

REQUEST FOR PROPOSALS



7/28/2017

**West Aurora Public School District 129
Administrative Building
80 S. River Street
Aurora, IL**

**Submitted by: CITY OF AURORA
INVEST AURORA**

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Request for Proposals

I. INTRODUCTION

At the request the City of Aurora, Invest Aurora is seeking proposals for an adaptive reuse of the former West Aurora Public School District 129 Administrative Building. The building is located at 80 South River Street adjacent to the Fox River in historic downtown Aurora, Illinois. Invest Aurora envisions a redevelopment project that will be sensitive to the historic and architectural importance of the downtown as well as complementing and expanding upon the area's continuing redevelopment.

Invest Aurora is a public/private economic development partnership dedicated to attracting, retaining and promoting commercial, industrial, retail, and mixed-use development in Aurora, Illinois.



II. GENERAL BACKGROUND- AURORA, ILLINOIS

Aurora, the second largest city in Illinois with a population over 200,000, is located 40 miles west of Chicago. It has been one of the Midwest's fastest growing cities for the past 10 years and has been ranked by *Money Magazine* as one of the "Best Places to Live" in the United States.

The city has a progressive and professional city government headed by a full-time mayor and a council of part-time aldermen from wards throughout the city. A diverse city with a balanced combination of industrial, high-technology, retail, service, and agricultural enterprise and cultural activity, Aurora is located in four counties: Kane, Kendall, Will, and DuPage.

Founded in 1837, Aurora was the first city in the United States to have an electric street lighting system, earning the nickname "The City of Lights." Moreover, Aurora was the first city in Illinois to have an organized public school system. Being first in the northern Illinois region has been a trademark that has made Aurora attractive to homebuyers and businesses alike. Some of the qualities that make Aurora attractive include:

Superb transportation infrastructure which includes five interchanges off Interstate 88, connecting the city to two-thirds of the U. S. consumer market within a day's drive time.

The Aurora Municipal Airport, eight miles from downtown is a full-service corporate aircraft facility. Situated just outside the Class B airspace for Chicago's O'Hare International Airport, the airport is open 24 hours a day and averages 214 flights daily. As Phil Boyer, President of the Aircraft Owner and Pilots Association (AOPA), stated, "Aurora's airport pumps more than \$84 million into the northeast Illinois region."

A reputation for "Getting Projects Approved on Time," due in part to a business-friendly city council and a Development Service Team that streamlines the development process, creates a convenient one-stop shop for development transactions, and develops a predictable time frame using a transparent process with online inquiry software. The Click2Gov link on the city's website allows developers to see the progress and anticipated review dates on all development-related processes.

Seventeen first-class and second-tier business parks that house manufacturing, service, and financial industries, both national and international. Firms include Cabot Microelectronics Corporation, Dunlee, Glanbia., METLIFE, Toyota Motor Sales, USA, Inc., Hyundai Motor America, Freudenberg Household Products, Peerless Industries, Inc., Temple-Inland, Inc., McKesson Corporation and Bytegrid.

A 70+ mile redundant fiber-optic network that provides businesses fiber and wireless Internet access.

Excellence in education, including outstanding public and private schools as well as specialized institutions such as the Illinois Math and Science Academy. Higher education is a premier asset in the Aurora area, home to Aurora University, Waubensee Community College, College of DuPage, Northern Illinois University, Rasmussen College, and Robert Morris University.

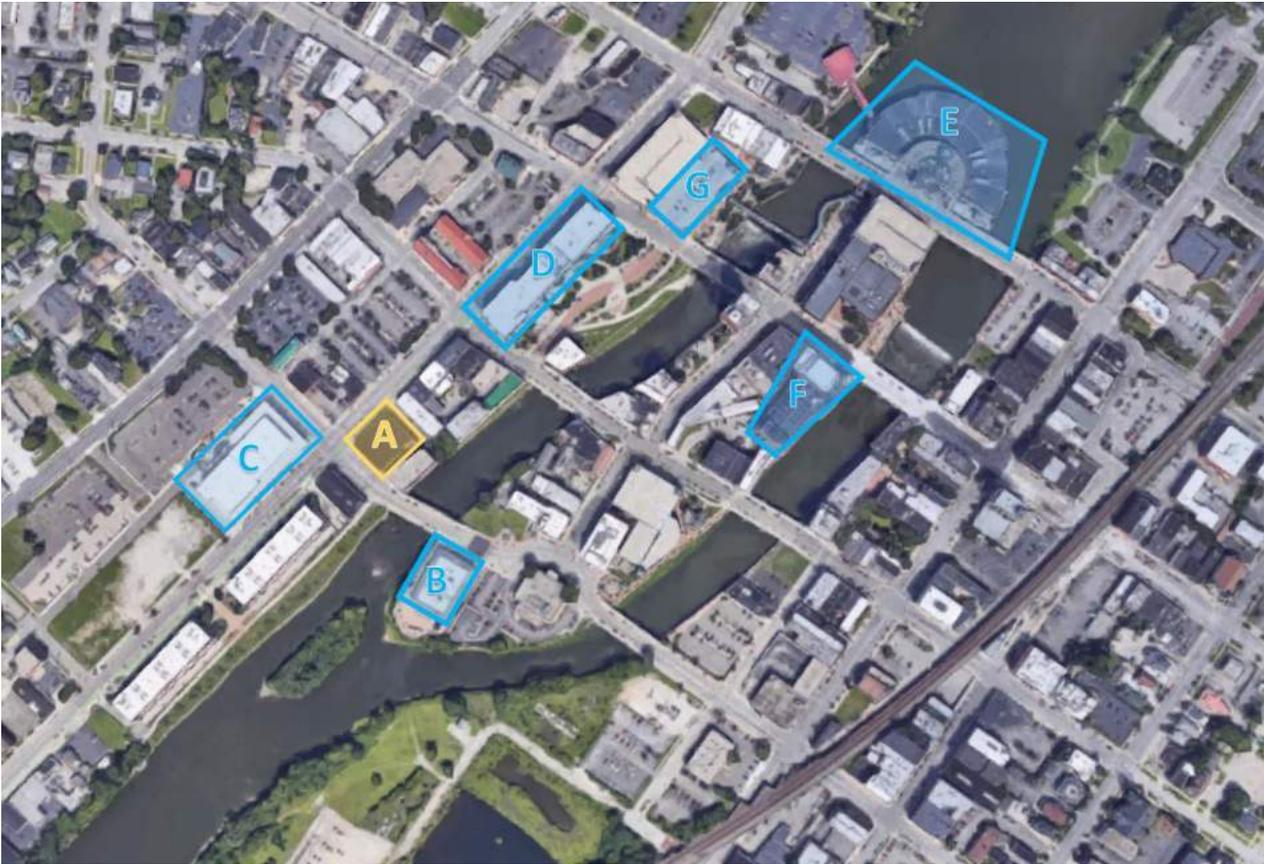
One of the largest downtown areas in Illinois, at 320 acres. Downtown Aurora is fast becoming a destination for entertainment, dining and urban living. The city's master plan for its downtown is designed with the expressed intent to create an amenity-rich city center. Downtown Aurora is the home of such notable entities and events as the Foxwalk, a riverwalk which encircles the downtown; RiverEdge Park; Hollywood Casino Aurora; Two Brothers Roundhouse; SciTech Hands-On Museum; the Richard and Gina Santori Public Library of Aurora; and the Blues on The Fox music festival. The Fox River runs through the heart of the downtown and provides considerable recreational opportunity for the more than seven million people living in the greater Chicago metropolitan area. The Aurora Transportation Center, located in downtown, is the origination point for a commuter rail system that serves communities between Aurora and Chicago.

The largest retail sales corridor outside of Chicago, with more than 7 million square feet of retail space. Major shopping centers include the Chicago Premium Outlets and the Fox Valley Mall.

With growth occurring at a rapid pace, Aurora is a city to live, work, play, and learn.

III. SITE CHARACTERISTICS AND DESCRIPTION

The building is located at the intersection of East Benton Street and South River Street. It is situated amidst downtown Aurora’s art scene and is within walking distance of the Paramount Theatre, SciTech Museum, Waubensee Community College Aurora Campus, Hollywood Casino Aurora, and the Richard and Gina Santori Public Library of Aurora. The building is located within the downtown Tax Increment Financing District (TIF #1), River Edge Redevelopment Zone, and Special Service Area #1. It is currently owned by City of Aurora.



A—School District 129 Building

B—Sci-Tech Hands On Museum

C—Richard and Gina Santori Public Library
(Completed June 2015)

D—Waubonsee Community College Aurora

E—Hollywood Casino

F—Paramount Theatre

G—Invest Aurora Office

SITE CHARACTERISTICS AND DESCRIPTION (CONT'D)

80 S River Street is a two-story brick and concrete structure originally constructed in c. 1923. The building is approximately 12,500 square feet per floor. 80 S River Street historically served as a home to the R & M Kaufman Inc., a clothing manufacturing company. The building housed fabric cutting on the first floor and sewing on the second floor. The building shares a basement with the building located at 43 W Benton Street. As part of the developer's proposal, the city is anticipating that the developer will demolish 43 W. Benton to create an extension of the Riverwalk. The 43 W. Benton Street portion of the basement can be made available to the developer of 80 S. River Street to be used for underground parking.

IV. EXISTING LAND USES

The parcel is zoned DC (Downtown Core). See Exhibit A for excerpts from the City's Zoning Ordinance showing both permitted and conditional uses within this zoning district.

V. FACILITIES

We do not warrant or guarantee any infrastructure: electric, gas, HVAC, or boiler. While the building was being used just 3 months ago, we are unsure if any user would be able to effectively utilize existing infrastructure.

VI. SPECIFIC REDEVELOPMENT AREAS

The City of Aurora, in partnership with Invest Aurora, is soliciting proposals from developers or redevelopment groups for the West Aurora School District 129 Administrative Building (80 S. River Street). The following are specific goals to be achieved as part of the RFP process to create an adaptive reuse that complements the surrounding cultural and entertainment venues located in the Stolp Island neighborhood.

1. The project must further the primary goal of the Master Plan for Downtown Aurora, which is to make downtown Aurora a thriving, hospitable, mixed-use urban, live-work-learn-shop-play centerpiece that unites and energizes the entire city.
2. The proposal should encourage the submittal of a viable market-driven, financially sound development for this important site. The successful proposal will be comprehensive in nature and will result in the development of the entire property at once, not relying on a contingency or phased approach.

3. The selected developer and/or redevelopment group should have a strong desire to embark on a long-term commitment to the site.

The City of Aurora and Invest Aurora intend to review each redevelopment proposal individually and to select developers or redevelopment groups based upon analysis of any and all proposed qualifications and redevelopment alternatives for this site. Invest Aurora reserves the right to reject any or all proposals and to potentially split the selection so that different developers or redevelopment groups may be awarded a portion or all of the site, if appropriate.

The City of Aurora and Invest Aurora reserve the right to accept or reject any or all proposals or addendums thereto, to negotiate the terms of the proposal, and to waive any technicality in any proposal submitted. In addition, the City of Aurora and Invest Aurora may choose to accept any part of a proposal or two (2) or more different proposals as they deem necessary and/or appropriate. The City of Aurora and Invest Aurora also reserve the right to allow only a portion of the site to be developed. If contract negotiations cannot be concluded successfully with the chosen developer and/or redevelopment group, the City of Aurora and Invest Aurora may negotiate a contract with any other developer and/or redevelopment without notice and without re-advertising for qualifications or proposals.

VII. GENERAL REDEVELOPMENT REQUIREMENTS

The City of Aurora and Invest Aurora have anticipated that all developers and/or redevelopment groups selected will initiate negotiations directly with the City of Aurora and Invest Aurora and will coordinate the redevelopment of the parcels required for redevelopment purposes. The Master Plan for Downtown Aurora should be used for guidance purposes.

VIII. LAND USE PERMITS AND PROPERTY DEVELOPMENT

The City of Aurora has in place contemporary zoning and land use regulations which are similar to those found in other nearby Chicago suburban communities. All developers and/or redevelopment groups will be required to go through normal land use and building permitting procedures and will be required to meet all existing city land use and building code requirements unless specific variances are granted as provided for in the municipal code. Planned development approval may be required for the property, if any relief from code is sought.

Developers and/or redevelopment groups are expected to raise any questions, exceptions, or additions they have concerning the RFP document at the time of submittal. If a developer and/or redevelopment

group discovers any significant ambiguity, error, conflict, discrepancy, omission, or other deficiency in this RFP, they should immediately notify David Hulseberg of such error and request modification or clarification of the RFP document.

Developer is solely responsible for obtaining any variances, zoning changes, special use permits, or other special approvals necessary to accommodate his/her development. The City of Aurora retains a number of appointed boards and commissions that serve as independent bodies within the zoning and development approval process. Acceptance of a development proposal by the city council does not ensure approval from other boards and/or commissions, as necessary.

IX. APPLICABLE CODES

In addition to Aurora's Zoning Ordinance, Sign Ordinance, and the Fox Walk Overlay District Design Guidelines the following Codes are applicable within the City:

Aurora Building Code amendments and the referenced standards:

- 2009 International Building Code, Residential Code, Existing Building Code
- 2008 National Electrical Code for Residential, 1999 National Electrical Code for Commercial
- 2009 Mechanical Code
- 2009 International Plumbing Code
- 2009 International Fire Code and the referenced NFPA standards

State of Illinois

- Most Current Illinois Plumbing Code
- 2012 International Energy Conservation Code
- 2000 NFPA-101 Life Safety Code
- 1997 Illinois Accessibility Code

Federal Government

- 2003 ANSI A117.1 Handicap
- Accessibility Requirements of the Fair Housing Act

The developer and/or redevelopment group expressly agrees that any submitted proposal and subsequent work performed shall at all times comply with and observe all federal and state laws, local laws, ordinances, and regulations.

X. SUBMITTAL REQUIREMENTS

Developers and/or redevelopment groups must submit five (5) copies of their qualifications and proposals to arrive on or before **4:00 pm on Friday, January 5th, 2018** at the office of:

Mr. David A. Hulseberg
 President/CEO
 Invest Aurora
 43 W. Galena Blvd.
 Aurora, IL 60506

Qualifications and proposals submitted in response to this request should be reasonably detailed and informative. The City of Aurora and Invest Aurora will consider these qualifications and proposals in their entirety. After review, the City of Aurora and Invest Aurora may narrow the proposals to a smaller group of developers for final presentations and consideration.

Proposals should be presented in a standard 8 1/2" x 11" format to facilitate review and reproduction (11" x 17" graphics folded into the proposal are acceptable). The contents of each proposal must include the following:

1. A detailed description of the proposed project. The proposal should delineate the anticipated use or mix of uses and their relative magnitudes. The proposal also should provide a summary which describes the economic and qualitative benefits to be realized from this project
2. A site plan.
3. Floor plans for each redeveloped floor.
4. Elevation for each exterior.
5. A street view site rendering.
6. A project pro forma including the return on investment.
7. A "sources and uses of funds" statement.
8. A detailed description of how the development will be designed and implemented in a manner that will enhance the attractiveness of the area and be compatible in terms of scale and overall character.

Items to be addressed must include, but should not be limited to: basic mass and height relationships, both within the development and in contrast to existing uses within the Downtown; functional flows of pedestrian and vehicular traffic by types (tenants, customers, deliveries, etc.); and overall architectural style.

Additional important site redevelopment considerations include:

- Provide attractive, well-landscaped frontages along all public streets, and adequate screening and buffering around parking and loading areas.
 - Signage should blend with the development and complement its architectural character.
 - Public art that enhances the appearance of the area and supports its pedestrian character is encouraged in the area.
9. Credentials for the developer and/or redevelopment group. The proposal should contain information establishing that the submitting party or parties are bona fide developers with the financing and track record to ensure project implementation.

A statement is required describing the names, experience, and anticipated levels of participation of all persons and firms which are to be primarily associated with the developer and/or redevelopment group. If a managing operator is contemplated, similar information about his or her experience and background should be provided. It is understood that at this time it may be impossible to list all investors and other specialized people who may be needed to complete the project.

10. Financial plans, including a statement that detailing the proposed method of financing the development. The statement should include evidence that both interim (construction) and permanent financing sources have been contacted or obtained with favorable results, and that the members of the redevelopment have the financial capacity to successfully carry out the project. Any other tangible evidence of marketability of the development should be included. **Please also note that a \$500,000 performance bond will be required of the selected developer/redevelopment group and will be held until satisfactory completion of the project.**

XI. PRE-BID MEETING

In order to clarify this proposal and to answer questions posed by prospective developers and/or redevelopment groups, the City of Aurora and Invest Aurora will hold an informational meeting on **Thursday, August 17, from 3:00-4:00 pm.** The meeting will be held at **43 W. Galena Blvd., Aurora, IL.** Developers and/or redevelopment groups need not be present at this meeting to submit qualifications; however, it is anticipated that there will be a number of questions that will be asked and answered by the City of Aurora and Invest Aurora staff during this session. Additionally, access to the administrative building will be available at this time.

XII. EVALUATION PROCESS

The following criteria (not necessarily in priority order) are to be considered by the City of Aurora and Invest Aurora as part of evaluation of the proposal(s) being requested:

1. Development and/or redevelopment group qualifications, including experience with projects of related scope, nature and complexity specifically including prior experience in working with municipalities particularly within downtown and historically significant locales
2. Financial capability of the group or individual partners is a key concern and will be thoroughly reviewed before developer selections are made
3. Project economics (including purchase price and tax increment created over remaining life of TIF), consistent with a quality reuse of the redevelopment site and which benefit the downtown and overall community.
4. Design proposal including site utilization. Invest Aurora will be looking for creative yet proven strategies to maximize the potential of the available development and/or redevelopment site.
5. Ability to work effectively in joint public-private projects, particularly as it relates to facilitating effective partnerships with complimentary private or non-profit entities.

6. Extent of public sector investment required to successfully implement the project.

The 'Evaluation Team' for review of the proposals will consist of members of Invest Aurora staff, City of Aurora staff, and members of the Invest Aurora board. It will select the proposal(s) no later than Friday, January 19th, 2017.

The City of Aurora and Invest Aurora reserve the right to accept or reject any or all proposals or addendums thereto, to negotiate the terms of the proposal, and to waive any technicality in any proposal submitted. In addition, the City of Aurora and Invest Aurora may choose to accept any part of a proposal or two (2) or more different proposals as the City of Aurora and Invest Aurora deem necessary and/or appropriate. If contract negotiations cannot be concluded successfully with the chosen developer and/or redevelopment group, the City of Aurora and Invest Aurora may negotiate a contract with any other developer and/or redevelopment group without notice and without re-advertising for proposals.

All questions and inquiries should be directed to Mr. David Hulseberg, at 630-256-3161,

hulsebergd@investinaurora.org

XIII. EXHIBITS

The attached Exhibits have been put together to assist the developers/redevelopment groups in preparing development proposals.

- Exhibit A - Zoning Ordinances
- Exhibit B - Photos
- Exhibit C - Zoning Use Categories
- Exhibit D - Floor Plan
- Exhibit E - School District Documents