

INVITATION TO BID
DESIGN-BUILD REQUEST FOR PROPOSAL (RFP)
CAMPBELLSVILLE CITY LAND PROPERTY

City of Campbellsville has a 73 -acre vacant tract of land RFP for Affordable Housing Projects
110 South Columbia Avenue, Suite B

In an effort to increase affordable housing, the City of Campbellsville has issued its inaugural request for proposals (RFP) for housing development. The city is seeking submissions from eligible for-profit and nonprofit development partners to establish affordable housing projects on a 73- acre vacant plot located in the former Sports Park Complex property. The location is on Kassie Miller Drive. The property is municipal owned by the City of Campbellsville.

Site Specifications

Kassie Miller Drive: This lot spans approximately 73 -acres and zoned as M-1. The city anticipates a single-family affordable housing development on this property, with over 100% of units classified as affordable. Each unit minimum square foot will be 1000SF.

Proposal Criteria

Developers should align their proposals with key project criteria, which encompass affordability, unit sizes, density, community service space, sustainability, creativity, capacity, partnerships, and housing model.

Proposals offering a mix of unit sizes, especially those with three or more bedrooms, maximizing unit density, providing community service space, incorporating sustainability certifications, and showcasing creativity in terms of green space, sustainability, public spaces, and design will be viewed favorably.

Developers must demonstrate their capacity to finance, construct, develop, and operate the project promptly to tackle the current housing crisis and indicate any potential collaborations with other entities. They should also show the success of diverse housing models in creating long-term housing stability.

Developers are required to submit one electronic copy of their proposal to the City Administrator josh.pedigo@campbellsville.us the submission deadline is set for 3:00 p.m. on June 12, 2024.

Before submitting a proposal, developers should familiarize themselves with all components of this RFP. Costs incurred during the preparation, submission, or presentation of any proposal will be borne solely by the developer.

The City of Campbellsville desires to assess the following:

At minimum, proposals must include the following items: (1) a statement of interest; (2) a resume and summary outlining the respondent's experience; (3) a summary of the proposal purchase, project process and plans with estimated starting time along with the timeline for completion; and (4) an estimated cost or cost options for this project; (5) detailed plans of how best to utilize the property in question; (6) how the proposal benefits the complex, community and region.

Scope of Services

1. Evaluation of site selected by City of Campbellsville and completion of civil and structural engineering, including:
 - a. Identify & map utility availability, capacities, and locations and cost of relocation/installation to service the proposed development
 - b. Existing topography and utility mapping of the project site if available
 - c. Any available architectural drawings, engineering plans, and artistic renderings of proposal.
2. Overall Project assessment and planning
 - a. Projected Capital Cost
 1. Cost of infrastructure development modification and/or relocation required for development of the land.
 2. Cost options for storm water management and retention methods
 3. Overall, cost of development and investment made.
 4. Economic impact and benefit to the community.
 5. Timeline of start time and proposed completion date.

STATEMENT OF QUALIFICATION CONTENT & QAULIFICATIONS RATING

In addition to the standard Statement of Qualifications, respondents to this solicitation must also provide a narrative statement including, but not limited to the following information:

- A. Identification of specific personnel to be assigned to this project, including, their resumes.
- B. If able, a listing of not less than (3) prior clients for which the firm has performed such work, including the contact person and their clients for which the firm has performed such work, including the contact person and their contact information for each client; and
- C. A schedule listing the benchmarks to be attained in performance of the Scope of Services.
- D. Respondent's financial ability to complete the project including any proposal to bond the scope of work.

Proposals shall be evaluated based upon the respondent's qualifications, proposal concepts and proposed cost. Relevant qualifications include, but not limited to; years of experience in the field; experience with the type of design/build project specified in the RFP; proven capacity to deliver the

project requirements in a timely manner. A part of the evaluation will focus on how the proposed development benefits the community and addresses needs of our citizens.

If any large scale, overall site excavation/earth work is proposed, to ensure the highest quality of work and preparation, all work shall meet and exceed Kentucky Transportation Cabinet specifications and be performed by a KY-DOT pre-qualified contractor.

The proposal shall include everything necessary for the purchase, planning, prosecution and completion of work and fulfillment of the contract, including, but not limited to; furnishing all engineering design, quality control, materials, equipment, all management, labor necessary to complete the project. City of Campbellsville reserves the right to reject any and all bids/proposals received, and to select bid/proposals received, and to select bids/proposal it determines to be in its best interest.

The City of Campbellsville is an equal opportunity employer.

For Bid/Proposal Packet information on this Design/Build RFP, please contact Josh Pedigo at josh.pedigo@campbellsville.us or call (270) 849-6022

The City will only consider proposals from developers that are established in an appropriate business, financially responsible, and equipped with the resources and ability to develop affordable housing on City-owned property professionally and expediently.

The Affordable Housing RFP can be found on the City of Campbellsville website: campbellsville.us