

# **Request for Concept**

## **University of Wisconsin-Superior**

### **Belknap Project**

Issue date: November 18<sup>th</sup>, 2019

**Deadline for submission: January 17<sup>th</sup>, 2020**

## **Executive Summary – Project Overview**

The Board of Regents of the University of Wisconsin System (BOR) through the University of Wisconsin–Superior (UW-Superior) is seeking to select a development team to design, construct, manage and own a mixed-use project to serve as a gateway for the university and the city of Superior. The project’s intent is to increase investment and expand economic opportunities in the community and showcase the university. The goal of this first stage, a Request for Concept (RFC) will be to ascertain if there are opportunities to develop an indoor athletic and recreation fieldhouse with an artificial turf surface. In addition, the balance of the almost 11 acre site will be available for other market-based real estate uses that will be expected to fit within the nature of the surrounding campus and community. The project plan can be developed in multiple phases.

The final project will be developed on property under the control of the Board of Regents of the University of Wisconsin System under a **no cost long-term ground lease**. The intent is for the developer to own the fieldhouse and lease it to the BOR on behalf of UW-Superior and other community users. UW-Superior will guarantee a negotiated number of events and hours of use. The developer can negotiate agreements with other for-profit, non-profit and other community users. The developer is not restricted to any particular ownership model and can partner with other community users to take advantage of low-interest bonds or tax credits.

This initial RFC is seeking interested parties to submit a general and conceptual Master Development Plan. The ultimate outcome is to issue a full Request for Proposal (RFP) that will identify a real estate developer for the entire project.

## **I. BACKGROUND: The University of Wisconsin-Superior: Small but Mighty**

Throughout its history, the University of Wisconsin-Superior has committed to improving the lives and livelihoods of the people in northwestern Wisconsin and beyond by seeking knowledge and spreading it to all who may benefit. UW-Superior is a part of the University of Wisconsin System, which is governed by the Board of Regents. It is the only 4-year comprehensive campus in Northern Wisconsin.

More than just classrooms, labs and buildings, UW-Superior has stood as a landmark in the City of Superior for more than 125 years. Although the primary role of UW-Superior is to educate students, playing a part in ensuring the health and growth of the region is also a part of the university’s focus. Economic development is a key strategy to support such growth. Through this RFC, UW-Superior seeks new ways to partner with the community and deliver on this mission.

The City of Superior is located just across the bridge from Duluth, Minnesota. Current population estimate for Superior is 27,272, however the Superior/Duluth MSA has a current population of over 285,000.

While the City of Superior lost just under 200 households from 2010 to 2019, the MSA gained over 1,500 households. Part of the loss of households in Superior can be directly attributed to the lack of rental housing. One recently constructed rental housing project recorded full occupancy with a lease-up period of less than one month.

## **II. PROPOSAL SUBMITTAL REQUIREMENTS**

### **A. Submission**

- Submission date is **January 17, 2020 at 3:00 pm**
- Electronic proposals should be submitted to [Ellen Rosner](mailto:erosner@uwsa.edu):

[erosner@uwsa.edu](mailto:erosner@uwsa.edu)

- Submit mailed proposals to:

Ellen Rosner  
University of Wisconsin System Administration  
Capital Planning and Budget  
780 Regent Street  
Madison, WI 53715-2635

### **B. Proposer's Questions**

On or before December 2, 2019, proposers may submit written requests of clarification and/or questions to [Ellen Rosner](mailto:erosner@uwsa.edu). Written responses for clarification and questions from proposers will be posted to:

<https://www.wisconsin.edu/capital-planning/property/leasing/#real-estate-requests>

by 5:00 p.m. on December 9, 2019. Solicitation of information from the university or other user group personnel other than through this process is prohibited and may result in disqualification of the Proposer.

### **C. Criteria**

This is a Request for Concept; there will not be a formal project award at this stage. Submissions will be reviewed based upon the likelihood that the development will progress beyond this initial phase of interest. The goal of this RFC is to determine if there is interest in the project, such that a Request for Proposal can be issued to identify a real estate developer for the project to proceed.

### **D. Submission Content**

- A general development plan including each proposed real estate use and their location on the site.
- Indicate which component of the development plan the developer is interested in providing if not developing the entire site.
- Resume and summary of relevant work experience in this type of development and experience with development of real estate in higher education environment.
- A conceptual plan, (bubble diagram) for vehicle travel and parking, and pedestrian travel patterns.
- A rendering, sketch, or photo of what could possibly be developed on the site.
- A completed "Proposer's Response Sheet" with each firm name, contact person, business address, phone number and email address.

- Timeline of proposed development, including phases if that is recommended.
- Possible proposed financing and ownership structure. The structure should include Board of Regents/UW-Superior lease obligations for the fieldhouse. Please note that Article VIII, Section 4 of the Wisconsin State Constitution prohibits the Board of Regents and UW-Superior from contracting public debt.

### III. **SITE ATTRIBUTES**

- The site is the gateway to UW-Superior campus.
- The site is located on approximately 11 acres on the north side of campus.
- The site currently contains several buildings and athletics fields that will need to be removed as part of the development.
- Public utilities are available in the vicinity.
- The site has no wetlands and has minimal grade change.
- There are no known environmental hazards. However, an Environmental Assessment will be required prior to development.
- The address of the Public Safety Building currently located on the site is 606 Belknap Street.
- The eastern side of the site was filled in with construction debris that will need to be removed prior to development.
- It is currently desired that the fieldhouse be oriented towards campus at the southern end of the site.

### IV. **PROGRAM REQUIREMENTS**

**The ideal development plan will include a dedicated indoor athletic and recreation fieldhouse with an artificial turf surface. The desired fieldhouse would be the only indoor facility within the Superior and Duluth MSA area that includes artificial turf, serving the needs of both the university and the broader community.**

#### **Fieldhouse**

- Premium artificial turf surface to withstand the high projected utilization of space;
- Minimum size of a collegiate soccer field;
- High pitched ceilings, a minimum of 42 feet in height with 60 feet being most ideal;
- Moveable and retractable stadium seating for up to 200 spectators;
- Protective floor covering to expand utilization of space to accommodate conventions and tradeshow;
- Adjacent concession space;
- Two designated locker room spaces for university use that includes bathrooms and showers with attached four (4) changing rooms. Each changing room space should accommodate approximately 35 users;
- Storage space for athletic and recreation equipment;
- Additional locker room and changing room spaces for outside users, visiting teams, and renters;
- Sixteen (16) office spaces and one (1) conference room designated for university use;
- Three (3) classrooms designated for university use. One (1) classroom should accommodate a minimum of 40 users;
- two (2) classrooms should accommodate 30 users; and,
- Potential space to be leased for a clinical, to serve broader community healthcare needs

## **V. OTHER CONSIDERATIONS AND RESERVATION OF RIGHTS**

The University of Wisconsin System Administration (UWSA) is the authorized agent of the Board of Regents for the procurement of real estate for UW-Superior. The Board of Regents will be the lessee of record. All negotiations relative to any lease will only be conducted with the UWSA designated contact.

The State of Wisconsin State Building Commission has statutory responsibility to approve any construction greater than \$300,000 to be constructed on state-owned land. Proposers should be aware of and take into consideration both of these approval bodies when establishing a timeline for development.

UWSA reserves the right, in its sole and absolute discretion, and as it may deem necessary, appropriate, or beneficial to the Board of Regents with respect to the RFC, to:

- Cancel, withdraw, or modify this request
- Modify or issue clarifications to the RFC prior to the Submission date. In the event the RFC is modified it will be posted here: <https://www.wisconsin.edu/capital-planning/property/leasing/>
- Request submission of additional information from some or all Proposers, following its review of one or more Proposals.
- Waive any irregularity or defect in any submission.
- At the risk of being disqualified, proposers should direct questions to University of Wisconsin System Administration representative, Ellen Rosner, at [erosner@uwsa.edu](mailto:erosner@uwsa.edu) or (608) 890-2981 and not staff at the institution.

In addition, Proposers should be aware of the following:

- The Board of Regents of the University of Wisconsin will not be liable for any costs associated with the preparation of a submission or negotiation of a contract incurred by the bidders.
- All submissions, in their entirety, will become the property of UWSA upon submission.
- Proposers should draw independent conclusions concerning conditions that may affect the methods or cost of development.
- Proposer shall be solely responsible for all costs related to pre-development.

**REQUEST FOR CONCEPT  
Proposer Response Sheet**

**BELKNAP PROJECT**

**Submissions are due January 17<sup>th</sup>, 2020**

**Mail submissions to:** Ellen Rosner  
University of Wisconsin System Administration  
Capital Planning and Budget  
780 Regent Street  
Madison, WI 53715-2635

**Email submissions to:** [erosner@uwsa.edu](mailto:erosner@uwsa.edu)

Lead Party Name: \_\_\_\_\_

Firm Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

**Other Team Members:**

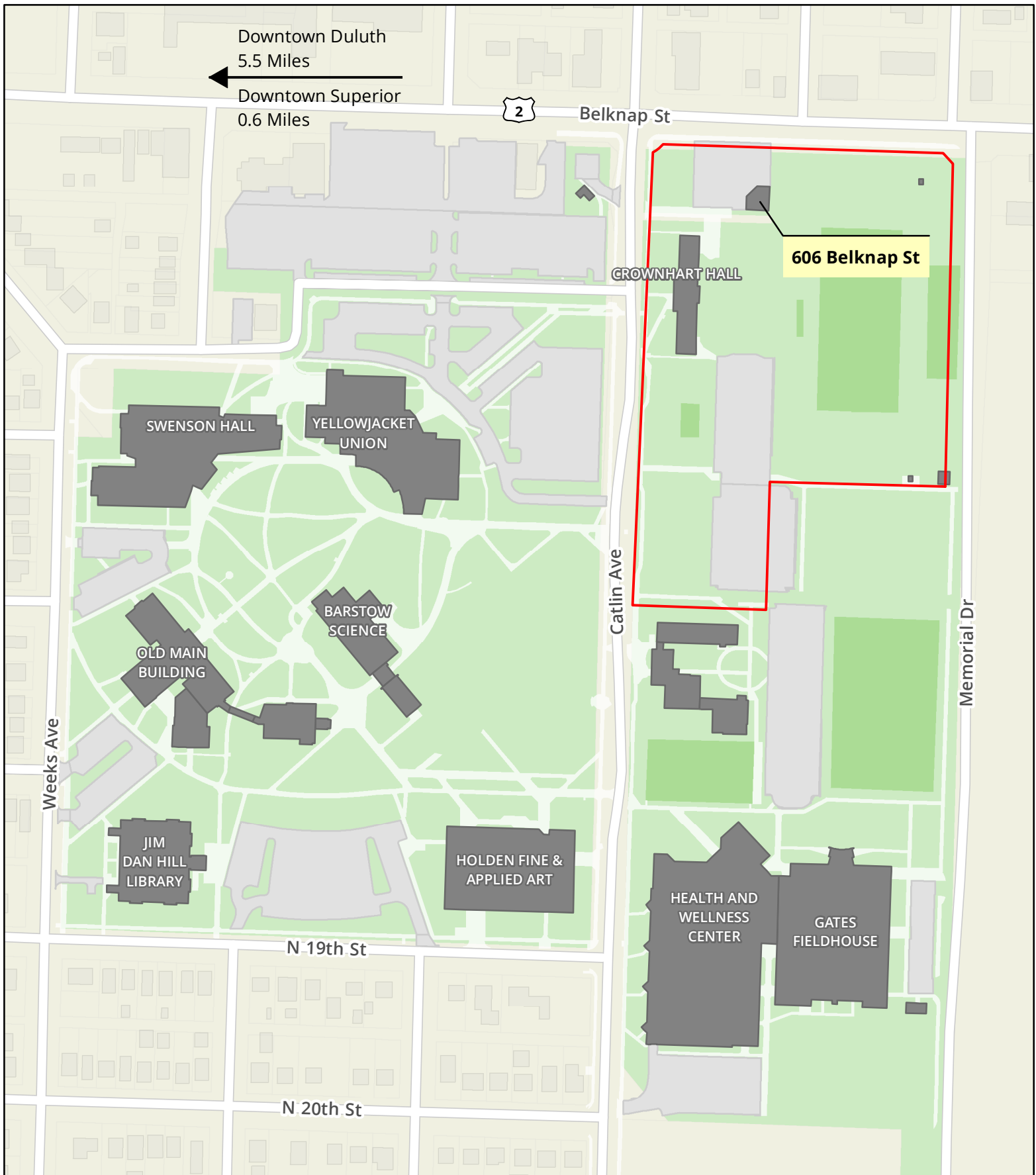
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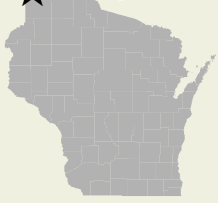
Address: \_\_\_\_\_

Phone: \_\_\_\_\_

**See Section II.c. Proposal Content to see what additional materials are requested for submission**



★ UW-Superior



Sources: UW System  
Administration,  
State of Wisconsin,  
Wisconsin State  
Cartographers Office,  
US Census Bureau,  
WROC 2015 Imagery

This map is for  
reference purposes only.



Potential Development  
Area ≈ 12.5 Ac



UW Owned



Campus Building



Campus Parking Area

0 50 100 Feet



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