

# Downtown Dundas Development

## REQUEST FOR QUALIFICATIONS & INTEREST FOR ARCHITECTURAL AND CONSTRUCTION SERVICES

### CITY OF DUNDAS

The Historic Mill City of Dundas is a growing community in Rice County, Minnesota, four miles off I-35 on an all-weather highway, and south of Northfield on the banks of the Cannon River. Platted in 1857, the city is home to five sites on the National Register of Historic Places.

- William Martin House
- Archibald Mill
- Ault Store
- Holy Cross Church
- Edward Archibald House

Besides the historic character, the City boasts beautiful and unique parks such as Memorial Park where the Dundas Dukes play Minnesota Town Ball just a short walk across the pedestrian bridge over the Cannon River. The City's downtown also features a completed portion of the Mill Towns State Trail which will first connect Northfield to Faribault and then be extended to Cannon Falls. In partnership with Northfield, a newly constructed trail on the other side of the Cannon River creates a 7 mile loop between the two downtowns.

The Archibald Mill ruins is distinctive for its limestone construction and location along the river in Downtown Dundas. Historically, mills in the Cannon River Valley were known for their fine flour. Now the area around these ruins is a commercial hub for summer activities and tourism such as kayak rentals and a newly completed 24-foot sculpture by Mac Gimse.

In addition to its natural amenities, Dundas' unique Downtown is notable for its entertainment district, which attracts visitors from all over the surrounding area. Amenities include: L&M Bar & Grill, Dawn's Corner Bar, Martha's Eats and Treats, and just across the river, Chapel Brewing and Taproom.

### THE PROJECT

The City is soliciting request for qualifications from interested parties to partner with the City to develop the property located on the 100 block of Railway Street. The City is seeking a mixed-use project with a City Hall, commercial space, and residential dwelling units. The City Hall should be located in the south corner of the site. Architectural services will be required for design of the City Hall, and construction services for full development of the site.



Ault Store - remaining building from original commercial district



Historic mill on the Cannon River



Former Dundas School

### QUICK FACTS

**1,586**  
population  
2016

**1.92**  
square miles  
of City

**1.3**  
acres for  
development

**\$80,000**  
approx. mean  
household income

**1857**  
year Dundas  
was platted

The project should be compatible with downtown and existing buildings, and should be reflective of the city's historic character as a former mill city. This traditional aesthetic should be present in the design. A general concept plan is attached to give an idea of desired work.

A facility needs assessment has been conducted, which states a need for a City Hall of about 3,000 square feet in area minimum. The City will participate to the extent permitted by law in assisting with the project.

## SUBMISSION REQUIREMENTS

In order to be considered one (1) digital, and one (1) physical copy of submission documents must be submitted to the city. The intent of the city is to interview interested parties to determine a mutual interest in establishing a process for the eventual development of the subject property. It is understood that as a part of the RFQ that the city has no obligation to select any candidate and that the selected candidate retain the right to terminate their interest prior to the signing of an agreement.

Applicants desiring more information or having a question on the property, please contact the City Administrator John McCarthy at (507) 645-2852 or via email at [jmccarthy@dundas.us](mailto:jmccarthy@dundas.us). Applicants intending to respond to this RFQ are encouraged to give their contact information to the City immediately so that additional information, if any, can be shared with all interested applicants.

### Interested parties should submit a statement of qualifications with the following information:

1. **Letter of Interest** – A summary of the respondent's qualifications, experience, past projects of similar nature and size, and reasons for interest. The letter must be signed by a principal or authorized officer including a statement that the officer may make legally binding commitments for the entity. Include location of principal place of business, and any satellite locations.
2. **Project Team** – Identify members of the development team and provide a brief description of each team member's role, specialty, and relevant project experience. If a joint venture partnership, explain the history and collaboration of the firms involved.
3. **Relevant Experience** - A summary of current and previous experience of the team related to comparable mixed-use developments. As appropriate, this should include a project description, photos or site plans, land uses, dates completed and duration of the development processes, developer role, cost/value, financing sources, role of current employees in the project, and existing status as to ownership and leasing of current developments. Identify similar completed projects in the area that the can be visited and provide a
4. name and contact information.



Dundas in 1914, courtesy of the Minnesota Historical Society



Downtown Dundas today



Original Highway Marker for Archibald Mill, courtesy of Dundas Historical Society

4. **Approach** - A preliminary summary of the team's approach and anticipated timeline related to planning, design, approvals, financing, phasing, development, construction, and operation. Provide examples of processes employed in other projects as it relates to Downtown mixed-use projects.
5. **Financials** - A summary of the potential developer/development entity's capability to source the capital necessary to successfully fund and/or finance the proposed concept. A general description of the anticipated financing structure to be employed to finance the anticipated project and specific evidence needs to be provided to support proof of the ability to fund a project of this size.
6. **References** - A list of financial/lending references (name, title, entity, telephone number and contractual relationship to respondent), and public entity references that may be contacted with respect to current and past project experience.



Archibald Mill Ruins



William Martin House



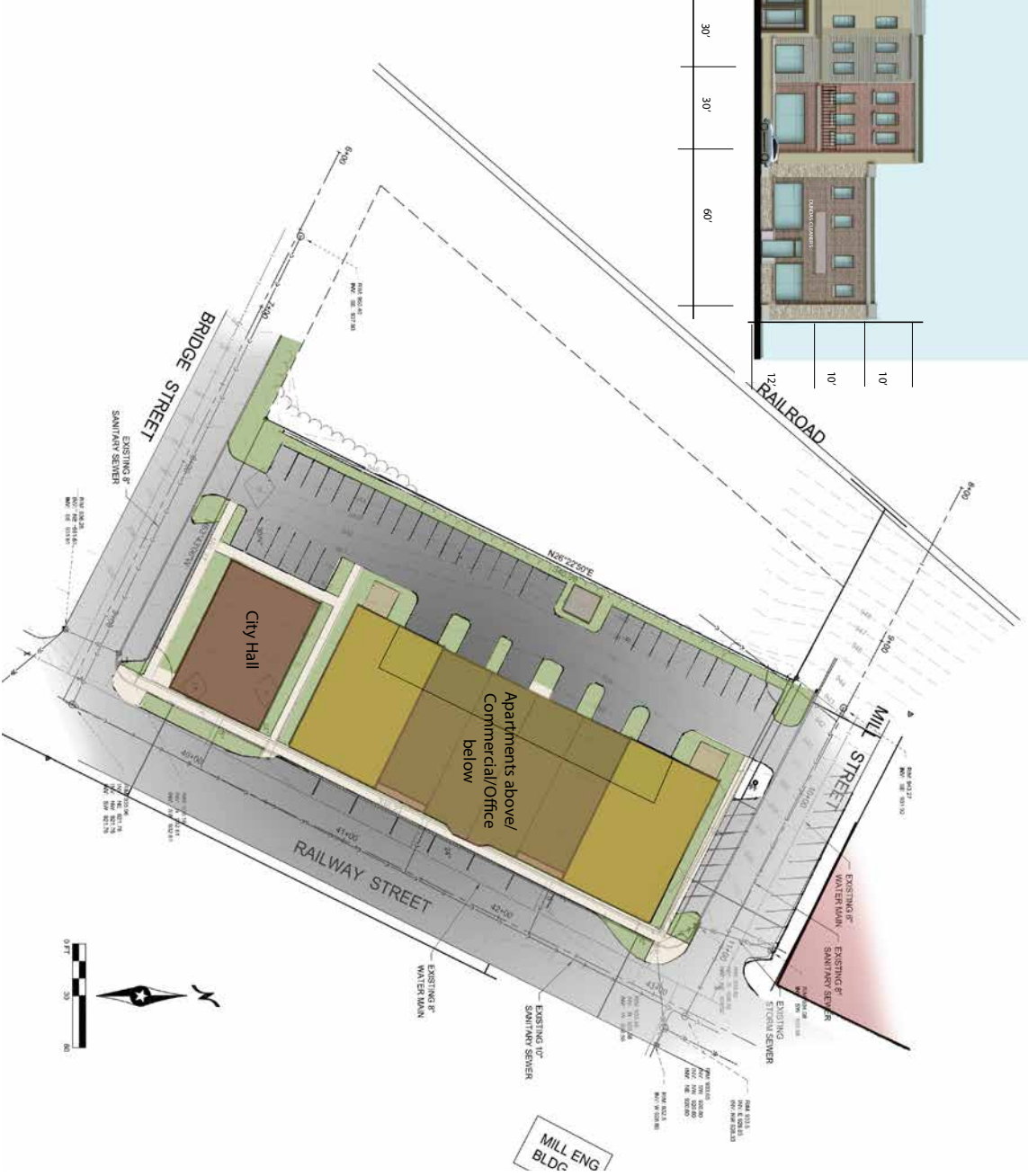
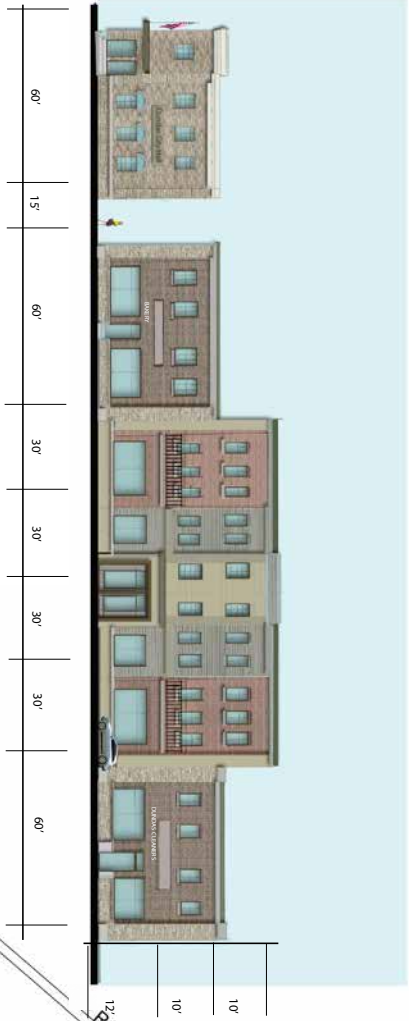
Businesses along Railway Street S

**Submissions must be received no later than March 22, 2018 at 4:00 pm. City Offices are open Monday through Thursday 8:00am to 5:00pm, or mail information to:**

Downtown Development RFQ  
 John McCarthy  
 City of Dundas  
 216 Railway Street  
 Dundas, MN 55019-0070

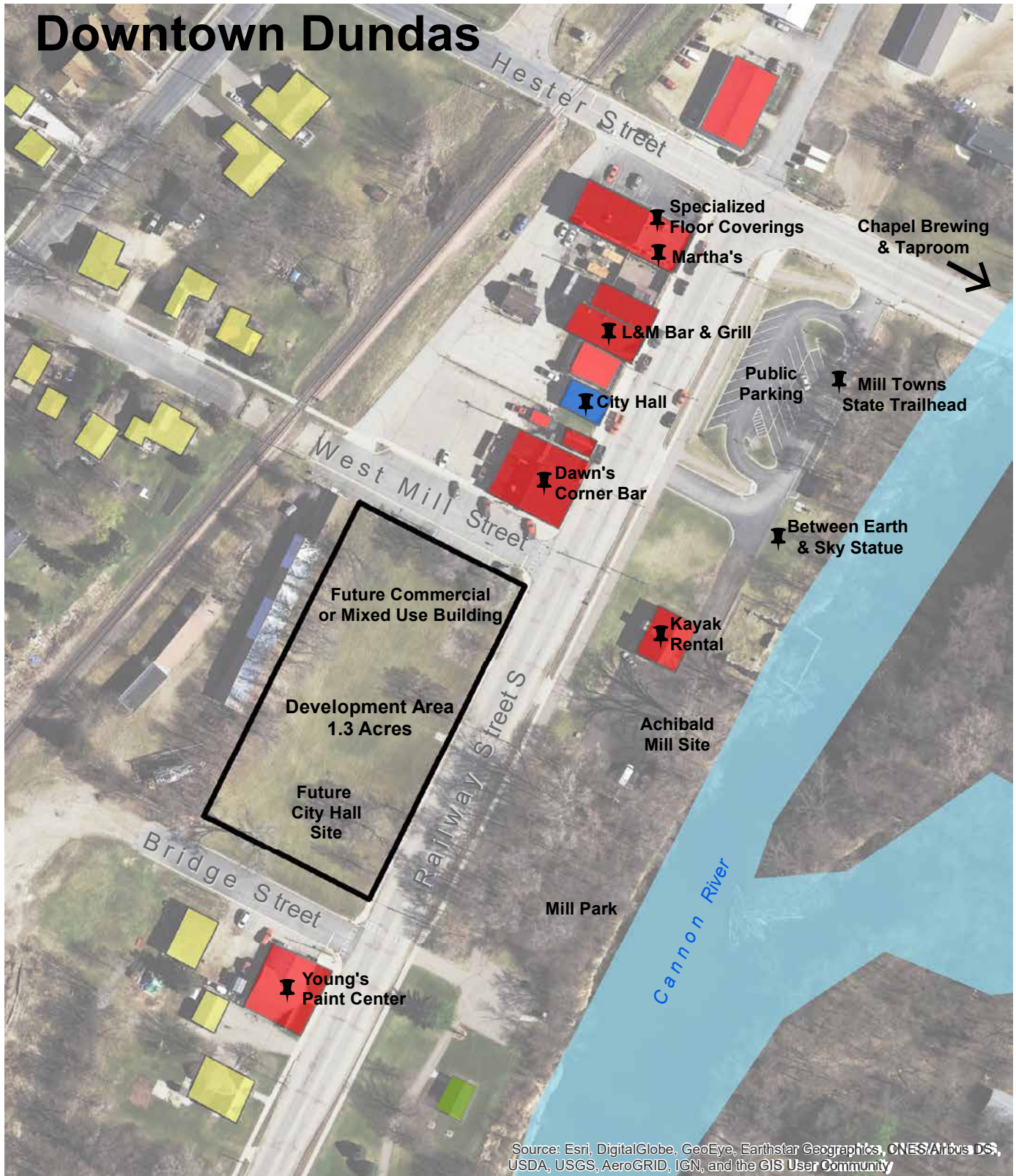
The City Council will review the qualifications and may select teams to interview. The City may solicit formal requests for proposals from the qualifications received.





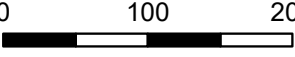








**Exhibit A: Initial Concept Plan**

# Downtown Dundas



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

 River	 Park	 0      100      200 Feet	 N	 Data from: NAC, Rice County, City of Dundas, ESRI 12/18/17
 Commercial	 Residential			
 Institutional	 Vacant Parcel			

**Exhibit B: Downtown Context Map**