



CITY OF EAU CLAIRE, WISCONSIN

REQUEST FOR PROPOSALS

Commercial Development Opportunity

559 N. Hastings Way
Parcel 10-0526

The City of Eau Claire is seeking proposals for the development of property located at 559 N. Hastings Way in Eau Claire County near Birch Street

All proposals must be submitted by 4:00 p.m. on Monday, July 16, 2018



Summary of Offering

The City of Eau Claire is seeking proposals for the purchase and development of property located at 559 N. Hastings Way.

The subject is improved with a one and two story, masonry constructed, public building that is utilized as a city fire house. The structure contains a total of approximately 6,716 square feet of above grade gross building area. The building was constructed in approximately 1949 and has an actual age estimate of 68 years. There have been no significant renovations made to the property over the past several years.

The ground floor area, containing about 4,918 square feet includes the truck garage with three bays, a hose tower, two offices, a janitor's locker room area, a four fixture restroom, EMS storage room, and a fitness/training room. The upper level containing about 1,798 square feet is the fire fighters residence area consisting of sleeping quarters, living room, kitchen, locker room, and restroom.

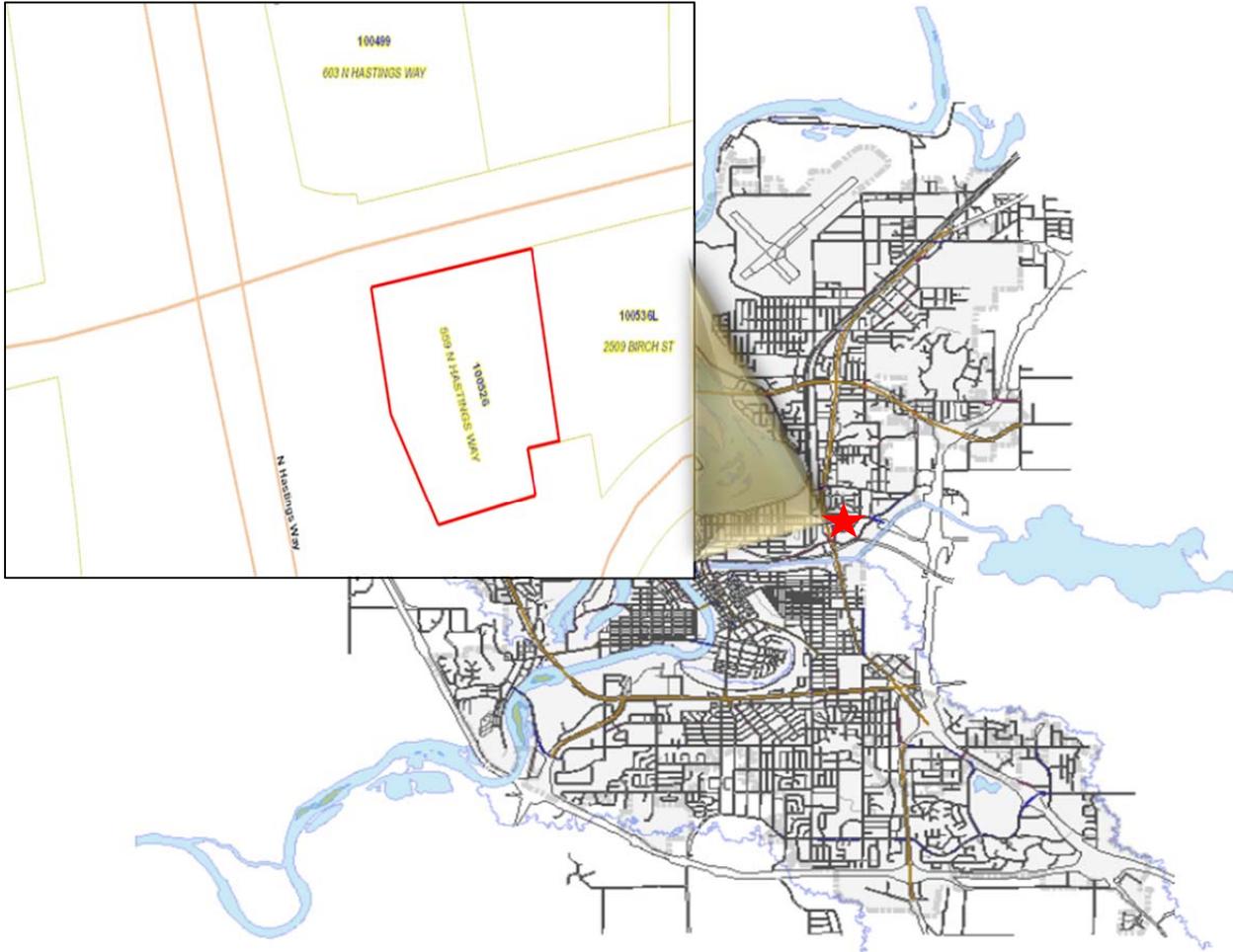
There is also a full walk-out basement area containing approximately 4,918 square feet of additional useable space. The basement area includes a large storage room, smaller storage rooms, garage, and boiler/mechanical room. The basement area has an unfinished interior consisting of concrete floors, and painted concrete walls and exposed steel and pre cast concrete ceiling.

An appraisal was completed on July 19, 2017 by J.C. Norby & Associates, Inc., indicating a Market Value of \$365,000 based on the current physical condition, use, and zoning as of the completion date.

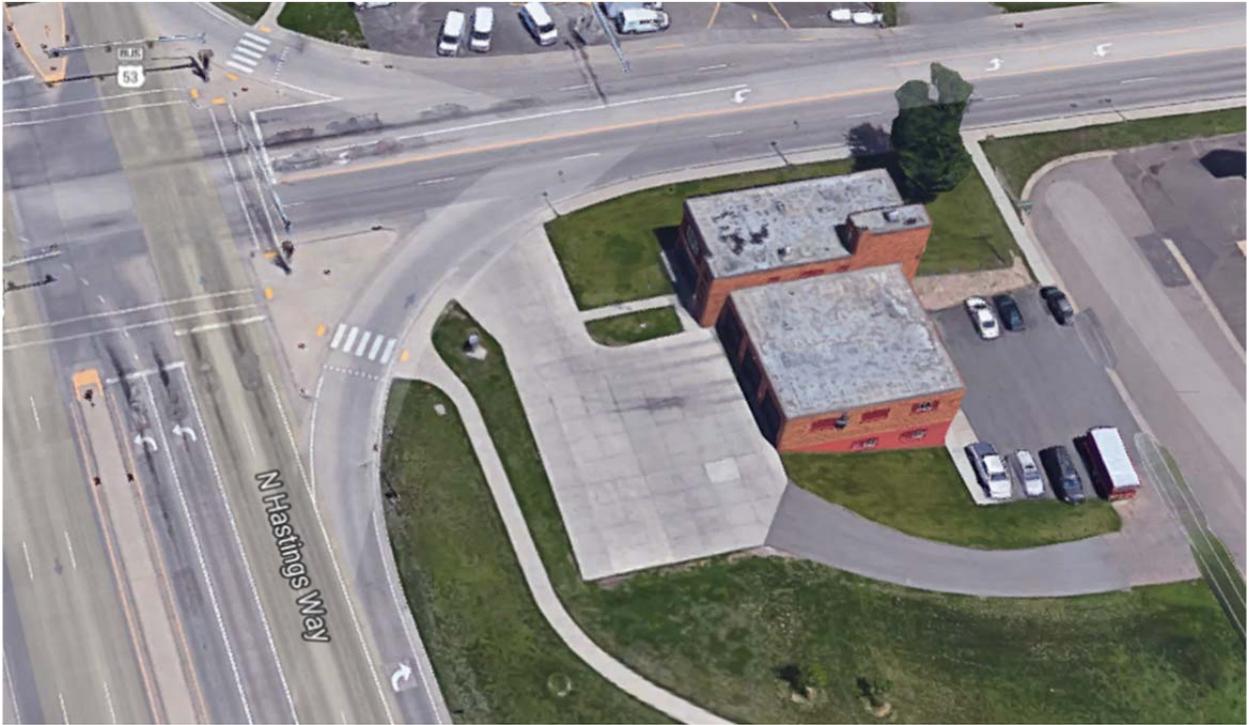


Location

The Site is located at the southeast corner of Birch Street and N Hastings Way.



City of Eau Claire Galloway Street RFP
May, 2018



Front Facing SE



Front Facing NE



Rear Facing NW



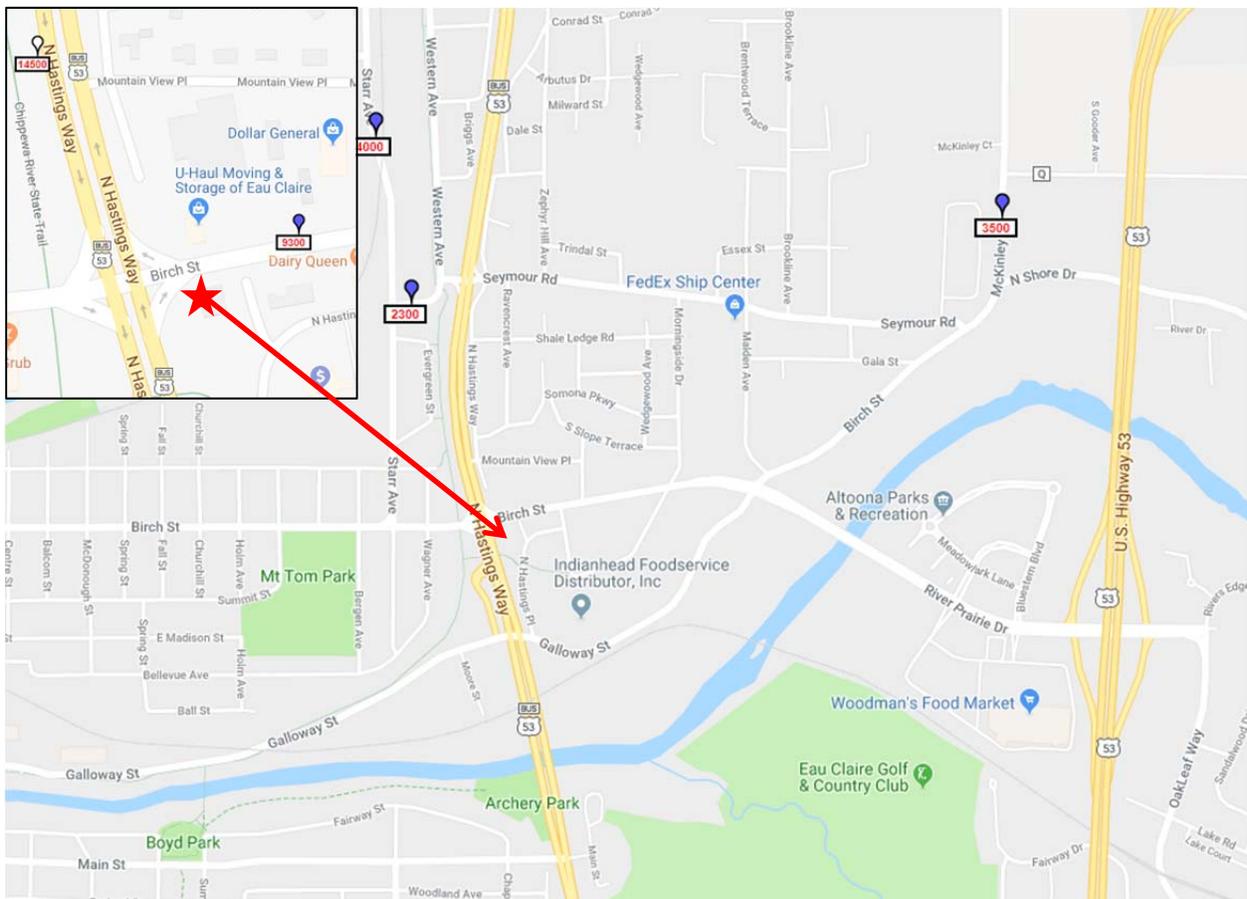
Rear Facing SW

Site Description

The subject site has an irregular shape and contains a total of approximately 25,912 square feet, which is equivalent to about 0.59 acre. The parcel is located at the southeast corner of the Birch Street and North Hastings Way intersection. The parcel has about 160 feet of frontage along the south side of Birch Street and a combined approximate 192 feet of frontage along the east right-of-way line of North Hastings Way. The south property line has a combined width of about 134 feet. The east property line has a combined depth of about 176 feet. Access to the property is available from the rear access road, by way of Hastings Place. There is no access to the property from North Hastings Way or Birch Street. Driveway access currently off of Birch Street will be removed by the City of Eau Claire upon sale of property.

Traffic Counts

The map below shows annual average daily traffic as recorded by the Department of Transportation in 2014. An average of 9,300 daily vehicles travel along Birch Street in front of the property at 559 N Hastings Way, and an average of 14,500 daily vehicles travel down N Hastings way in front of the property.



Zoning

The Site area is zoned P (Public & Conservancy). The City may prefer commercial zoning as being more appropriate, due to adjacent zoning C-2 (Neighborhood Shopping District) or C-3 (Community Shopping District). Developer would be responsible for submitting a rezoning application.

Site Walk-Through

The property will be open for walk through only during the following dates and times:

June 4th – 9am-11am

June 6th – 1pm-3pm

June 8th – 9am-11am

Location Advantages

This property location has a wide variety of advantages including:

- Less than 1/4 mile from Galloway Street
- Located on the corner of Birch Street and North Hastings Way
- Easy access to major highways/roads including Hastings Way, US 53 Bypass, and North Crossing
- Quick and easy access to Downtown Eau Claire
- Access to the Bike Trail

Building Analysis

<u>BUILDING:</u>	<i>559 N Hastings Way, Eau Claire, Wisconsin</i>
<u>DATE OF INSPECTION:</u>	<i>July 19, 2017</i>
<u>MEASUREMENTS:</u>	<i>50 x 55; 34 x 62; 6 x 10; 29 x 62</i>
<u>NO. STORIES OR HEIGHT:</u>	<i>1 and 2 story</i>
	<i>4,918 sf – 1st floor</i>
	<i>1,798 sf – 2nd floor</i>
<u>TOTAL GROSS AREA:</u>	<i>6,716 sf - total</i>
<u>AGE:</u>	<i>1949 – 68 yrs</i>
<u>TYPE OF CONSTRUCTION:</u>	<i>Masonry</i>
<u>TYPE OF ROOF:</u>	<i>Flat</i>
<u>ROOFING:</u>	<i>Built-up</i>
<u>EXTERIOR WALLS:</u>	<i>Brick</i>
<u>FOUNDATION WALLS:</u>	<i>Concrete</i>
<u>BASEMENT:</u>	<i>Full-walk/drive out design</i>
<u>BASEMENT FLOOR:</u>	<i>Concrete</i>

<u>HEATING SYSTEM:</u>	<i>Hot water boiler system (original)</i>
<u>AIR CONDITIONING:</u>	<i>Window units</i>
<u>ELECTRIC SERVICE:</u>	<i>400 amp main service</i>
<u>WATER HEATER:</u>	<i>40 gallon gas unit</i>
<u>WATER PIPE:</u>	<i>Copper</i>
<u>FLOOR DRAINS:</u>	<i>Yes</i>
<u>FLOOR FRAMING:</u>	<i>Compacted earth, precast concrete</i>
<u>SUB FLOOR:</u>	<i>Concrete</i>
<u>FINISH FLOORS:</u>	<i>Carpet, ceramic tile, sealed concrete</i>
<u>INTERIOR:</u>	
<u>WALLS:</u>	<i>Brick, ceramic tile, panel, concrete block</i>
<u>CEILINGS:</u>	<i>Sheetrock, suspended tile, exposed steel decking</i>
<u>DOORS:</u>	<i>Wood</i>
<u>WINDOWS:</u>	<i>Casement, aluminum framing</i>
<u>FLOOR PLAN:</u>	<i>See floor plan diagram</i>
<u>PLUMBING:</u>	<i>2 restrooms – 9 fixtures</i>
<u>INSULATION:</u>	<i>Unknown</i>
<u>BUILDING QUALITY:</u>	<i>Average</i>
<u>INTERIOR CONDITION:</u>	<i>Average to fair</i>
<u>EXTERIOR CONDITION:</u>	<i>Average</i>
<u>DESCRIPTION OF ROOMS:</u>	<i>See below</i>
<u>PRESENT USE OF BUILDING:</u>	<i>Firehouse #10</i>

“As-Is” Condition

The City’s award will require the selected Respondent to accept the Site in its existing state and condition, “As-Is”. Neither the City, nor its agents or employees (collectively, "Agents"), make any representation or warranty, express or implied, of any kind, with respect to the condition of the Site, the suitability or fitness of the Site or any appurtenances to the Site for the use or operation as proposed, the compliance of the Site with any laws, any matter affecting the use, value, occupancy or enjoyment of the Site, the accuracy of any reports or other information the City may disclose pertaining to the condition of the Site, or with respect to any other matter pertaining to the Site. The Department of Natural Resources provided a site closure letter to the City of Eau Claire relating to petroleum contamination in 1995, stating that remediation has been accomplished. Copies of the site closure letter are available by request.

Closing

Closing date contingent on the completion of new Fire Station # 10 construction (estimated to be early September 2018) and removal of City property. City property includes but not limited to fire poles and plymovent (exhaust system). To finalize the sale, the Respondent must:

- Execute a Development Agreement with the City
- Pay the purchase price
- Provide evidence of firm financing and/or equity

It is the responsibility of the Respondent to determine any defects in title or property. It shall be the Respondent's responsibility to examine the property prior to submitting a proposal. The Respondent is responsible for ensuring intended use is permitted by local zoning and all other applicable codes and laws. The City will convey the property by Warranty Deed.

Other Requirements

The selected Respondent will be subject to, and responsible for recording fees and all taxes and assessments attributable to the transfer of fee ownership interest in the Site.

Submission of Proposals

Proposals should be submitted in a sealed envelope labeled "559 N Hastings Way" post-marked or delivered (stamped by Purchasing) no later than 4:00 p.m. Monday, July 16, 2018 to:

City of Eau Claire
203 S. Farwell Street, Third Floor
P.O. Box 5148,
Eau Claire, WI 54702-5148

Format of Proposals

Your proposal should be based on the purchase of the property.

Proposals should include:

- (a) Offering price
- (b) Use of property – including; description, floor plan and elevations
- (c) Timeframe for the improvements planned for the Site
- (d) Estimated market value of the planned improvements
- (e) A summary of qualifications and development experience
- (f) Financing Strategy

Selection Process

No commission or brokerage fees will be paid to the Developer. The City will consider several factors when making an award; however, fair market value and intended development should be the driving force of any offer. The proposals will be evaluated using the following criteria:

- Offering price.
- Proposed development's consistency with the Comprehensive Plan.
- Purchaser/Developer's expertise, experience, and financial capacity.
- Contribution to the City's tax base.
- Use of sustainable construction methods.
- Proposed development schedule.

Contact Information

Questions regarding this proposal may be directed to:

Kristine Basom, Budget Analyst
City of Eau Claire
203 S. Farwell Street
Eau Claire, WI 54702-5148
Phone: (715) 839-4905
Fax: (715) 839-4940
Email: Kristine.basom@eauclairewi.gov

Questions related to land use, zoning or other development and planning issues may be directed to the City of Eau Claire Planning Division at (715) 839-4914.

Additional Information

The City of Eau Claire reserves the right to reject any and all proposals for any reason at its sole discretion, to negotiate the terms and conditions of the eventual contract with the developer awarded the purchase and development rights, and to impose additional use restrictions, if necessary. City and County records may be checked prior to closing for delinquencies related to real estate taxes, special assessments, utility bills, or any other payments due to the City; and for violations of building codes or crimes affecting property or neighborhood stability.

In submitting a response to this RFP or entering into negotiations with the City for a development agreement related to the Site, all Respondents will be deemed to waive any right to recover from, and forever release, acquit and discharge, the City, and its Agents of and from any and all losses, whether direct or indirect, known or unknown, foreseen or unforeseen, connected in any way with the physical, geotechnical or environmental condition of the Site, including the condition of the substructure or the presence of any hazardous materials in, on, under, above or about the Site (including soils and groundwater conditions); and any laws applicable to the condition of the Site, including hazardous materials laws.

The contents of this packet are for information purposes only and the representations made herein are without warranty. Purchasers/development teams should rely exclusively on their own investigations and analyses.

Thank you for your interest in the City of Eau Claire.