience, including comparable projects successfully completed by the Offeror. Provide the names and titles of key members of the development team, including as applicable: general contractor, design team, investors, and other team members or subcontractors required for the completion of the project.

Offerors intending to open a business should also provide a business plan.

3. Project Description and Concept

- Overall Project Narrative: Provide a concise narrative describing the proposed development and end product, including as applicable:
 - i. Concept for the property including possible tenants.
 - ii. Applicable Financial estimates
 - 1. Construction costs
 - 2. Other startup costs
 - iii. Purchase or Lease preference
 - 1. Applicable acquisition price or rent.

Timeline: Provide a projected schedule for completion with key milestones identified, including but not limited to pre-construction work, construction commencement and completion, lease-up/opening.

4. Budget and Financing Plan

- Offer Price: Offeror's proposed purchase price for the acquisition of the subject property. The current proposed asking price is \$40,000. Offeror may propose a lower purchase price but must demonstrate why the proposed asking price is economically infeasible. [
- Preliminary Sources and Uses: Statement showing Total Project Cost and all sources of capital and expected uses in the proposed development project.
- Proof of Funds (if secured): This can be demonstrated through a statement of Offeror's financial ability and resources at the Offeror's disposal and/or a Soft Financial Commitment Letter.

After written proposals have been reviewed, discussions with prospective firms may or may not be required to clarify any portions of the proposal.

Section 3 - Scoring Criteria

The Selection Committee will review and evaluate RFQs that are complete and received on or before the deadline. The Selection Committee will consist of leadership representing the Port, Westwood Community Urban Redevelopment Corporation, and the City of Cincinnati.

Each submission will be evaluated against the Proposal Requirements outlined in Section 3.

Section 4 – Submission Requirements, Timeline, and Disclaimer

Any Requests for Information (RFI) regarding this RFQ must be submitted in writing by email to Brian Ogawa at tgruenwald@CincinnatiPort.org. RFIs shall be accepted no later than March 26th, 2021. A final Supplemental Instructions shall be issued no later than May 9th, 2021 concerning any RFIs received.

Each bidder should contact Brian Ogawa at Bogawa@CincinnatiPort.org to arrange access to the site to fully acquaint themselves with the existing conditions and the neighborhood.

The RFQ will be governed by the following schedule:

Requests for Information Due:	March 5 th , 2021
Proposals Due:	March 26 th , 2021
Notification of Award:	April 16 th , 2021 (anticipated)

All proposals must be received March 26th, 2021 by 4:00 pm at the address shown below. Proposals must be submitted digitally in a singular document titled, “ ‘OfferorName’/Omar’s Redevelopment Proposal.” The proposal must be signed by a person who has the legal authority to contractually bind the Offeror. Unsigned proposals will be deemed non-responsive and will not be reviewed by Port staff.

The Port
Attn: Brian Ogawa
bogawa@cincinnatiport.org
3 East 4th Street Suite 300
Cincinnati, Ohio 45202

Nothing in this RFQ shall be construed to create any legal obligation on the part of the Landbank or any respondents. The Landbank reserves the right, in its sole discretion, to amend, suspend, terminate, or reissue the RFQ in whole or in part, at any stage. In no event shall the Landbank be liable to respondents for any cost or damages incurred in connection with the RFQ process, including but not limited to, any and all costs, expenses, or fees related to this RFQ. All supporting documentation submitted in response to this RFQ will become the sole property of the Landbank. Respondents may also withdraw their interest in the RFQ, in writing, at any point in time as more information becomes known.

This RFQ is being emailed to prospective bidders, will be posted on both The Port’s and Landbanks website (www.CincinnatiPort.org and www.HamiltonCountyLandbank.org). The Landbank encourages all qualified firms to apply.

Section 5 – Attachments (For Informational Use Only)

Exhibit A: Site Map

Exhibit B: Port Economic Inclusion Policy

Exhibit A: Site Map

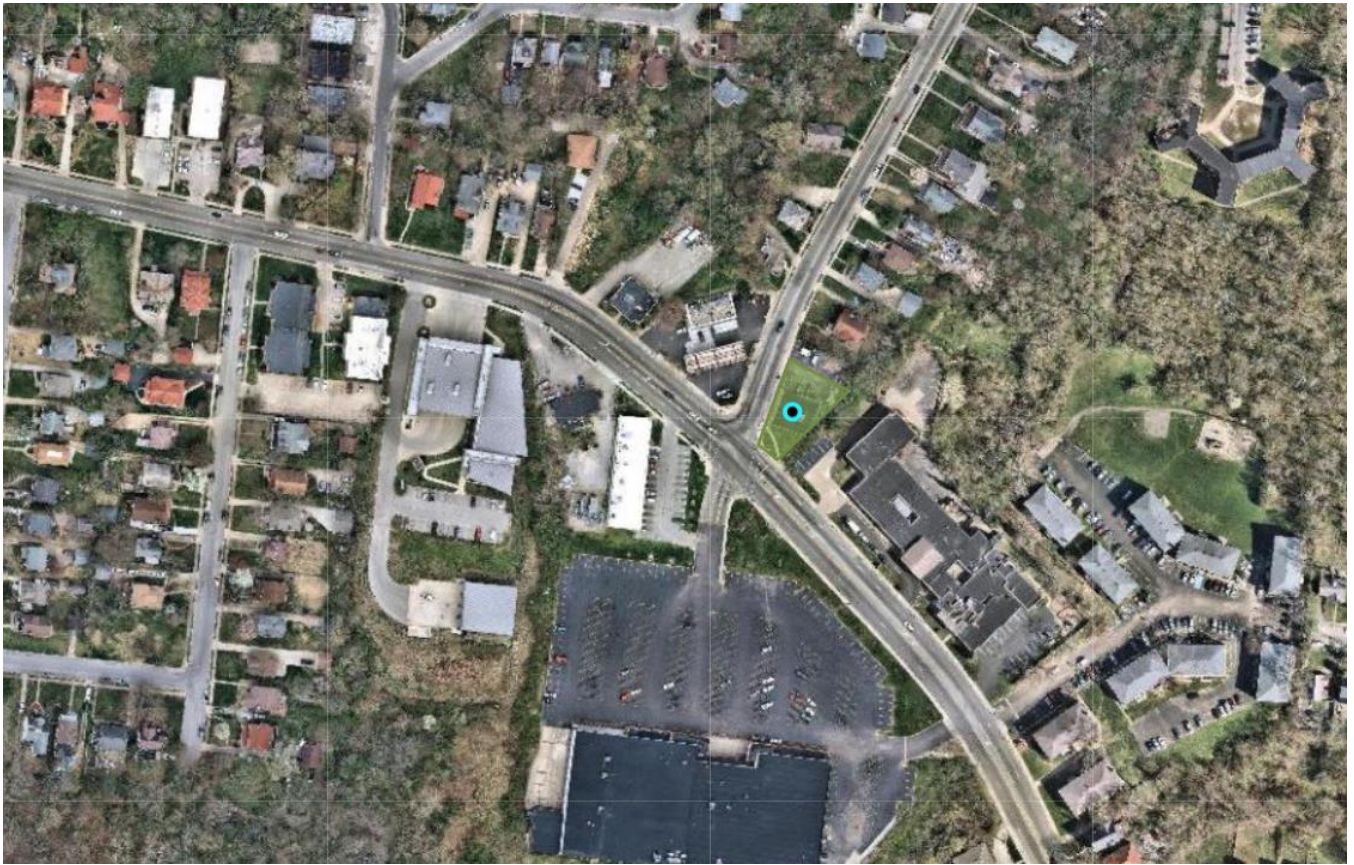




Exhibit B: Port Economic Inclusion Policy

The Port strives to continually have meaningful and substantial levels of participation by Minority Business Enterprises (MBEs), Women Business Enterprises (WBEs), and Small Business Enterprises (SBEs) in the services for which it contracts, and in its various contracts for development projects. Further, the Port strives to increase the equity participation and/or ownership by MBEs and WBEs within those development projects.

The Port is committed to helping build and sustain strong MBEs, WBEs, and SBEs within the Greater Cincinnati community. The Port is further committed to empowering entrepreneurs, generating jobs, building tax base, and providing opportunities for wealth creation in every segment of society.

All contractors, subcontractors, suppliers, and service providers should have an equal opportunity to compete on contracts for services issued by the Port regardless of race, color, sex or national origin. It is also the aspiration that a fair share of contracts be awarded to small, minority, and women business enterprises. This will be promoted through the provision of educational opportunities, training, and a good faith effort by all involved to promote inclusion through locating and engaging qualified MBEs, WBEs, and SBEs. It is the Port's expectation that this aspiration can be achieved.

While there are no set-asides or preferences for suppliers, providers or developers, the Port is committed to empowering MBEs, WBEs, and SBEs; and to that end the Port will be vigilant in monitoring, encouraging, and facilitating the satisfaction of its goals in relation to the participation by MBEs, WBEs, and SBEs in all Port-related work. The goals of the Port in this regard are:

1. To aspire to achieve a total target goal of 25% Minority Business Enterprise (MBEs), 7% Women Business Enterprise (WBEs), and 30% Small Business Enterprise (SBEs) for:
 - Construction
 - Supplies
 - Services
 - Professional Services
2. To require that all respondents to RFQs, and other such solicitations for proposals, qualifications, or services commit and demonstrate, in writing, what best efforts they will make in order to meet these goals.
3. To work with the majority/prime contractors to track and support the sub-contractors they use on Port-related projects. The anticipated outcome is that they establish and maintain an Economic Inclusion Program for themselves, and for their future projects. The Port will assist them in finding sub-contractors to support Port-related project needs.
4. To use the criteria for certification in identifying minority and women owned businesses as defined by the National Minority Supplier Development Council (NMSDC) and the Women's Business Enterprise National Council (WBENC).
5. To accept certifications from the NMSDC, or the local affiliate council; the WBENC; the Small Business Administration (SBA); and local, state, and federal certifying organizations.
6. To encourage partnering relationships between majority owned firms and small, women-owned and minority-owned firms among professional service providers to the Port. The Port also encourages, where economically feasible, establishment of joint ventures and contracting partnerships by businesses of different race ownership, different gender ownership, or both, in all phases of contracting (to include, but not limited to, developer agreements, architectural and engineering design services, construction, retail-hospitality-entertainment tenant/ownership, supplies, and professional services) as a means to achieve greater levels of prime contracting opportunities for all businesses.
7. To require that all proposers or bidders submit an economic inclusion subcontractor utilization plan with their proposals, qualifications or bids. Failure to submit an economic inclusion subcontractor utilization plan with the proposals, qualifications or bids and other documentation that may be requested may deem the proposals, qualifications or bids as non-responsive and may result in rejection of the proposals, qualifications or bids.