



REQUEST FOR QUALIFICATIONS
For the

Rehabilitation and Adaptive Re-Use for the
SOUTHPORT BEACH HOUSE
SOUTHPORT PARK

RESPONSE SUBMITTAL DUE
Wednesday, February 7, 2024 at 2 PM.

City of Kenosha, WI
John M. Antaramian, Mayor

City of Kenosha Parks Department
3617 65th Street
Kenosha, WI 53142

Table of Contents

I.	Introduction.....	2
	Key Dates.....	2
II.	Property Description.....	3
	Building Condition.....	4
	Project Scope.....	4
III.	Request for Qualifications Process.....	6
	Project Goals.....	6
	Long Term Vision.....	7
	Insurance.....	7
IV.	RFQ Evaluation Criteria.....	8
V.	Submittal Instructions and Requirements.....	9
	Schedule.....	9
	Pre-Submittal Meeting and Building Tour.....	9
	RFQ Questions.....	9
	Submittal Requirements.....	9
	Submittal Deadline.....	11
	Exhibit A / Site Plan.....	12
	Exhibit B / Building Plan.....	13
	Exhibit C / SPA Conceptual Upper and Lower Level Adaptations.....	15

I. Introduction

The City of Kenosha, WI (“City”), acting by and through the Parks Department is pleased to issue this Request for Qualifications (“RFQ”) seeking a qualified development partner to assist with the rehabilitation and adaptive reuse of the Southport Beach House (“Beach House”) located within Southport Park at 7825 Third Avenue, Kenosha, WI 53143.

This RFQ is a unique opportunity to bring a new use to a historic building and enhance public usage of Southport Park. The City of Kenosha is open to creative adaptive reuse concepts that provide a public amenity that will compliment Southport Park, which includes active and passive parkland, a bike trail, playground and beach.

The City intends to evaluate all submittals received based on the evaluation criteria contained in this RFQ and select the most qualified development partner to be interviewed. Based on the results of the interview, a development partner will be recommended to the Parks Commission to proceed with a due-diligence period and potentially lease of the Building. The City reserves the right to re-open this RFQ process if necessary.

Key Dates

Pre-Submittal Conference and Tour of the Building	January 17, 2024 at 10:00 AM
Submittal Deadline	February 7, 2024 at 2:00 PM
Interviews (if required)	February 21, 2024 at 9:00 AM
Park Commission Approval	March 11, 2024 at 5:00 PM

II. Property Description

The 9,200 sq. ft. two-story Beach House is located in the southern portion of Southport Park, a 24-acre community park located on the Lake Michigan shoreline. In addition to the Beach House, Southport Park includes a playground, a parking lot, a beach adjacent to the lower level of Beach House, a picnic shelter, soccer and baseball fields and a bike trail and walking path. The Building and surrounding grounds are managed by the Parks Division of the Public Works Department.

The Beach House was a Works Progress Administration (WPA) project that started in 1936 and was completed in 1941. The WPA program was an employment program created during the Franklin Roosevelt administration that helped to combat high unemployment during the Great Depression. The Beach House was designed by Chris Borggren, a City Parks and Planning Department employee.

The design is a two story Mediterranean Revival style exterior with an Art Deco interior. Building walls are constructed with Cream City bricks that were salvaged from the Bain Wagon Works buildings. The roof was originally intended to have clay tiles; however, slate tiles were used instead from the Chicago and Northwestern Railroad Depot in Racine. Lumber used in the building was also salvaged from an old ball park facility.

The main entry into the upper level is located on the west elevation. The interior space features a small lobby with a men's restroom to the left and a women's rest room on the right. Beyond a second set of doors, the main feature is a central ball room flanked by a small stage and historical dressing rooms on the left side, a kitchen on the right side and a lake-view room overlooking the beach.

Historically, the lower level was directly related to the use of the beach. It featured an open-air men's and women's dressing rooms located on the north and south sides of the complex. Inside the lower level were a concession stand, first aid station, shower facilities for men and women, clothing storage area, mechanical room, an equipment room and additional restrooms.

In recent years, the main lower level spaces were used for classroom space and featured updated restrooms. An ADA ramp also provides access into the lower level. The open air dressing rooms, first aid and concession stand areas are currently unused and boarded up.

The Beach House was designated on the State of Wisconsin and National Register of Historic Places on January 8, 2003. The building is also listed as a local historic structure. Building alterations are required to reviewed by the City of Kenosha Historic Preservation Commission and the State of Wisconsin State Historic Preservation Officer (SHPO).

A Master Plan for Southport Park, including the Beach House, was prepared in 2011. The Master Plan recommended further analysis of the Beach House.

In 2017, Graef, an engineering and consulting firm, prepared a visual assessment of structural elements of the Beach House. The resulting *Southport Beach House Structural Assessment* provided detailed

recommendations, cost estimates and a phasing plan to guide rehabilitation of the building. In response, the City budgeted about \$1.5 million dollars over five years for architectural, engineering and construction costs. The City contracted with Engberg Anderson Architects and Graef throughout the project.

Building Condition

The Beach House has only been minimally used in recent years. The primary use has been rental of the ballroom and kitchen for wedding receptions, exercise classes, parties and meetings, as well as use by the City as a voting location. The lower level was also used for a short period by one of the local colleges for an off-site classroom.

As detailed in Graef's Structural Assessment, the building had some structural issues along the east elevation, exterior walls of the courtyard areas and chimneys. Tuckpointing, brick replacement as well as repairs on the north and south gable, parapet walls and arched openings were also identified as items that need to be addressed. The City budgeted funds over several years to address the Graef recommendations as well as to address window and door replacement and bathroom renovations. These items will be completed by Summer, 2024. The City has not budgeted funds for any other building improvements.

Project Scope

The City of Kenosha has partnered with the Southport Park Association (SPA), a 501(c)(3) nonprofit association, whose primary purpose is to seek and manage financial support for programs dedicated to building a vibrant community, sustainable development, and environmental stewardship for the restoration, preservation and maintenance of our coastal public spaces and historic structures. Its focus is to assist with the preservation and rehabilitation of the Beach House.

SPA developed recommendations for possible utilization of the Beach House into three conceptual approaches:

1. Onsite Food Service
 - Use of ballroom as combined community center, conference center and banquet facility
 - Requires renovation of upper restrooms and kitchen space
 - Redevelopment of south courtyard as a public bistro connected by a staircase and balcony accessed by new doors from the ballroom (replaces glass block windows)
 - South courtyard would also provide access to historic concession area and loggia
 - Potential upper deck in north courtyard that is accessed from new doors in place of glass block windows in ballroom
2. Onsite Vendor that offers beachfront amenities, equipment and activities
 - Beach chair, umbrella and waterfront sports equipment rentals
 - Organized sports activities and events during summer

3. Potential educational and/or community partnerships to be offered to the public through seasonal, interim or ongoing agreements

Draft proposals for space allocations for the upper and lower levels as well as schematic drafts for the north deck and south courtyard bistro are included in Exhibit C.

Accordingly, the RFQ focuses on revitalization of the upper and lower levels of the Beach House, the open-air courtyards and the loggia adjacent to the lower level, as noted in the map in Exhibit A. The scope could also include beach related activities and enhancements.

III. Request for Qualifications Process

The City is issuing this RFQ as the first step in the award of a potential lease and management agreement for the Beach House. The RFQ will be used to pre-qualify a development partner who may then be invited for interviews. The intent of the RFQ is to solicit and review the qualifications of a proposed development partner and the overarching approach and feasibility of their proposed concept for the Building. Respondents must participate in the RFQ process in order to be eligible for the potential lease of the Beach House space.

The City will evaluate all submittals received based on the evaluation criteria contained in this RFQ and select the most qualified development partner to invite to a potential interview. Based on the results of the interview, the development partner will be recommended to enter into negotiations with the City for a period of due-diligence and, if appropriate, the lease of the Beach House. The City reserves the right to re-open this RFQ process if necessary.

Project Goals

The purpose of this RFQ is for the City to determine a potential development partner who can contribute high-quality rehabilitation, adaptive use and/or development that contributes to the preservation and increased use of the Beach House. Ideally, the use should complement and enhance recreation, family activities, and public use of the Park environs. To this end, the development partner is expected to demonstrate their ability to fulfill the goals designated for the project and outlined below.

The City is open to all creative proposals for the adaptive reuse of the Beach House that are consistent with maintaining the character of the site as a public amenity. The City will consider some combination of public and private uses that address its goal of maintaining regular public access to the Building and ensuring a financially feasible project.

In considering responses to this RFQ, the City has established the following overarching goals:

- Preserve and increase use of the Beach House as a publicly-accessible amenity and destination for Kenosha residents and visitors.
- Expand the entertainment, recreational and cultural amenities in the area compatible with the in a way that does not conflict with adjacent residential neighborhoods.
- Leverage private investment for the rehabilitation of a publicly-owned asset.
- The sustainability of the concept does not rely on ongoing City financial support (such as an annual operating subsidy).
- Provide opportunities for shared revenue or other financial benefit to the City.
- Sensitive approach to the historical nature of the building and its origins as a cultural and civic amenity in a natural setting.

Adaptive reuse of the building could include one or some combination of the following uses:

- Cultural uses such as performance space for music, theater, dance, film, museum, exhibition spaces or other arts-related uses that invite the public into the building and create synergies with other cultural organizations in the City of Kenosha.
- Entertainment uses such as live music.
- Conference and event space.
- Restaurant, concession stand, coffee shop, beer garden or other beach amenity uses that increase use of the Beach House and park.
- The City is open to new ideas and creative uses and this list is not intended to be exhaustive nor does it limit the ideas or concepts that may be proposed. However, all such uses shall be limited to permitted uses within the IP Institutional Park zoning uses.

Long Term Vision

Subject to final negotiations with the selected development partner, the City envisions that the selected development partner will have sole responsibility for the following:

- Rehabilitating and maintaining the Building as a significant public asset in conformance with the applicable construction and preservation standards.
- Occupying and maintaining the property for its adaptive use in conformance with the mutually-agreed lease terms and any other contractual instruments and all applicable permits, federal, state and local laws and regulations.
- Defraying any and all costs associated with the capital improvements and repair and maintenance and ongoing operating expenses of the Building.
- Paying all applicable local and state taxes or fees which may be associated with the property for the duration of the agreement.
- Securing necessary insurance and/or performance bonds in a form acceptable to the City.
- Indemnifying the City against all claims or suits as specified in the agreement.

Insurance

This project will be subject to insurance requirements set by the City.

All coverages and carriers must be approved by the City prior to execution of any agreements resulting from this RFQ. Required coverage may include, but may not be limited to, Worker's Compensation, Automobile Liability, Commercial General Liability, Liquor Liability, Pollution Liability, Umbrella Liability, and Property Insurance for buildings and equipment. The selected development partner may be required to ensure that their contractors, subcontractors and tenants maintain the same, similar, or additional insurance policies.

IV. RFQ Evaluation Criteria

The City will evaluate the RFQ submittals focusing on the capability of the development partner and the strength of the proposed concept for the rehabilitation and adaptive reuse and long-term management of the Building. The City may request additional information and may require an interview of the development partner. The evaluation criteria are as follows:

- A. Development Partner's Experience
 - 1. Successful track record in rehabilitating, developing and operating facilities similar to the proposed concept.
 - 2. Experience with adaptive reuse and rehabilitation of historic buildings, including familiarity with the Secretary of the Interior's Standards.
 - 3. Demonstrated ability to operate and maintain a property of similar size, including the ability to sustain ongoing operational needs.
 - 4. Ability to work with public sector partners.
 - 5. Sufficient staff and expert consultants to deliver the project.
 - 6. Demonstrated ability to work with community stakeholders and address community concerns.

- B. Financial Capacity
 - 1. Respondent's proven ability to possess or attract equity or debt capital for projects, evidenced by financing of comparable projects, access to sufficient debt and equity for the proposed concept, and/or ongoing relationships with key financial backers.

- C. Rehabilitation Concept
 - 1. The proposed concept is compatible with public use of the building and grounds.
 - 2. Consistency of proposed concept with the project goals discussed in Section III above.
 - 3. Compatibility of the proposed Building use(s) and improvements within Southport Park and with the surrounding neighborhood.
 - 4. Overall ability of the proposed concept to enhance Southport Park as a cultural, recreational and civic destination.

- D. Feasibility
 - 1. Evidence of the development team's ability to attract necessary private investment for the rehabilitation and adaptive reuse of the Building.
 - 2. Cash flow projections that demonstrate that the project, once operational, will meet all lease, debt service and operating expenses without City support.
 - 3. Preliminary scope of work for due diligence period.

V. Submittal Instructions and Requirements

Schedule

Pre-Submittal Conference and Tour of the Building	January 17, 2024 at 10 AM
Written Questions Deadline	January 31, 2024 at 2:00 PM
Submittal Deadline	February 7, 2024 at 2:00 PM

Pre-Submittal Meeting and Building Tour

Potential development partners are required to attend the pre-submittal meeting and building tour, which will be held on January 17, 2024 at 10:00 am at Beach House, located at 7825 Third Avenue, Kenosha, WI.

The building tour will be conducted by City staff and may be limited based on building conditions.

Individual building tours other than January 17 may be available at the sole discretion of the City, by arranged appointments only. To schedule an individual site visit, please contact the Park's Department at 262-653-4080 prior to January 17. Individual building tours will not be scheduled after January 23.

Submittals will be rejected from any development partner who did not either attend the January 17 pre-submittal meeting or that did not arrange for an individual building tour.

RFQ Questions

Any requests for information or clarification of this RFQ must be submitted in writing no later than 2:00 pm on January 17, 2024 to Katie Elder, Director, at kelder@kenosha.org.

Responses to questions will be posted on the City's website for this RFQ. It is the responsibility of the Respondent to review any and all additional information posted on the City's website for this RFQ.

Submittal Requirements

A complete submittal to this RFQ shall consist of ONE (1) unbound ORIGINAL (clearly marked as such) and FIVE (5) copies enclosed in a sealed envelope that includes the following components:

1. Envelope to include the name and address of the Development Partner
2. Transmittal Letter / Cover
3. Development Partner information
 - a. Indicate who is the lead Respondent entity or individual.
 - b. Identify the primary contact person for the submittal.
 - c. Describe the intended role of the lead Respondent and other team member(s) and key personnel in the implementation of the project.

- d. Include bios or resumes for key personnel for development partner and key consultants / contractors.
4. Description of relevant experience
 - a. List of projects similar to the concept proposed, indicating the role / responsibility that the lead Respondent or principals of team members had in the projects.
 - b. Describe in greater detail similar development projects, including financing details and development costs (examples could be similar in scope, in budget, in approach to the concept proposed, do not necessarily have to be similar adaptive use of a park building).
 5. Demonstration of financial capacity
 - a. Development Partner's financial information that provides a general level of detail about the financial condition and capability to finance the development of the project. The City is interested in information that provides evidence of the development partner's financial resources used in prior similar projects, financing sources and structures of past projects, and experience developing projects of a similar nature to the concept proposed.
 - b. Indicate if the lead Respondent or any partner with equity has filed for bankruptcy or has had projects that have been foreclosed, transferred to creditor in lieu of foreclosure, or renegotiated or refinanced debt which resulted in relaxation of financial or other terms of existing debt.
 6. Project development concept
 - a. Project narrative describing the overall vision for the rehabilitation and reuse of the Building and how it responds to the goals and key terms contained in this RFQ. Detail the concept, activities that will occur in the building or immediately adjacent to the building, partners or collaborators and target audiences.
 - b. General overview of the proposed rehabilitation plan including to address structural and/or mechanical issues, ADA, renovation, demolition or other structural changes that may be needed to realize the proposed concept.
 - c. If available, plans and illustrative materials to communicate the concept.
 - d. Preliminary scope of work for due diligence period.
 7. Preliminary pro-forma / Development & Rehabilitation
 - a. Preliminary development and rehabilitation budget from preconstruction to occupancy (general cost estimates with a brief explanation of the basis for the estimate are acceptable at this stage of the process. The City may request additional information as needed in its review of the submittals.
 - b. Indicate the anticipated source(s) and amount of debt and equity identified for the project.

- c. Indicate, if any, the anticipated investment that the City will be asked to provide for the project.
8. Preliminary pro-forma / Operating
- a. Financial structure for the concept, including expected revenues, operating expenses, net operating income, debt service and capital reserve.
 - b. Indicate, if any, the anticipated annual funding that the City will be asked to provide for the ongoing operations of the Building.

Submittal Deadline

Responses to the RFQ should be submitted in sealed envelopes to the following address, to be received no later than **2:00** p.m. on February 7, 2024.

City of Kenosha
Parks Department
Attn: Southport Beach House RFQ
3617 65th Street
Kenosha, WI 53142

Mailed responses to the RFQ must be received by the submittal deadline.

Exhibit A / Site Plan



Southport Park

Park : 24 acres
 Dedicated : 1928-1935
 7501 2nd Avenue
 Kenosha, WI 53143



For all park rental inquiries
 please call 262.653.4050
 or visit kenosha.org.

- P Parking
- Restrooms*
- Playground
- Park Building
- Beach
- Soccer
- Baseball

*Restrooms open only during building rental.
 Portable restrooms available during summer months.

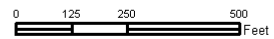
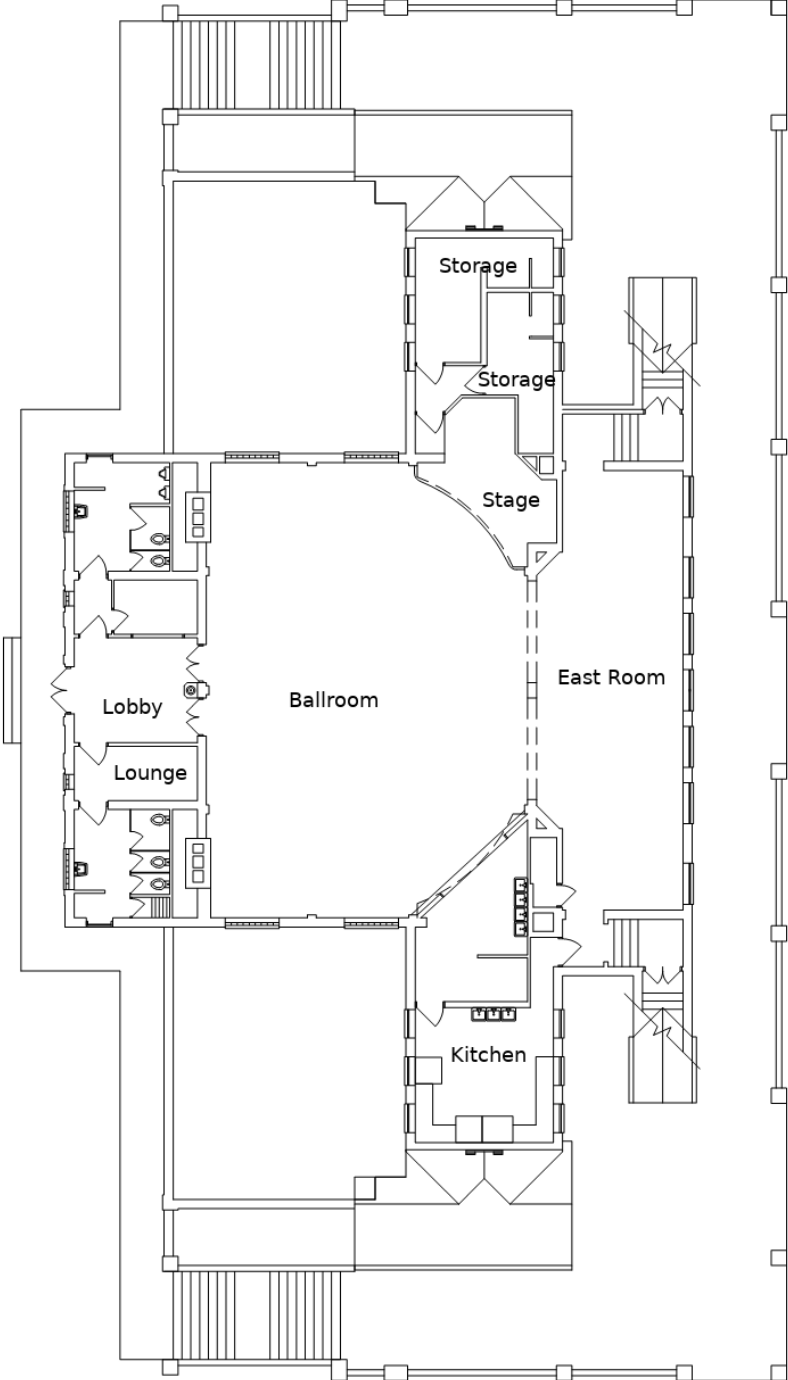


Exhibit B / Building Plan

Street Level



Beach Level

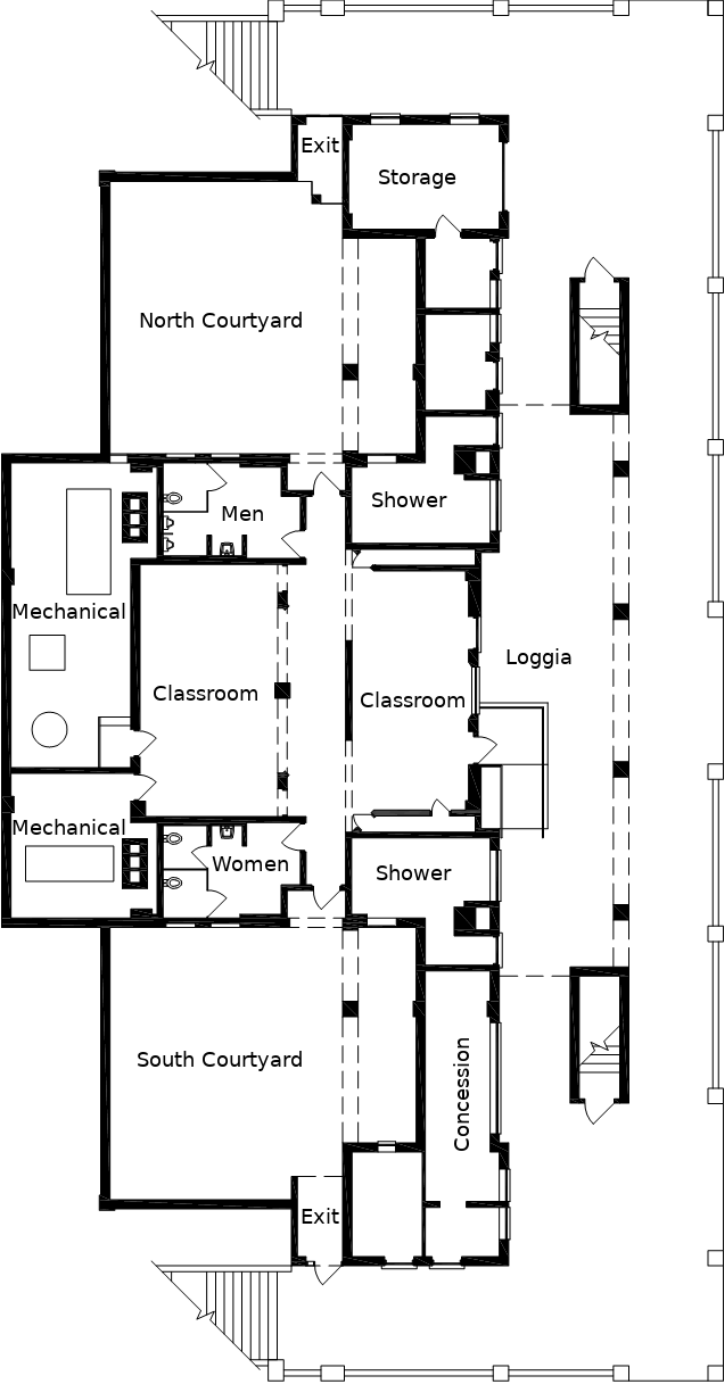
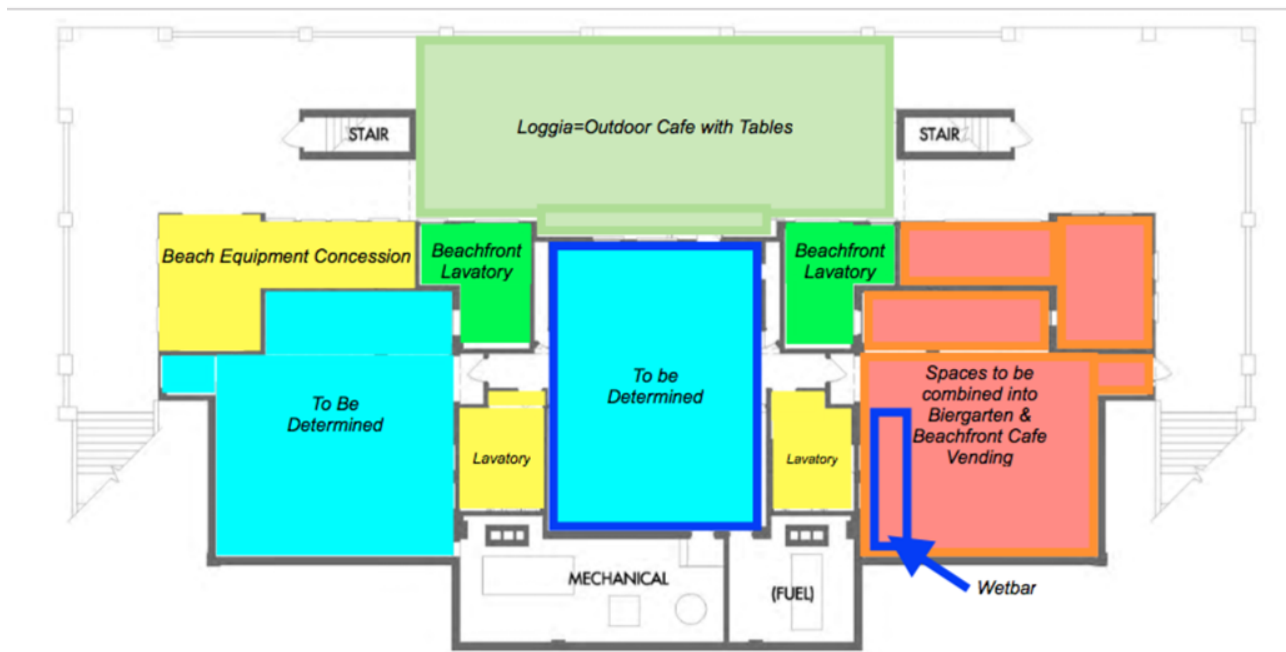
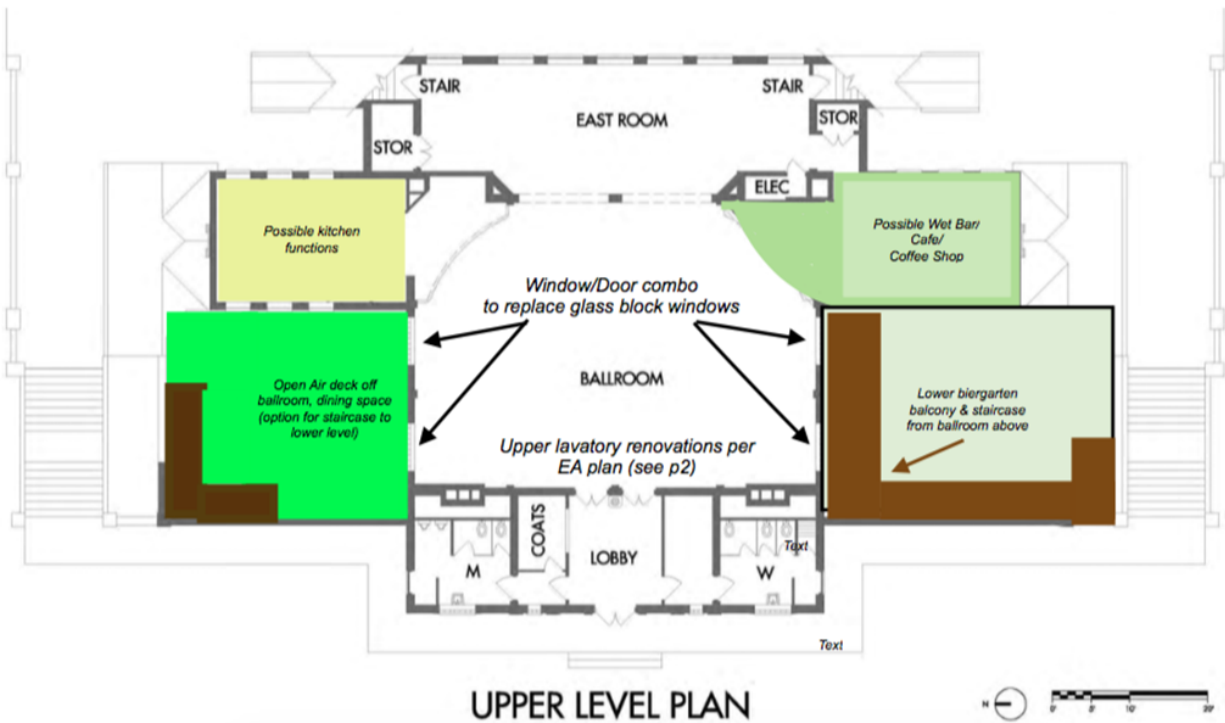


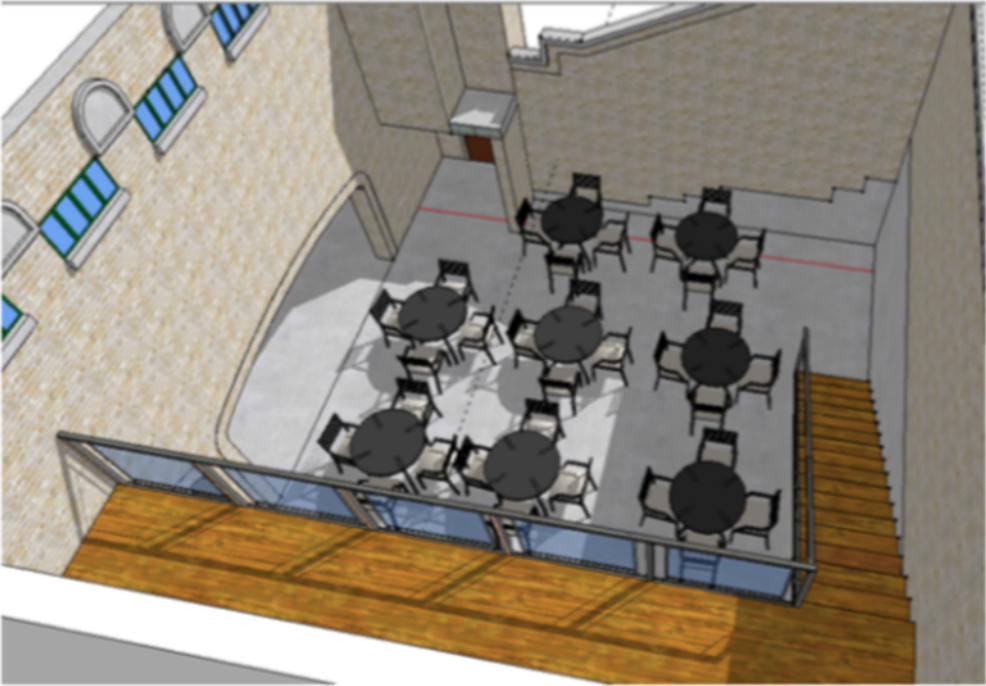
Exhibit C / SPA Conceptual Upper and Lower Level Adaptations



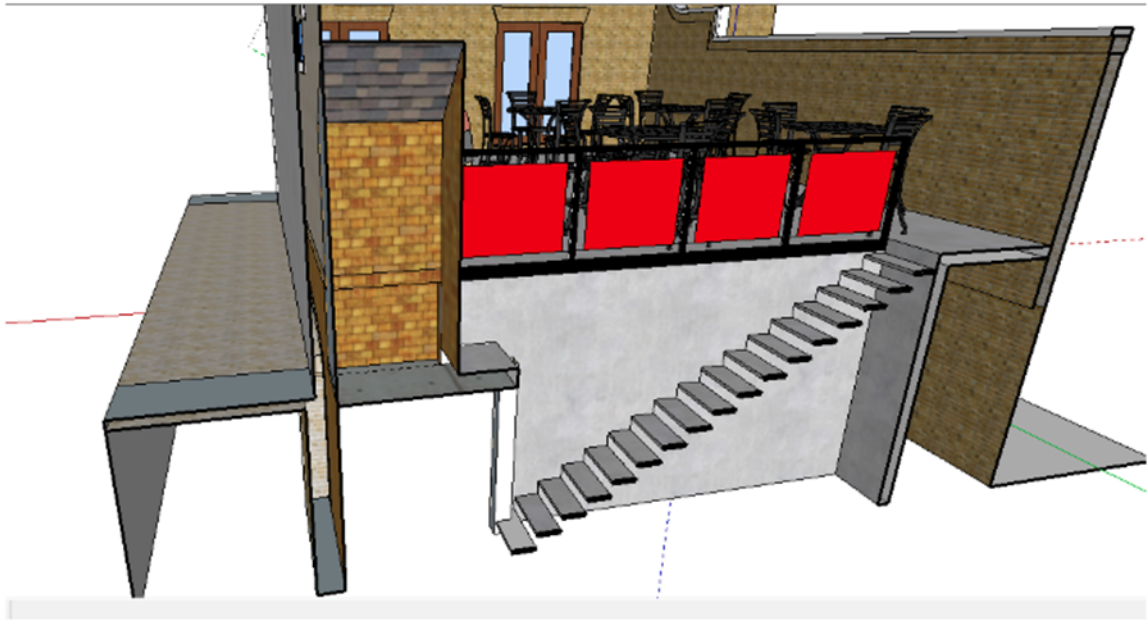
Lower Level Plan (Beach Level)

SPA Conceptual South Courtyard Area

SPA/ Conceptual Views Lower Level South Courtyard Bistro



SPA Conceptual North Courtyard Area



SPA/ Conceptual View Lower Level North Courtyard (under deck)

