

Request for Proposals (RFP):

Redevelopment of the
Alms Apartments Parking Garage
1119 William Howard Taft Road



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

Brady Melton
BMelton@CincinnatiPort.org

Proposal Issue Date:
June 1, 2021

Letters of Intent Due:
July 16, 2021

Final Proposal Due Date:
October 1, 2021



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Section 1 – Introduction and Overview

The Hamilton County Land Reutilization Corporation (Landbank) is seeking developers to provide proposals for the redevelopment of the property at 1119 William Howard Taft Road in the Cincinnati neighborhood of Walnut Hills. Although the structure’s prior use was a parking garage, the Landbank is seeking creative redevelopment proposals. Redevelopment could include repurposing the existing structure or demolition paired with new construction. From residential to retail to mixed use to office, this is a great opportunity for you to put your vision on what should be the highest and best use of this property.

Property Address	Parcel ID	Existing Land Use	Parcel Width	Parcel Depth	Acreage
1119 William H. Taft Road	066-0001-0130-00	Structured Parking	145 FT	117 FT	0.39 AC

Successful bidders should be able to commence work by April 4, 2022 and complete their proposed project no later than April 1, 2025; however, these timelines are negotiable. Specifications, budget, and timeline for design, construction, and lease-up are due to the Landbank no later than October 4, 2021.

Section 2 – Site Information

The subject property is located in Walnut Hills with access to Downtown and the Greater Cincinnati region via Interstate 71. The neighborhood is bordered on the north by Evanston, on the south by Columbia Parkway, on the east by East Walnut Hills, and on the west by Clifton. Walnut Hill’s has seen an increase in private investment that includes:

- **Paramount Square** at 900 E. McMillan Street is a \$22.6 million revitalization within the Peebles Corner Historic District in Walnut Hills and is part of a broader \$40 million development plan for the district. Eight historic buildings at the primary intersection of the neighborhood business district are being revitalized. This mixed-use project features 51 apartments and 56,000 SQFT of commercial space.
- **Poste Apartments** at 739 E. McMillan Street is an \$18 million mixed use development along the Walnut Hills’s East McMillan Street corridor. The development is a 124-unit apartment building that includes 18 studios, 73 one-bedroom apartments, 28 two-bedroom apartments, and five two-bedroom townhomes. Developed in 2018-19, the building units feature quartz counters, walk-in closets, large windows and nine-foot ceilings.
- **Trevarren Flats** at 961 E. McMillan Street is a \$10 million mixed use development that consists of three buildings that have been meticulously restored to their former glory. There are 30 market rate apartments and five first floor commercial spaces totaling more than 6,000 SQFT of commercial storefront. The apartments are a mix of six studios and 24 two-bedroom apartments with dedicated parking spaces on-site.

1119 William Howard Taft: The structure is currently a four-story parking garage sitting on approximately .39 acres that used to serve the Alms Hotel parking garage. The property is currently zoned Neighborhood Large Setback (T5N.LS-O), which is an open sub-zone provides the same building form but allows for a more diverse mix of uses. There is an opportunity to provide a variety of urban housing choices in a medium-to-large footprint that will reinforce the neighborhoods walkable nature.

As shown in Exhibit A, the parking garage is located on the south side of William Howard Taft Road between Victory Parkway and Park Avenue.

Section 3 – Proposal Requirements

The Offeror is invited to submit Proposals and concept plans for one or more of the subject properties. 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 construction 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.

It is acceptable for two or more firms to propose a joint venture for this development opportunity. In such case, both developers should provide all information requested in this RFP along with clear indication of the multiple firms participating in the venture, designated roles and responsibilities, and the primary project lead or point of contact.

3. Project Description and Concept

- **Overall Project Narrative:** Provide a concise narrative describing the proposed development and end product, including as applicable:
 - i. Conceptual Site Plan
 - ii. Renderings, floor plans, or preliminary building elevations useful in demonstrating your development concept.
 - iii. Any additional site specifications or site features
- **Timeline:** Provide a projected schedule for completion with key milestones identified, including but not limited to pre-construction work and meetings related to final design and plans, submission for permit, site preparation, construction, final inspections, receipt of Certificate of Occupancy, and lease-up.

4. Community Vision: *Include any community plan or engagement process.*

5. Budget and Financing Plan

- **Offer Price:** Offeror’s asking price for the acquisition of the subject property. The purchase price will not be the primary consideration in the selection process. However, applicants’ financials should be able to justify the asking price.
- **Preliminary Sources and Uses:** Statement showing Total Project Cost and all sources of capital and expected uses in the proposed development project.
- **Pro Forma:** Provide a 10-year post-development cash flow statement
- **Proof of Funds:** 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.
- **Subsidy:** Expected sources of public subsidy, grants, or other contingent sources required for the project, including Historic Tax Credits, New Markets Tax Credits, or Low-income Housing Tax Credits, if applicable.

6. Economic Inclusion Plan

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, including for suppliers, providers, developers, investors, or other members of a proposed development team. The goals of the Port are described in *Appendix D – Economic Inclusion Policy*. Offerors should be prepared to comply with the Port’s Economic Inclusion Policy and maximum extent practicable for SBEs, WBEs, and/or MBEs in alignment with the Port’s economic inclusion policy. Offerors are encouraged to indicate any past successes in achieving economic inclusion goals. Offerors whose firms are certified through the Office of Economic Inclusion in the MBE, WBE or SBE Programs should submit proof of certification.

7. Letters of Interest if applicable

Offerors should include any Letters of Interest from businesses committed to tenanting the commercial space should the project come to fruition.

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

Section 4 - Scoring Criteria

The Selection Committee will review and evaluate RFPs that are complete and received on or before the deadline. The Selection Committee will consist of leadership representing the Port, Walnut Hills Redevelopment Foundation, and the City of Cincinnati Department of Community and Economic Development. Each submission will be evaluated against the Proposal Requirements outlined in Section 3.

Section 5 – Submission Requirements, Timeline, and Disclaimer

Any Requests for Information (RFI) regarding this RFP must be submitted in writing by email to Brady Melton at BMelton@cincinnatiport.org. All potential offerors should submit an intent to apply letter no later than July 16, 2021. The letter will represent your interest and you shall continue to receive information regarding the site. Requests for Information should be submitted no later than August 6, 2021. A final Supplemental Instructions shall be issued no later than September 3, 2021 concerning any RFIs received. Final Proposals shall be accepted no later than October 1, 2021.

Each bidder should contact Brady Melton at BMelton@cincinnatiport.org to arrange access to the site to fully acquaint themselves with the existing conditions and the neighborhood.

The RFP will be governed by the following schedule:

- Letters of Intent: July 16, 2021
- Requests for Information Due: August 20, 2021
- Proposals Due: October 1, 2021
- Notification of Award: November 15, 2021 (anticipated)
- Execution of Contract: January 17, 2022 (anticipated)
- Commencement of Work: April 4, 2022 (anticipated)

All proposals must be received by October 1, 2021 by 5:00 pm at the address shown below. Proposals must be submitted digitally in a singular document titled, "'Offeror Name' /William Howard Taft 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: Brady Melton
BMelton@CincinnatiPort.org

Nothing in this RFP 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 RFP 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 RFP process, including but not limited to, any and all costs, expenses, or fees related to this RFP. All supporting documentation submitted in response to this RFP will become the sole property of the Landbank. Respondents may also withdraw their interest in the RFP, in writing, at any point in time as more information becomes known.

This RFP 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.

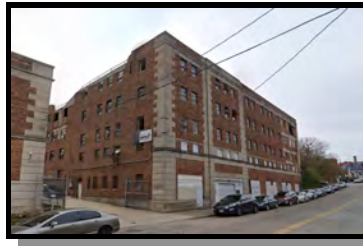
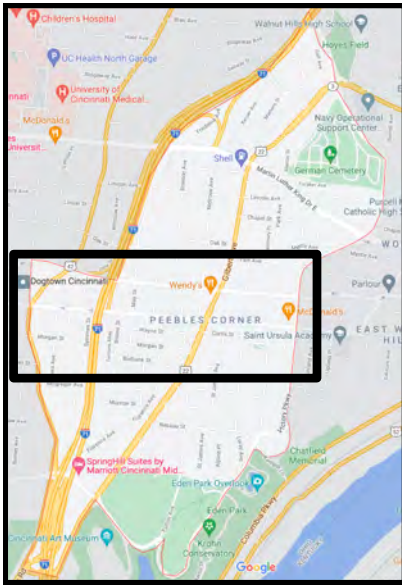
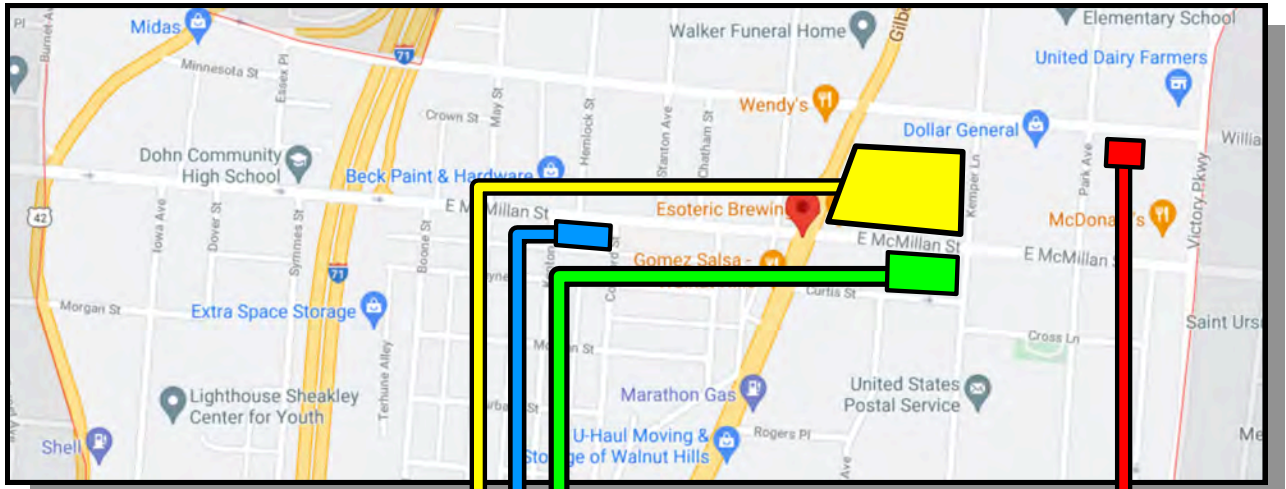
Section 6 – Attachments (For Informational Use Only)

- *Exhibit A: Site Map*
- *Exhibit B: Context Map*
- *Exhibit C: Port Economic Inclusion Policy*

Exhibit A: Site Map



Walnut Hills



Alms Apts. Parking Garage
1119 William H. Taft Rd.



Trevarren Flats
961 E. McMillan St.



Poste Apartments
739 E. McMillan St.



Paramount Square
900 E. McMillan St.

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 RFPs, 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.