

**Request for Qualifications (RFQ) for
Development of Evanston 5-Points**

Issue Date:

July 17, 2023

Final Submission Due Date:

August 11, 2023

For more information regarding this RFQ please contact

Nick Stone at NStone@CincinnatiPort.org

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Section 1 – Introduction and Overview

The Port of Greater Cincinnati Development Authority (the Port) is seeking developers to partner on the residential, or mixed-use redevelopment of a scattered site assemblage in the Cincinnati neighborhood of Evanston. The site consists of an approximately 1.2-acre anchor assemblage at the 5-Points corner of Montgomery Road, Gilbert Avenue, Woodburn Avenue, and Hewitt Avenue and subsequent parcels along the same block (collectively the Site). The anchor assemblage along Montgomery Road, Hewitt Avenue, and Hackberry Street, should be the preeminent focus of the future development.

The Evanston Community indicated this corner as a key development opportunity in their approved 2019 Evanston Work Plan. This plan was adopted as an official neighborhood plan by the City of Cincinnati and by the Evanston Community Council. The Community and Port worked collaboratively since 2014 to acquire and position strategy properties for redevelopment.

Property Address	Parcel	Existing Land Use	Acreage
1614 Hewitt Avenue	054-0005-0016-00	Commercial Land	0.449
3312 Montgomery Road	054-0005-0018-00	Commercial Land	0.054
3316 Montgomery Road	054-0005-0019-00	Commercial Land	0.164
3328 Montgomery Road	054-0005-0020-00	Commercial Land	0.157
3334 Montgomery Road	054-0005-0022-00	Commercial Land	0.146
1620 Hewitt Avenue	054-0005-0025-00	Commercial Land	0.091
3315 Hackberry Street	054-0005-0032-00	Residential Land	0.122
3317 Hackberry Street	054-0005-0137-00	Residential Land	0.114
3331 Hackberry Street	054-0003-0037-00	Residential Land	0.103

Full Property details can be found in Section 2, *Site Information*.

Development qualifications should speak to experience and portfolio of projects of similar scope to the developer’s vision.

Section 2 – Historic Site Information

As referenced above, the Site is located at the pivotal 5-points intersection in the Evanston neighborhood of Cincinnati. The Site’s location in proximity to the Evanston Rec Center, East Walnut Hills Business District, Walnut Hills High School, Xavier University, and I-71 makes it a prime development opportunity.

At the request of the Evanston Community, the Port began purchasing blighted, vacant, or otherwise “troubled” property along this strategic intersection in 2014. These parcels once held several uses including auto-mobile repairing establishments, service stations, and dry-cleaning establishments. Since then, the Port demolished the blighted structures (including the foundations) and is at the tail end of remediating the portion of the site impacted by a former dry cleaner on behalf of Partner Engineering and Science, Inc and is seeking a no further action letter, but would work with selected partner to determine any additional remediation.

The site serves as a pivotal “connection” between the investment in the Northern and Southern portions of the neighborhood. The Evanston single-family housing market has seen an increasing amount of investment in recent years. The Port, and its managed entities, constructed over 6 affordable and 30 market-rate homes in the area. Additionally, the Port sold 58 vacant residential lots to various homebuilders and is in the process of selling homes in Evanston as part of their CARES portfolio. Less than a quarter mile south of the site, a luxury homebuilder recently constructed 24 luxury

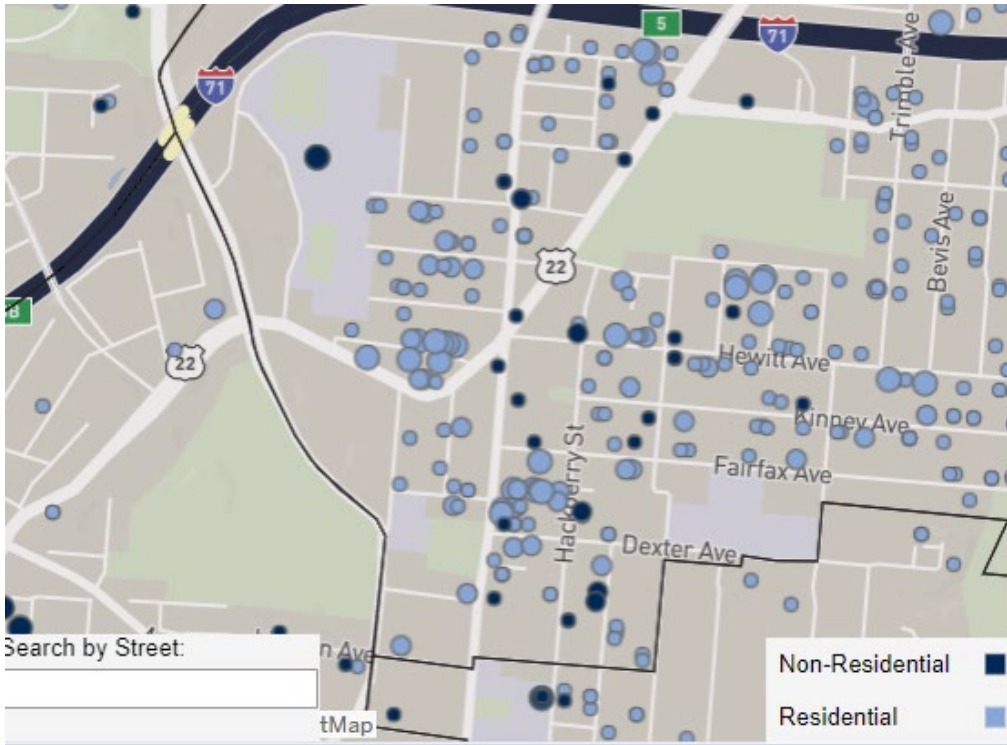
townhomes that all sold for well over \$400,000. Similarly, another developer plans to break ground on a 29-home development soon.

The Site also sits between the East Walnut Hills and Evanston business district. The 5-points intersection is highly traveled, due to its proximity to I-71 DeSales Flats (East Walnut Hills) and University Station (Evanston), making it an excellent opportunity for housing, commercial, and office uses. The below exhibits exemplify the draw of development and investment in the Evanston area in the past few years and show future projects in the pipeline.

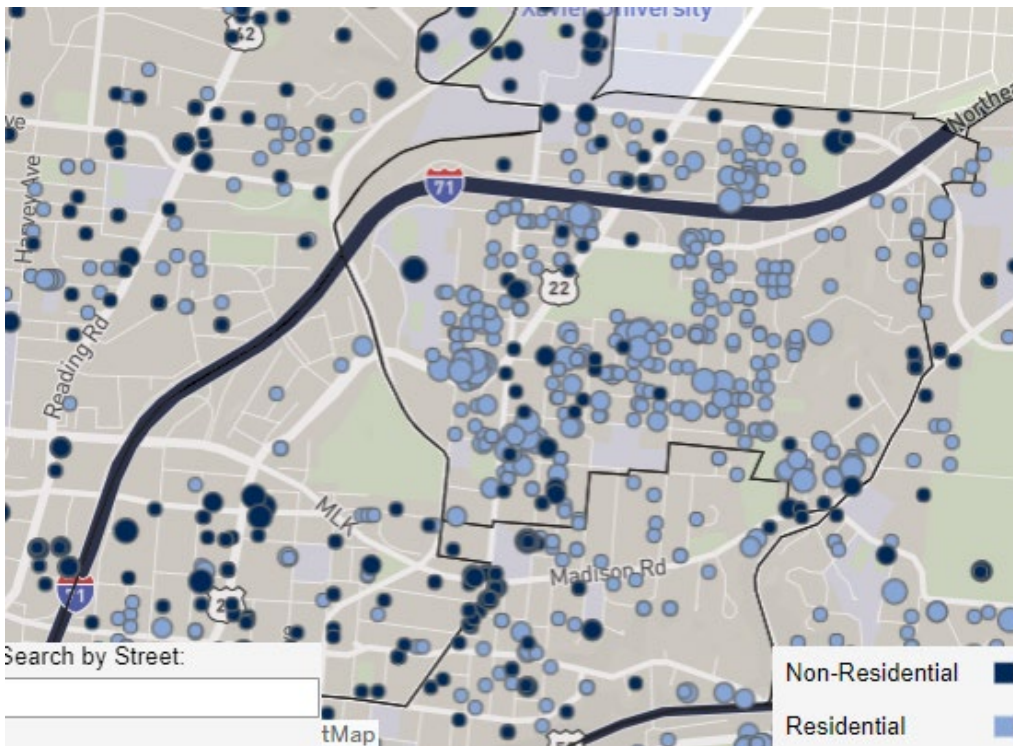


- Proposed Future Developments.
- Recently Completed Developments.
- Subject Site.

Evanston Building Permits Issued in the last three years immediately surrounding 5-points site.



Evanston Building Permits Issued in the last three years in the surrounding area.



Section 3 – Community Vision

During the investigation and feasibility process, the selected partner is expected to work with the community to design a feasible project. The community has already completed initial visioning and planning for this site. In 2019, the Evanston Community completed the [Evanston Work Plan](#), which outlined the community’s vision for the site (referenced in exhibit). The plan referenced a mixed-use, 3-4 story infill development on the subject site. A recent community feedback survey (referenced in exhibit E) reaffirmed the community’s desire for a mixed-use development with first floor commercial and residential units above. Per the survey results, the community is amenable to market-rate housing, but prefers an affordable option or a blend of income-levels.

Designs should also consider aspects such as prominence at the corner, “hidden” parking in the rear of the building, and creative integration with existing public transit. The community feedback survey results is attached for more detail.

Submissions do not need to provide detailed site plans or design.

Section 4 – Proposal 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, reason for choosing the project, familiarity with suggested capital stack, and incorporation into the existing community. 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

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

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 Developer interested in residential reuse should speak to their approach assessing rent rates.

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

Section 5- 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, City of Cincinnati Department of Community and Economic Development, and the Evanston Community Council.

Each submission will be evaluated against the Submission Requirements outlined in Section 4 and in accordance with the project preferences.

Section 6 – Submission Requirements, Timeline, and Disclaimer

Any questions regarding this RFQ can be submitted to Nick Stone at NStone@CincinnatiPort.org

Disclaimer:

Phase I and II Environmental Site Assessments identified chlorinated solvent impact to soil and groundwater beneath the property resulting from historical uses. Remedial efforts including chemical oxidation and dual-phase extraction have been conducted through an environmental partnership, and post-remedial assessment activities are nearing completion. The post-remedial assessment will verify the successfulness in achieving cleanup goals to ensure future use of the property is consistent with the RFQ. Environmental assessment and remedial activities at the property have been conducted under the direction of a certified professional in general accordance with the Ohio Environmental Protection Agency (OEPA) Voluntary Action Program (VAP) regulations. No further action will be necessary once the property has been demonstrated to meet the OEPA VAP standards outlined in OAC 3745-300. Any and all additional remediation shall be conducted through a partnership with the selected developer.

Each bidder should contact Nick Stone 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 11th, 2023
Notification of Award:	Late-August

All submissions must be received August 11th, 2023 by 4:00 pm at the address shown below. Proposals must be submitted digitally in a singular document titled, “ ‘OfferorName’/Evanston 5 points 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: *Nick Stone*
Nstone@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 Port or any respondents. The Port 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 Port 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 Port. 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 Port encourages all qualified firms to apply.

Section 6 – Attachments (For Informational Use Only)

Exhibit A: Submission Form

Exhibit B: Site Map

Exhibit C: Port Economic Inclusion Policy

Exhibit D: Remediation Scopes

Exhibit E: Community Feedback Survey Results

Exhibit A: Submission form

Submission Form

Organization Name	
Contact Name & Title	
Address	
Email	
Phone	

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

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

***All submissions forms should be submitted to Nstone@cincinnatiport.org no later than 4:00 PM on DA**

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:

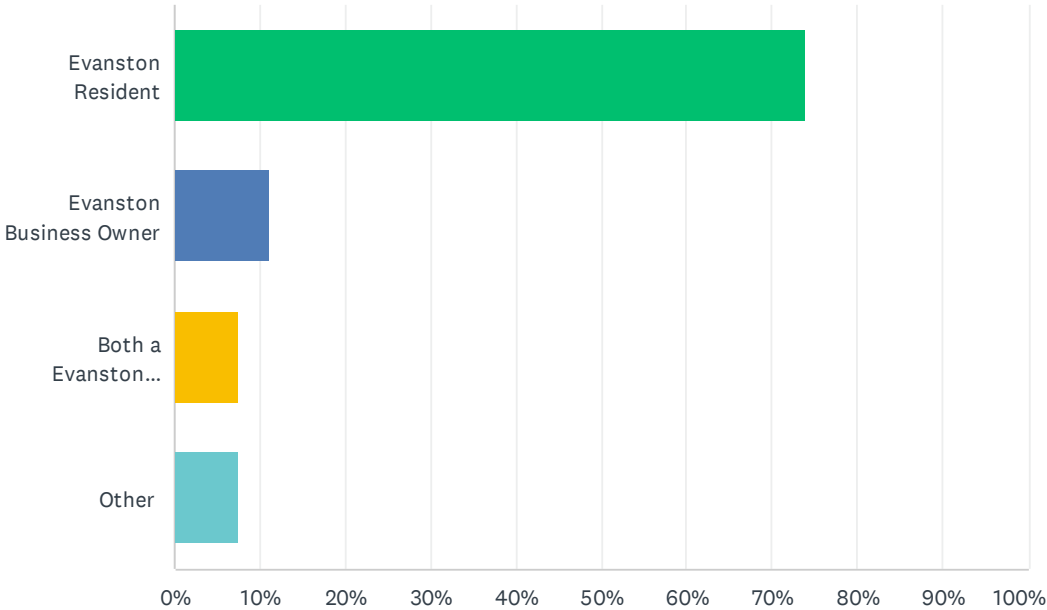
1. To aspire to achieve a total target goal of 25% Minority Business Enterprise (MBEs), 7% Women Business Enterprise (WBEs), and 30% Small Business Enterprise (SBEs) for:
 - Construction
 - Supplies
 - Services
 - Professional Services
2. To require that all respondents to RFQs, RFQs, and other such 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.

Available Upon Request

Exhibit E: Community Feedback Survey Results

Q1 I am a...

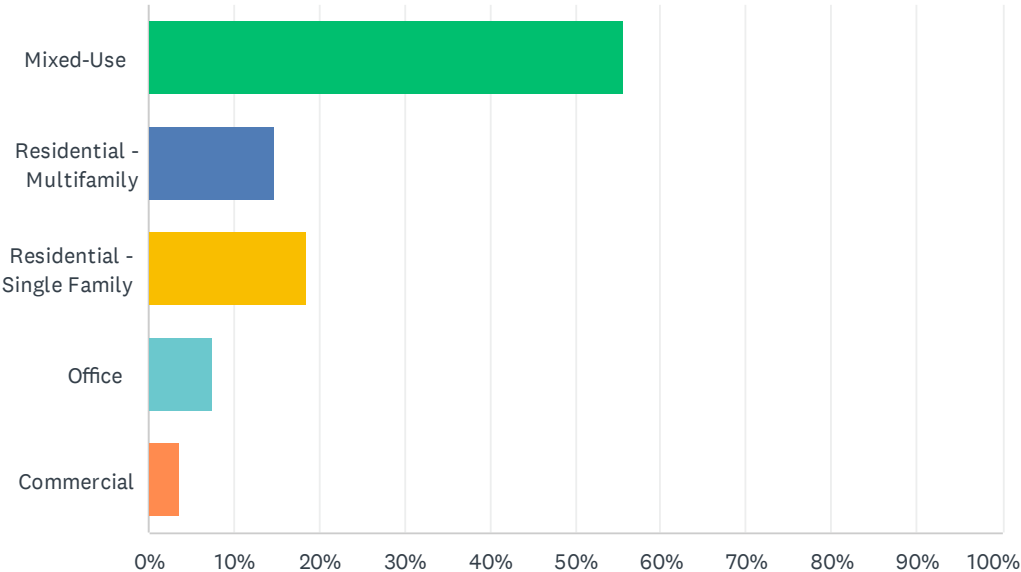
Answered: 27 Skipped: 0



ANSWER CHOICES	RESPONSES
Evanston Resident	74.07% 20
Evanston Business Owner	11.11% 3
Both a Evanston Resident and Owner	7.41% 2
Other	7.41% 2
TOTAL	27

Q2 What type of Development should be on this site?

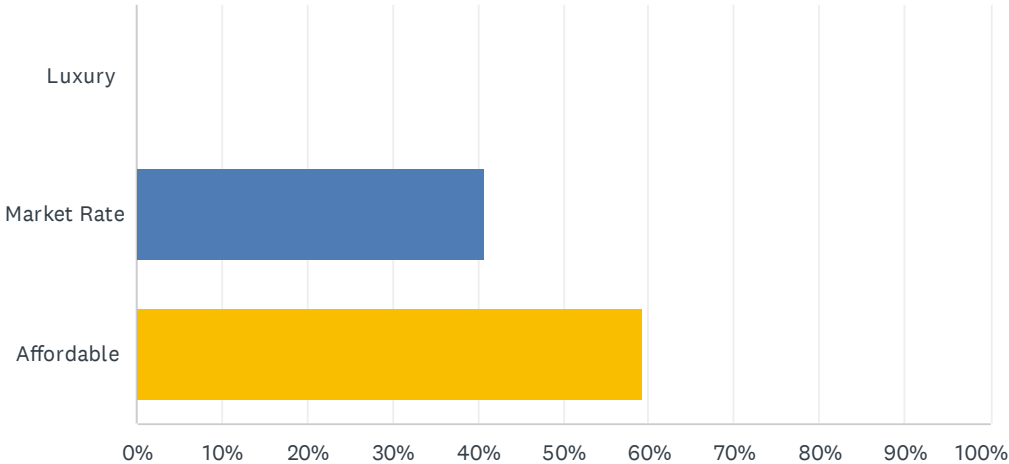
Answered: 27 Skipped: 0



ANSWER CHOICES	RESPONSES	
Mixed-Use	55.56%	15
Residential - Multifamily	14.81%	4
Residential - Single Family	18.52%	5
Office	7.41%	2
Commercial	3.70%	1
TOTAL		27

Q3 What price point should this development cater to?

Answered: 27 Skipped: 0



ANSWER CHOICES	RESPONSES
Luxury	0.00% 0
Market Rate	40.74% 11
Affordable	59.26% 16
TOTAL	27