



FRIEDRICH BUILDING REQUEST FOR PROPOSALS



Advertise the RFP: April 26, 2019

Pre-proposal Site Visit at the Property: May 6, 2019 10:30 AM

Deadline for Proposals, 3 PM June 14, 2019

For More Information: Shawn Blaney, Public Works Deputy Director, Shawn.Blaney@ci.red-wing.mn.us or 651.385.3655.

Request for Proposals (RFPs)

The City of Red Wing, wishes to solicit proposals for the purchase of city owned property known as the Friedrich Building (also known as the former City Hospital) located at 1176 Oak Street, in Red Wing, Minnesota. The building is currently vacant and is located adjacent to the Goodhue County Historical Society, 1166 Oak Street.

Site Description and History of the property

The area now occupied by the Friedrich Building and the Goodhue County Historical Society (GCHS) was originally the home of General Samuel P. Jennison, a Civil War veteran and part owner of the Goodhue County Republican. In 1898 the property was purchased for use as a city hospital and opened that same year. The city was deeded the property in 1905. The hospital campus grew along with the city, and more additions were built onto the campus along with the building of the Old People's Home in 1914. The Friedrich Building addition was built in 1924, and remained in use as a hospital until its closure in 1967. In November of 1968, the GHSC moved into the Old People's Home. In 1990, a major community fundraiser was completed and a large addition was made to the GCHS. The City entered into a 50 year lease with GCHS that expires in 2039. In 1971, the Friedrich Building was remodeled and enjoyed a second life by housing several nonprofit agencies until 2008, when the last tenant left the building.

The entire site owned by the city encompasses approximately 5.8 acres and includes the two buildings, off-street parking that totals 27 parking stalls, steep hillside that includes a historic stairway that provides a pedestrian connection from the museum site to West Fourth Street; steeply sloped and forested property to the north and west of the buildings, archaeological mound sites north of the Friedrich Building, and a beautiful scenic overlook of the Mississippi River Valley, historic neighborhoods and downtown Red Wing. Attached is an air photograph showing the entire site (see Exhibit 1).

The Friedrich Building is located on a larger parcel that includes the Goodhue County Historical Society building and site. To sell the Friedrich Building, the city will need to subdivide the parcel and the City anticipates creating a parcel of approximately 10,000 square feet as shown on the attached sketch (see Exhibit 2). Subdivision of the property is considered a city responsibility. In addition, the city will be responsible for providing an access to the parcel either via public right-of-way or easement agreement that establishes private access to the new parcel and identifies maintenance responsibilities.

Building Information

The building has approximately 7,200 square feet with 2,400 square feet in each of the basement, first floor, and second floor of the building. A 2017 Feasibility Study Report was completed by Widseth Smith Nolting Architect David Kane and a part of that study included a summary of the condition of the building (attached as Exhibit 3). In general, the building is structurally in good condition in terms of the foundation and floors but the roof is in poor condition. All of the existing mechanical, heating, ventilating, and air conditioning (HVAC) is obsolete and any reuse of the building will require all new HVAC systems. Likewise the

plumbing and electrical systems would need to be completely redone. None of the floors of the building are accessible for ADA purposes. The building is for sale in "As Is" Condition.

Hazardous Material

In 2010 an environmental assessment was made of the building by Pinnacle Engineering, Inc. (assessment attached, as Exhibit 4).

Other Property Information

- Lease with Goodhue County Historical Society – As noted there is a current lease agreement with GCHS that expires in 2039. GCHS leases about 1 acre of the site to the east of the Friedrich Building along with all of the off-street parking located in the adjacent parking lot and in front of the Friedrich Building. The lease allows tenants of the Friedrich Building to also use this parking but if the property is sold to another property owner, the new property owner would need to provide for parking entirely on the parcel sold. In addition, the city committed in the lease to preserve the park area and wooded hillside northerly and westerly of the Friedrich Building. This was referred to as an "Easement" in the lease document. Pursuant to this Easement, the property owner cannot develop a certain portion of the property without first obtaining prior written consent from the Goodhue County Historical Society. The legal description of the property subject to this Easement is available upon request.
- Park – The property north of the Friedrich Building is used by the public as a scenic overlook and to access the stairway that connects to Fourth Street. The City intends to maintain this property as park property.
- City Access – The city requires access to the park and to the GCHS leased area because the city is responsible for exterior maintenance according to the museum lease. Therefore the city wishes to maintain access around the Friedrich Building property.
- Archaeology – There are known archaeological mound sites in the park area north of the Friedrich Building. No known archaeological sites are located within the area identified for sale as part of the Friedrich Building.
- There was a question about whether the Friedrich Building could be eligible for the National Register of Historic Places and based on consultation with the State Historical Society it appears somewhat unlikely that a nomination would be successful because of the changes that have been made to the entire site and it does not appear that the building alone would be a good candidate for the National Register.

Zoning

The entire site owned by the city is zoned R-2, Two Family Residential. Attached are the regulations for the R-2 zoning district (See Exhibit 5).

Red Wing 2040 Community Plan

In 2018 the city developed concept plans and provided an opportunity for neighborhood and community engagement. Guidance for the future development of the area was included in the Red Wing 2040 Community Plan that was adopted on February 25, 2019. Below is Page 78 of the Plan.

College Hill/History Museum

This campus site consists of the Goodhue County History Museum, vacant Friedrich Building, and a vacant lot. This site is guided for the Public/Semi-Public land use category.

Site Redevelopment Guiding Principles:

- » Pursue preservation and reuse of the existing Friedrich Building for expanded museum or residential uses
- » Enhance and potentially expand the historical museum campus facilities, both indoor and outdoor
- » If Friedrich Building reuse is not feasible, focus on improvement and redesign of this one-of-a-kind bluff site park including enhanced views of the river, historic stairway preservation, and potential park pavilion or outdoor classroom
- » Expand parking facilities to support expanded museum, housing, or park needs
- » Improve configuration and safety of intersection of Oak Street, Williams Avenue, and museum/housing/park entrances



FIGURE 4.15 COLLEGE HILL/HISTORY MUSEUM REDEVELOPMENT CONCEPT 1



Concept 1 Highlights

- » Create expanded park space
- » Demolish main building
- » Add a new picnic pavilion or an outdoor classroom (at existing foundation of main building)
- » Expand park area and new neighborhood park space south of Oak Street
- » Add new parking spaces
 - West of pavilion/outdoor classroom (8 spaces)
- » Avoid disturbance to sensitive archaeological sites.

FIGURE 4.16 COLLEGE HILL/HISTORY MUSEUM REDEVELOPMENT CONCEPT 2



Concept 2 Highlights

- » Renovate main building for museum use
- » Add new parking lot to west of main building (17 spaces) and stormwater
- » Create interpretation area on vacant residential lot
 - Outdoor classroom/gathering area
 - Outdoor exhibits
- » Re-align intersection of Williams Avenue and Oak Street to create a singular, marked entrance to museum campus
- » Explore additional trail connections
 - 5th Street trail connection
 - Drainage way natural surface trail (6th Street to 4th Street)
- » Explore option for neighborhood park space on eastern half of eastern block of St. John's Hospital site
- » Explore office or low density housing reuse of Friedrich Building

Conditions governing the sale or lease of the property

- Sale of Property is "As Is" condition
- City will be responsible to provide good and marketable title for the property
- City will consider sale of the property for \$1, subject to completion of minimum construction improvements

- City prefers proposals that reuse the existing building with or without new construction but will consider proposals involving demolition and new construction
- City reserves the right to reject all proposals

Submission Requirements

Proposals must address each of the following components.

1. Cover letter
2. Contact information
3. Proposed use of the property
4. Description of the development entity and previous development experience
5. Timing
6. Estimate of investment to complete the project

Schedule

May 6, 2019, 10:30 AM **Pre-proposal Site Visit at the Property**
A site visit will be held on May 6, 2019 at 10:30 AM, at the property. Attendance by interested respondents is highly recommended but not required.

June 14, 2019, 3 PM **Deadline for Proposals, 3 PM**

June 24, 2019 City Council will select a developer and proposal to conduct further negotiations or reject proposals

July/August 2019 Negotiation of Purchase Agreement/Development Agreement

Submit Proposal (8) copies to:

Red Wing City Clerk
Red Wing City Hall
315 West Fourth Street
Red Wing, MN 55066