

OFFICIAL NOTICE TO VENDORS
MARATHON COUNTY, WISCONSIN
REQUEST FOR PROPOSALS

Marathon County, in conjunction with the city of Wausau, is seeking redevelopment proposals for the Marathon Residence Hall located at 615 Garfield Street in the city of Wausau. Marathon County owns the property and is seeking a private developer for a multi-unit residential use.

The Marathon Residence Hall is currently a dormitory for the University of Wisconsin Stevens Point at Wausau Campus. (The dormitory is closed for 2020 – 2021 academic school year due to the COVID-19 pandemic). The dormitory building sits on 0.69 acres of county-owned land at the southeastern edge of the campus. The campus itself is located near downtown Wausau, between Marathon Park (to the west) and a predominantly single-family neighborhood (to the east).

The project scope of work is envisioned to be a substantial remodel of the existing building or redevelopment of the site from a dormitory into a modern apartment building that would provide affordable housing options to students and non-students. The individual units would increase in size substantially from the current dormitory layout – each would include their own kitchen and bath facilities. The desired makeup of the building is for no fewer than 10 two-bedroom units dedicated for student housing, which could accommodate up to 40 persons. Should the developer remodel the structure in such a manner so as to create additional units, said units could provide housing to additional student or non-students. Any development plan should provide for a secured form of access from all exterior entrances and should provide for shared on-site laundry services. Some on-site parking is desirable, particularly underground, if feasible. Similarly, on-site retail food services would be desirable, whether delivered directly by the developer or through a contract with a third-party or franchisee.

With respect to student housing units, it is envisioned that the 10 two-bedroom dedicated unit be held for student leases until August 1 of each year. In the event that leases are not finalized with students for said units by September 1, the developer would be free to pursue non-student rental agreements for said units through August 1 of the ensuing year, at which time the developer would allow students the opportunity to rent said units. The UW, County, and developer will confer annually to determine the number of units to be designated as student housing. That number will, as referenced above, never exceed 10 two-bedroom units, without agreement from the development.

The County would consider alternate terms of the land transaction in order to facilitate the development. Specifically, the county is interested in proposals that would call for (1) leasing the land from the County on a long-term basis, or (2) purchasing title to the land, with negotiated provisions. A developer agreement with specific terms would be negotiated upon selection of a developer and with an agreement between parties on basic terms of a deal.

Interested firms may obtain an electronic copy of the Request for Proposal from the Marathon County Website, <https://www.co.marathon.wi.us> or the Facilities and Capital Management Department.

A Pre Proposal meeting and walk through will be held at **10:00 AM, September 22, 2020** at UWSP at Wausau, Marathon Hall, 615 Garfield Street, Wausau WI 54401 in the Iris Room. This meeting will be to clarify any questions and additional information.

All Proposals must be physically received at the Marathon County Facilities and Capital Management Department at 1000 Lake View Drive, Suite 300, Door 27, Wausau WI 54403 **NLT 10:00 AM, October 22, 2020**. Proposals received after that date and time will NOT be accepted. Actual receipt by said time is required and deposit in the mail is insufficient. Neither faxed nor emailed proposals will be accepted.

The envelope containing the Proposals shall bear the name and address of the interested firm and the notation **"REDEVELOPMENT PROPOSAL FOR THE MARATHON RESIDENCE HALL LOCATED AT 615 GARFIELD STREET, WAUSAU WI"**.

Proposals shall remain firm once submitted and may not be withdrawn for a period of ninety (90) days, subject to provisions for correction of error in the proposal as contained in section 3.05 (1) (g) of the procurement code.

Marathon County reserves the right to reject, in whole or in part, any and all proposals; to waive any technical deficiencies in the proposals; to accept the proposal and award final contract to the responsible offeror determined to be the most advantageous to Marathon County. The contract shall be awarded in accordance with the terms and conditions of sections 3.05 (2) (g) and 3.10 of the Marathon County procurement code. This solicitation may be canceled if doing so is determined to be in the best interests of Marathon County. Upon award of the contract, all submitted documents become subject to the Open Records Law of the State of Wisconsin.

The General Code of the County of Marathon contains various procurement policies which are applicable to this proposed procurement. These include prohibitions against gratuities and kickbacks.