



"Baseball Capital of Nebraska"

Release Date: February 3, 2021

**2021 REQUEST FOR PROPOSALS
FOR
CONSTRUCTION OF SINGLE/SENIOR LIVING/
MULTI-FAMILY HOMES**

I. OVERVIEW

In 2021, Wakefield Community Redevelopment Authority ("WCRA") will continue its mission to provide opportunities for redevelopment of dilapidated residential properties. The WCRA has established a redevelopment area that encompasses portions but not all of neighborhoods located within the City of Wakefield in Dixon and Wayne counties. The WCRA's mission is to acquire and demolish severely-blighted properties to provide new opportunities for construction of single or multi-family units.

WCRA is using a competitive Request for Proposals (RFP) process to identify a redevelopment plan for single family, senior living or a multi-family project on the property located at 618 Winter Street, Wakefield, NE 68784. WCRA intends for construction to begin of a single family home, senior living units or multi-family structure prior to June 1st, 2021 with completion of the home by February 1st, 2022.

Interested builders may submit a redevelopment plan for the construction of a single family home, senior living or a multi-family unit. Proposals are due on or before 4:00 pm on April 1, 2021. All questions regarding this RFP should be directed to:

Nicki Decker
nickid@abbnebraska.com
402-287-2080

Megan Weaver
progresswake@outlook.com
402-287-8022



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REDEVELOPMENT PLAN

Whether proposing the construction of a single family home, senior living, or multi-family residence, only one proposal packet needs to be submitted by an interested builder. Complete the following information for consideration. **IMPORTANT:** All proposals must conform to the prescribed format and contain all required information and materials outlined below:

(Builder) Company Name: _____

Address: _____

Telephone: _____ Email: _____

DUNS #: _____ EIN or Federal ID #: _____

Home Plans Submitted as Part of this Proposal (by name or number):

Plan: _____ Plan: _____

Plan: _____ Plan: _____

I. EXPERIENCE

- a. Describe your company, its history and ownership, and its residential construction and/or development experience.

- b. Provide a list of residential properties built/developed by your company in the previous five years including address, size, sales price, and completion date. Optional: You may also attach photos of homes constructed.

II. CAPACITY

- a. Indicate your normal construction time for a single home and if applicable a multi-family dwelling, from permitting to Certificate of Occupancy.

- b. Please indicate your ability to begin construction prior to June 1st, 2021.

- c. Provide a letter of credit and/or other evidence that demonstrates your company's financial strength and capacity to complete the project.



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The undersigned acknowledges and agrees that:

1. He/She is authorized to submit the attached proposal on behalf of the Builder entity, and is fully informed as to the preparation and contents of the attached proposal and all pertinent circumstances respecting such proposal;
2. The terms of the proposal are fair and proper and not tainted by any collusion, conspiracy, connivance, or unlawful agreement on the part of the proposing entity, or any of its agents, representatives, owners, employees, or parties in interest;
3. If selected, Builder and its representative(s) will negotiate in good faith to enter into a Contract for the Project and that the proposal, along with all supplemental materials submitted and modifications mutually agreed through the course of the selection process, will form the basis for said Contract; and
4. Wakefield Community Redevelopment Authority reserves the right to reject and/or table any or all proposals received, to enter into negotiations with more than one prospective Project participants prior to selection, and to engage in subsequent written proposal rounds with fewer than all submitted proposals considered.

Signature

Title

Printed

Date

SUBMISSION CHECKLIST:

- ☐ Proposal Cover Sheet (this document)
- ☐ Evidence of Financial/Construction Capacity (Letter of Credit)
- ☐ 2 Proposed Home Plans & Specifications (per building type)
- ☐ Copy of the State of Nebraska's Contractor License
- ☐ Proof of Builder's Risk Insurance & if applicable Workman's Compensation Insurance.

III. SUBMISSION, REVIEW & SELECTION

A. Submission

Written proposals are due by 4:00 p.m., April 1, 2021. All proposals should be submitted to:

CRA, Board Chairman
Wakefield City Office
405 Main Street, P.O. Box 178
Wakefield, NE 68784



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B. Review

1. All accepted proposals will be thoroughly reviewed by WCRA, and will be considered on a variety of factors, including, but not limited to:

- The design compatibility of the plans submitted with the surrounding neighborhood housing stock;
- The range of features, options, styles, sizes, and price points contained within the set of Plans submitted;
- Any "green" or sustainable building features of the proposed homes;
- The quality of the proposed homes to be built;
- The pricing and value of the proposed homes;
- Any financial assistance requested for the construction;
- The experience and track record of the builder;
- The builder's financial strength and resources;
- Professional certifications (as applicable).

2. Proposing builders may be contacted by WCRA for additional information, may be invited to meet with WCRA representatives, and may be asked to revise plans or other materials submitted as part of WCRA's review and selection process.

C. Selection

1. Final selection of a redevelopment plan is anticipated on or about May 5, 2021.

IMPORTANT: Late or incomplete submissions will not be accepted. WCRA reserves the right to engage in discussions or negotiations with none, multiple, or all proposing builders as part of the review and selection process. WCRA may also select or reject any or all proposals, and if deemed necessary, engage in subsequent builder proposal rounds with fewer than all submitted proposals considered.

The WCRA is not responsible for any costs incurred in preparation of the proposal.

The applicant authorizes the Wakefield Community Redevelopment Authority to promote an approved project, including but not limited to displaying a sign at the site, during and after construction, and using photographs and descriptions of the project in City of Wakefield materials and press releases.

CONSTRUCTION REQUIREMENTS AND STANDARDS

Builder is responsible for all construction and physical development of homes as specified in this document and in conformance with all plans, designs, and specifications submitted by Builder as part of this 2021 Proposal process. All work shall comply with any and all applicable Federal, State and local Codes and Ordinances. **This proposal submission for home construction services shall constitute agreement in total by Builder to the requirements and standards contained herein by Wakefield Community Redevelopment Authority (WCRA).**

1. General Conditions

- 1.1 Home plans submitted are to be compatible in design and style with the existing housing stock in the area. WCRA reserves the right to make such determination, and to reject or modify any architectural plans or design proposals determined incompatible.
- 1.2 All plans submitted must include a minimum of 1500 square feet of finished interior space.
 - All plans to include first floor interior doors with a min. of 32" of clear passage space to meet visitability requirements.
 - All plans to include floor plan modification/option showing at least one (1) zero-step entrance to meet visitability requirements.
- 1.3 Home plans submitted must be suitable for a lot size of approximately 85' x 150' and adhere to all setback regulations.
- 1.4 Builder shall submit all design proposals and copies thereof as requested by WCRA. Plans must include room and overall home dimensions.
- 1.5 Builder must have a valid State of Nebraska contractor's license.
- 1.6 Builder must apply for, and obtain, all required Permits. Builder must comply with all rules of the permitting process as established by the City of Wakefield.
- 1.7 All work shall be performed in the manner outlined in the 2018 International Residential Code, 2018 International Building Code, 2018 International Plumbing Code and 2020 National Electrical Code and comply with any and all applicable Federal, State and local Codes and Ordinances.
- 1.8 All utilities shall be placed in Builder's name during the construction period, and remain so until a transfer of ownership or transferred into a tenant/s name.
- 1.9 All materials used are to be new, of first quality and without defects, except in the case of repurposed, salvaged, or recycled materials used in finishes, trim, etc.
- 1.10 WCRA and applicable inspectors must approve any changes made to the structure including floor plan if it is going to impact the construction requirements and standards of the Proposal as approved by the WCRA.

2. Site Work

- 2.1 Builder will provide a site plan based on the footprint provided by the City of Wakefield. Builder is responsible for reviewing and staking house on the lot per approved site plan.
- 2.2 Builder is responsible for provision of drainage information and obtaining all needed building permits. Builder shall provide final grade and seeding to achieve positive drainage away from structure and conform to approved drainage plan.
- 2.3 Property shall be kept free of debris prior to, during, and after the construction process.
- 2.4 After final/finish grading, install landscaping.

3. Concrete

- 3.1 Front entry steps are to a min. of a 4' x 4' landing. Any substitutions must be with the approval of WCRA.
- 3.2 Builder shall provide concrete sidewalks that are a minimum of 36" wide and 4" thick from front entry and replace any damaged existing sidewalk.

4. Masonry

- 4.1 Foundation is to be a crawlspace or basement with Lite-Form construction, concrete blocks (CMU) or poured concrete walls.
- 4.2 Builder is responsible for contacting the City of Wakefield Building Inspector for footer inspection.

5. Wood and Plastics

- 5.1 Trim package shall include paint grade wood trim throughout entire house including closets and workrooms.
- 5.2 All exterior steps with three or more risers shall have a decorative handrail per code.
- 5.3 Porch columns shall be a minimum of 6" diameter round or square posts primed and painted to match color scheme.

6. Thermal and Moisture Protection

- 6.1 Builder to provide min. of R-30 insulation in the attic and min. of R-13 insulation at all exterior wall conditions.
- 6.2 House shall have solid ½" sheathing (OSB or plywood) on all exterior walls. All exterior walls shall have either an air barrier (i.e. Tyvec) or "house wrap" installed per manufacturer's specifications prior to siding installation.
- 6.3 Builder shall install fire stop/caulk as required by code at all penetrations throughout house.
- 6.4 Builder to install minimum of 25-year asphalt shingles with appropriate roof ventilation per shingle manufacturer requirements. Shingle style and color selection by owner. Install roof "boots" as required at all roof penetrations. Exceptions must be approved by WCRA.
- 6.5 Exterior siding to be brick, stone, vinyl, fiber-cement, or similar composite material. All soffits are to be vented. All aluminum gutters are to be a minimum of 5" with appropriate downspouts and splash blocks. Builder shall provide WCRA with style and color samples

7. Doors and Windows

- 7.1 Builder to provide color/style options that match/complement exterior color scheme and owner to select color/style.
- 7.2 First floor interior doors to have a min. of 32" clear passage space to meet visitability requirements.
- 7.3 Windows shall be for new construction with integral nail fins and have fully-fused, welded joints on both sash and frame. All bedroom windows shall meet egress requirements by code. Install windows with tempered glass as required per code.

8. Mechanical - Plumbing

- 8.1 All water supply lines shall be appropriately sized, with ball type, "¼ turn" shut-off valves accessible at all plumbing fixtures. A main shut-off for the entire house shall be conveniently located in the utility room with a full-flow ball type shut-off valve.
- 8.2 Builder to install a 40-gallon gas-fired or electric water heater with overflow pan as required by code.
- 8.3 Builder to plumb kitchen for installation of dishwasher.
- 8.4 Gas lines shall be run to all appliances in the house including, but not limited to, stove, furnace, hot water heater, and dryer with appropriate drip legs per code.
- 8.5 Install HVAC system as per code.

9. Electrical

- 9.1 Builder to wire house to current National Electric Code.
- 9.2 Builder to provide co-axial cables complete with connectors in all bedrooms, living room and kitchen.
- 9.3 Builder to provide one (1) overhead light or fan/light fixture controlled by a switch in each room.
- 9.4 Builder to provide one (1) exhaust fan/light combination fixture in each bathroom.
- 9.5 Builder to provide one (1) wall-mounted light fixture over vanity in each bathroom.
- 9.6 Builder to provide a doorbell on the latch side of front and rear house entries.
- 9.7 Builder to provide an exterior light at front and rear entries. Light to be installed on latch side of entry door(s).