

Request for Qualifications (RFQ) for  
**The Bloom School Development**

Issue Date:  
July 7, 2023

Final Submission Due Date:  
August 11, 2023

Brian Ogawa at [Bogawa@CincinnatiPort.org](mailto:Bogawa@CincinnatiPort.org)



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**Section 1 – Introduction and Overview**

The Port of Greater Cincinnati Development Authority (Port) is seeking qualified developers to partner on the residential, or mixed-use, conversion of the Bloom School in Cincinnati’s West End neighborhood. The property is located at the highly visible corner of Bank and Baymiller Streets. The Port and West End Community believe this pivotal site will spur catalytic investment throughout the neighborhood.

Property Address	Parcel	Existing Land Use	Square Ft.
1941 Baymiller St.	184-0003-0017-90	Other Commercial Structure	104,229
	184-0003-0025-00		
	184-0003-0026-90		

Development qualifications should speak to experience, vision, and portfolio of similar types of projects.

**Section 2 – Submission Requirements**

The Offeror is invited to submit qualifications via the attached Submission Form. The Submission form contains several required and non-required documents.

**1. Statement of Interest**

Qualified Developers should submit a letter of interest outlining offeror’s, or team’s, interest in the site.

**2. Project Narrative**

Qualified Developer’s should submit a detailed, written concept of their development vision, including, but not limited to, development type (demolition, new construction, renovation) and product type (residential, office, commercial, mixed-use).

\*The Port understands that these concepts are extremely preliminary and understands that the details and feasibility will be vetted and negotiated after a thorough pre-development process separate from the RFQ process\*

Provide a concise narrative describing the Offeror’s, or development team’s background, history, and applicable experience, including comparable projects, by use and familiarity with suggested capital stack, successfully completed by the Development Team. 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.

**3. Investigation and Feasibility Process<sup>1</sup>**

Qualified Developers should submit a detailed investigation and feasibility process, outlining the timeline for identifying and applying for subsidy, entitlements, and other financing tools, along with any community engagement, market analysis, and financial modeling.

\*The Port understands that these concepts are extremely preliminary and understands that the details and feasibility will be vetted and negotiated after a thorough pre-development process separate from the RFQ process\*

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<sup>1</sup> If during the feasibility study, the selected developer anticipates pursuing an income-restricted development, the steering committee may request information regarding the project’s compliance with the Community Development Act of 1974.

#### 4. Experience

Qualified Developers should provide a detailed portfolio of past projects either under construction or stabilized. Ideally, a portfolio will include projects of similar scale, product type, and familiarity with complex capital stacks. Additionally, Qualified Developers interested in residential reuse should speak to their approach assessing rent rates.

#### 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; the West End Community; and the City of Cincinnati.

Each submission will be evaluated against the Submission Requirements outlined in Section 2.

#### Section 4 – Submission Requirements, Timeline, and Disclaimer

Any questions regarding this RFQ can be submitted to Brian Ogawa at [Bogawa@CincinnatiPort.org](mailto:Bogawa@CincinnatiPort.org)

**Each bidder should contact *Brady Melton at [bmelton@cincinnatiport.org](mailto:bmelton@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:

Submission Due:	August 11, 2023
Anticipated Award:	Late August

**All submissions must be received August 11, 2023 by 4:00 pm at the address shown below. Proposals must be submitted digitally in a singular document titled, “OfferorName’/Bloom School Development Proposal.” The proposal must be signed by a person who has the legal authority to contractually bind the Offeror. Unsigned submissions will be deemed non-responsive and will not be reviewed by Port staff.**

The Port  
Attn: Brian Ogawa  
[Bogawa@cincinnatiport.org](mailto:Bogawa@cincinnatiport.org)  
3 East 4<sup>th</sup> 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](http://www.CincinnatiPort.org) and [www.HamiltonCountyLandbank.org](http://www.HamiltonCountyLandbank.org)). The Landbank encourages all qualified firms to apply.

**Section 5 – Attachments (For Informational Use Only)**

*Exhibit A: Submission Form*

*Exhibit B: Site Map*

*Exhibit C: Port Economic Inclusion Policy*

*Exhibit A: Submission Form*

# Submission Form

Organization Name	
Contact Name & Title	
Address	
Email	
Phone	

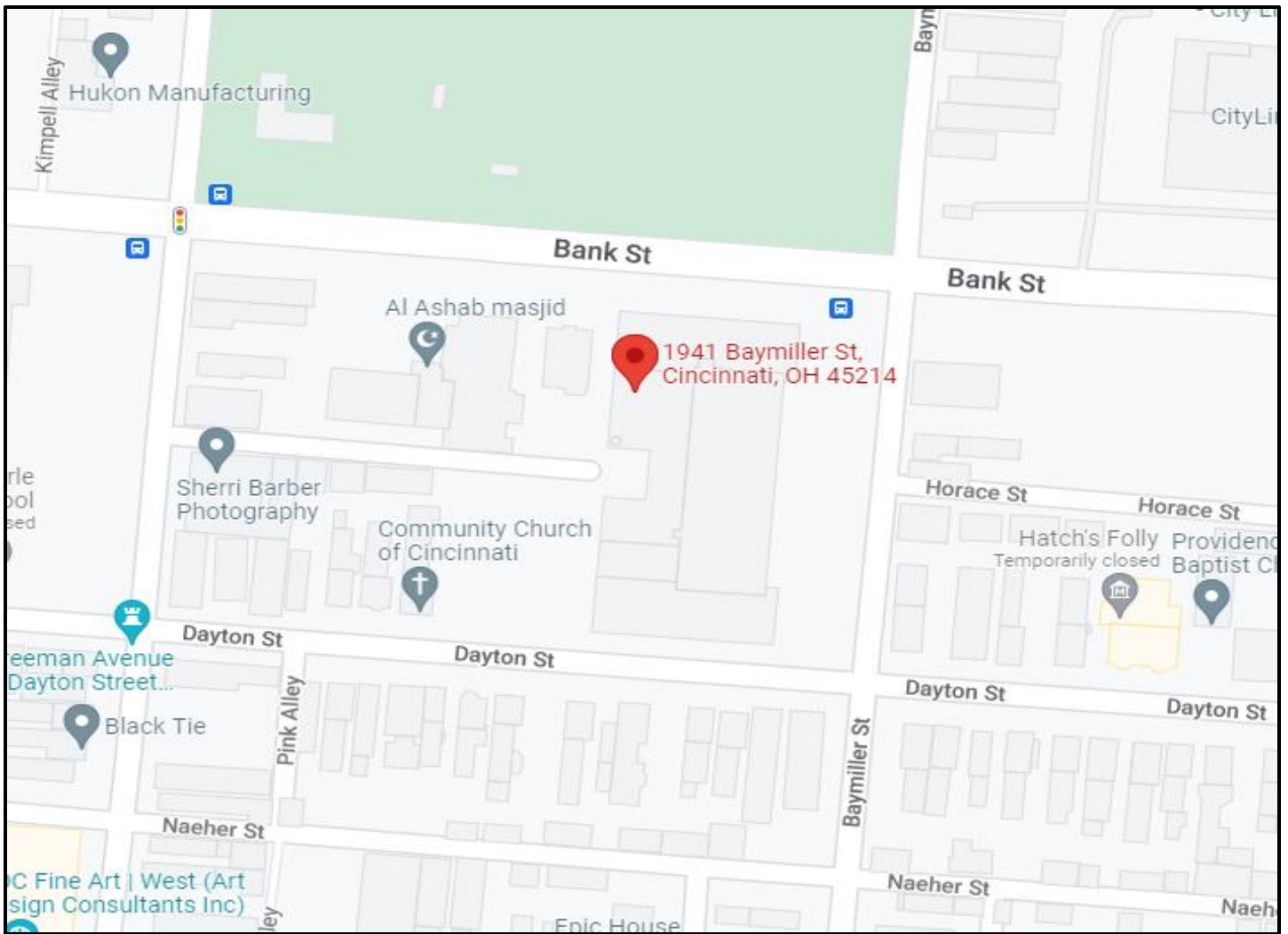
Required Materials	
<ul style="list-style-type: none"><li>• Statement of Interest</li></ul>	<ul style="list-style-type: none"><li>• Project Narrative</li></ul>
<ul style="list-style-type: none"><li>• Investigation and Feasibility Process Summary</li></ul>	<ul style="list-style-type: none"><li>• Experience (Past Projects)</li></ul>

Optional Supporting Materials	
<ul style="list-style-type: none"><li>• Operating Pro Forma</li></ul>	<ul style="list-style-type: none"><li>• Renderings / Plans / Designs</li></ul>
<ul style="list-style-type: none"><li>• Financial Commitments</li></ul>	<ul style="list-style-type: none"><li>• Biographies of Key Personnel</li></ul>

\*All submissions forms should be submitted to [Bogawa@cincinnatiport.org](mailto:Bogawa@cincinnatiport.org) no later than 4:00 PM on August 11, 2023.

Exhibit B: Site Map







## **Exhibit C: 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.