



FREMONT Michigan

"NOW AND ALWAYS -- A Fine City • A Great Community"

REQUEST FOR PROPOSALS For RESIDENTIAL HOUSING DEVELOPMENT

Background

The City of Fremont ("City") is located in Newaygo County, just 45 miles north of Grand Rapids and 30 miles northeast of Muskegon.

The City is requesting proposals to develop approximately 2.10 acres of city-owned land for a condominium-type residential development. The property is located behind one of the City's municipal water system tower/well house properties and lies along Hillcrest Avenue and is directly across from the Fremont Christian School facilities. There are single-family homes immediately to the south and a large residential condominium complex to the north. Please review the attached aerial diagram and contour map of the proposed area.

The proposed site will be split off from a larger parcel that has been rezoned to a "Multi-Family" zoning district to accommodate this type of proposed development. The City's Joint Zoning Ordinance can be viewed on the City's website for guidance:
<http://cityoffremont.net/180/Fremont-Community-Joint-Zoning-Ordinance> .

Based on the merits of the proposals, the City will be considering committing ownership of the new parcel (est value \$100,000+) to the project, as well as waiver of water/sewer connection fees (est value \$30,000+.)

The City recently negotiated a land transfer (.66 acres) for a similar condominium-type development near Downtown that began construction in January this year and the City is now seeking to partner with a developer for another residential development on the above noted city-owned property.

Selection Criteria

A Selection Committee will evaluate responses to this RFP and determine which Respondent(s) may be interviewed in April. Proposals must include:

- preliminary drafts of the development layout (site plan) and building structure
- description of proposed interior finish products
- selling price range of units
- development timelines

During the interview process, the selected Respondent(s) will have the opportunity to discuss the details of their qualifications, experience, costs, and other elements of their proposal.

The City will award a development contract to the project that will contribute the most towards the neighborhood and community. Key factors will include the quality of homes, price ranges, the amount of development incentives requested and the planned timeline for development.

The City reserves the right to reject the low cost proposal, if through evaluation it is determined to be in the City's best interest. Proposals whose costs do not accurately represent a reasonable cost for the services being contracted may be automatically disqualified and rejected.

Pre-Proposal Questions

Please direct questions to:

Todd Blake, City Manager
Email: tblake@cityoffremont.net
Phone: (231) 924-2101

or

Andy Harrington, Planning/Zoning Officer
aharrington@cityoffremont.net
(231) 924-2101

Proposal Submission: ALL SUBMISSIONS SHALL BE RECEIVED BY 4:00 P.M. ON FRIDAY, APRIL 12, 2019 TO BE ELIGIBLE FOR CONSIDERATION

Four (4) copies must be sealed and delivered to: Todd Blake, City Manager, 101 E. Main Street, Fremont, MI 49412, and must be clearly labeled "RFP-Housing Development." Respondents agree to honor their proposal for a period of **90 days** from the proposal due date.

Prospective Respondents are responsible for the timely receipt of their proposal. All submission material will automatically become the property of the City of Fremont once received, whether awarded or rejected, and will not be returned. All materials submitted to the City should be considered as public record. Late or incomplete proposals will not be considered. After review of the submissions, the City reserves all rights, at its sole discretion, to use without limitation any and all information, concepts and data contained therein. No proposal will be considered received unless all copies of the proposal, including original, printed copies and electronic copies, have been received by the date and time specified.

Approximately 2.10 acre parcel currently zoned to Multi-Family, which will permit a 1-2 phase residential condominium-type housing development.

Final access will be off Hillcrest Avenue. There is some flexibility on the proposed boundary lines based on any given proposal, whereas the City is trying to maintain approximately a 50' buffer between the well house and 125' from the tower, to any new building structure. Property lines and drives can fall within the buffer areas.



