

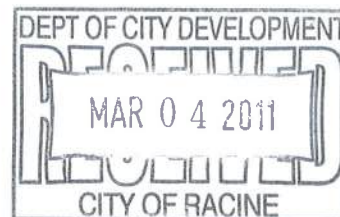
Big Bend Development

REAL ESTATE DEVELOPMENT

A Limited Liability Company

March 2, 2011

Jean Wolfgang
Associate Planner
City of Racine
730 Washington Ave., Room 102
Racine, WI 53403



Re: RFP – Development Proposal - West Racine

Dear Ms. Wolfgang,

Enclosed please find ten copies of our response to the City of Racine's Request for Proposals for West Racine along with the refundable application fee of \$1,000. Upon your review of the information, please do not hesitate to contact me with any questions.

We look forward to working with the City of Racine again!

Sincerely,
Big Bend Development, LLC

Peter J. Schwabe
Member

Enclosures

**Redevelopment Authority of the City of Racine
Proposal Summary and Public Disclosure Statement**

Attachment to original RFP

PROPERTY: West Racine – 3100 block Washington Avenue

OFFER INFORMATION:

Offer Price: \$200,000

Contingencies: Financial Feasibility, Environmental Review, Governmental Approvals,
Tenant Acceptance of Approved Plan, Lender Approval

Is the offer being submitted by a licensed broker? No

BUYER IDENTIFICATION

Legal Name: Big Bend Development, LLC
Mailing Address: 13890 Bishops Drive, Suite 120, Brookfield, WI 53005
Primary Contact/Ph: Peter J. Schwabe / 262-347-4868
Email/Fax: peter@bigbenddevelopment.com / 262-786-2727
Buyer Attorney: Scott Langlois, Quarles & Brady

Legal Entity: LLC

Will a new entity be created for ownership? Yes

General Principals of proposed partnership.

Peter J. Schwabe	(same as above)	Member	33.33%
Jay A. Henrichs	(same as above)	Member	33.33%
Daniel P. Schwabe	(same as above)	Member	33.33%

PROJECT DESCRIPTION

Big Bend Development, LLC is pleased to propose the construction of an approximately 15,000 square foot single story retail facility. The building would be built with a brick exterior, decorative awnings and parapet. Architecture would be “4-sided” in a style that is in keeping with the nature of the surrounding community. Bringing jobs and energy to this intersection that is positioned for revitalization the project will be completed in a manner that will meet, if not exceed, the expectations of the community. In addition, it will be certain to draw additional development interest to the corner. Due to matters of confidentiality, the tenant name and use cannot be disclosed at this time. However, it is understood that the project will not receive full approval until such information is brought forth. It is our intention to work diligently and cooperatively with the City to plan and build a first class, mutually beneficial project to this exciting West Racine intersection!

PROJECT DESCRIPTION (Continued)

Property Summary:

Building Area	<u>Approx. 15,000 sf</u>	#Stories	<u>1</u>	#Park Space	<u>≥60</u>
Basement	<u>No</u>	Land Area	<u>62,210 sf</u>	#Units	<u>0 Resid</u>

Storm Water:

Storm water will be managed in accordance with appropriate authority(s)'s approvals.

Sustainable Concepts:

Sustainable concepts will be incorporated into the project based upon financial feasibility, tenant expectations, and governmental requirements.

Owner Occupied? No

Rental Range: \$17 to \$22 NNN

Zoning Change? No

Identify Approvals: To be identified during further discussions with the city

Neighbor Impact: The project will not only bring activity to a corner that has seen a decline in commercial activity, it will also bring an attractive enhancement to the intersection, increase property values and provide an additional retail service to this location.

DEVELOPMENT TEAM

Developer:	Big Bend Development, LLC
Architect:	Welman Architects
Surveyor:	CJ Engineering
Contractor:	Peter Schwabe, Inc.

Team Expertise:

This team has worked on multiple retail development projects throughout southeastern Wisconsin bringing a cooperative approach to merge community needs, governmental expectations and retailer benefits. Big Bend Development has developed over a half million square feet of commercial projects. Welman Architects is an international architect with offices in Waukesha, Tucson and South Africa. CJ Engineering is a Milwaukee civil engineering firm with experience in most types of commercial projects. Peter Schwabe, Inc., located in Big Bend, WI brings over 75 years of commercial construction experience to the team.

Other Team Projects: The following is a sample of projects developed by Big Bend Development, LLC which included some, if not all, of the other team members:

DEVLEOPMENT TEAM / PROJECTS (Continued)

- Mt. Pleasant Corners, Mt. Pleasant, WI – Multi-Tenant Retail
- State Street Center, Racine, WI – Urban Grocery Center
- Pinnacle Office Park, Brookfield, WI – Office Park
- Main Street Center, Waterford, WI – Multi-building Retail
- Mayhew Professional Center, Oak Creek, WI – Office Condominium
- Bay View Commons, Milwaukee, WI – Mixed Use Urban

PROJECT BUDGET & FINANCING STRATEGY

Budget Summary

Property Acquisition	\$200,000
Environmental Testing	20,000
Demolition	n/a
Hard Construction	2,500,000
Soft Costs	750,000
Financing Fees	<u>100,000</u>
Total Costs	\$3,570,000

Budget Source: Developer

Financing:

Financing is anticipated to be traditional financing for a project of this size. Lender relationships of the developer included Bank Mutual and M&I.

JOB CREATION

Retailer will provide job creation information prior to final project approvals.

In addition to the creation of jobs from the retailer, the development team anticipates working with the City of Racine's Workforce Development office in a similar manner that was done during the construction of State Street Center. The expectation is to ensure local labor forces are given an opportunity to develop skills as well as long-term employment relationships on this project.

ESTIMATED SCHEDULE

City Approvals Complete	October, 2011
Final Plan Preparation	November, 2011
Bidding and Contracting	Nov / Dec, 2011
Firm Financing Approval	November, 2011
Construction	January – June, 2011
Landscaping	June, 2011
Occupancy	June/July, 2011

DISCLOSURE

Is the Buyer a City of Racine employee, council or committee member? No

CERTIFICATION

See attached original RFP Document

BUYER CERTIFICATION & ACKNOWLEDGEMENT

We certify that all statements in this application are true and correct and we understand the Redevelopment Authority of the City of Racine policies.



Signature

Member - R.G. Reed Development, LLC

Title

March 2, 2011

Date

Signature

Title

Date