



Request for Proposals

Rebuild Duluth

Release date: November 15, 2019

Proposals due: 4:00 PM, January 2, 2020

Overview

The City of Duluth Planning and Economic Development Department is requesting proposals for the development of innovatively designed, affordable, new housing on a vacant lot, fulfilling the goals of the Rebuild Duluth Program. The City and the Duluth Economic Development Authority (DEDA) will consider proposals that can demonstrate the ability to produce affordable housing on a vacant lot through new construction. A generally accepted standard for affordable housing is 30% of gross income placed toward housing costs. Therefore, a household earning \$50,000 could potentially afford to purchase an owned unit in the price range of \$150,000 to \$180,000, pending credit, down payment, and other factors. If a proposal can adequately describe an achievable idea, the City will provide the vacant lot for free. To be considered, proposers must submit an Application form with the described attachments and material listed in this Request for Proposal (RFP), following the directions below. For more information on this program, visit: <https://duluthmn.gov/planning-development/planning-development-news/rebuild-duluth/>



Program Goals

In addition to affordability variables, the program will consider applicants who display the financial and geotechnical ability to construct a new home in Duluth. The City recognizes the challenges associated with the development of narrow lots. For this reason, competitive consideration will be given to applicants that pursue development of a narrow lot with particular focus on innovative design. Moreover, City staff and DEDA will review the application and attachments and make a decision based on a point system that encompasses the variables shown below.

Applicants who display a higher point value will receive further consideration. This point system will be used as a guide in conjunction with the submitted site plan and concept-level elevation design.

Lot Density

| 0 | 1 | 2 | 3 | 4 |
|---|---|--|--|--|
| No plan for lot density has been indicated. | A detached garage is detailed in the site plan. | An accessory home is designated for future build in the site plan. | An accessory home is presented in site plan and construction timeline. | A multi-family building is presented in site plan and construction timeline. |

Construction Timeline and Financial Feasibility

| 0 | 1 | 2 | 3 | 4 |
|---|--|---|--|--|
| No construction timeline is present in application. | A poorly constructed timeline and/or low value construction cost is listed in the application. | A timeline is present yet construction costs and labor are not fully accountable. | A realistic timeline is present and construction costs are modestly presented. | A strong timeline and construction cost evaluation has been presented. |

Landscaping and Stormwater Retention

| 0 | 1 | 2 | 3 | 4 |
|---|--|---|---|--|
| Landscape plan not present in application or does not meet UDC standards. | Includes minimal retention efforts and/or only includes turf as landscape surface. | Includes retention plan without diversification of vegetative landscape for stormwater retention efforts. | Includes retention plan with some diversification of vegetative landscape for stormwater retention efforts. | Includes retention plan utilizing diverse native vegetation and includes a detailed site plan for landscaping. |

Energy Efficiency

| 0 | 1 | 2 | 3 | 4 |
|---|---|--|--|--|
| No effort has been made to implement energy efficiency in the proposed dwelling.. | Includes plans for energy efficient lighting, appliances, and wiring. | Includes plans for energy efficient lighting, appliances, wiring, and building envelope. | Includes plans for energy efficient lighting, appliances, wiring, building envelope, and passive solar window installations. | Includes plans for energy efficient lighting, appliances, wiring, building envelope, and the installation of renewable energy source such as solar paneling. |

Affordability

| 0 | 1 | 2 | 3 | 4 |
|--|---|---|---|---|
| Total cost of construction is greater than \$250,000 | Total cost of construction is between \$250,000 and \$200,000 | Total cost of construction is between \$200,000 and \$170,000 | Total cost of construction is between \$170,000 and \$150,000 | Total cost of construction is under \$150,000 |

Proposal Format

Proposals should include the following:

1. **Application Form** – (See attached).
2. **Project Description** – A summary of the proposed development for the site (See preliminary application).
3. **Site Plan & Elevation Design** – Conceptual architectural renditions of the site.
4. **Construction Timeline & Budget** – Include a preliminary schedule and budget for the development of the site.

Selection Process and Proposal Evaluation Procedures

It will take approximately **45 days** for the City and DEDA to review the Preliminary Application to determine the completeness and evaluate site/floor plan and the concept level elevation design for the proposed construction. The information presented in the application will ultimately be the basis for recommendation of an applicant. It is imperative to note that applications that are complete and include all information will receive favored consideration. Attention to detail and production of descriptive concepts that achieve the goals identified in this program are encouraged. The City/DEDA will determine which applications meet the goals of the Rebuild Duluth Program and will begin working with those applicants to gather additional materials. At this point, proof of financing the construction will be required.

Proposal Submittal

Submitting a proposal does not guarantee inclusion into the program, nor require a party to move forward. Proposals are due no later than Thursday, January 2, 2020 by 4:00 p.m. to City of Duluth, Planning and Development Division, 411 W First Street, Room 160, Duluth, MN 55802. Complete responses to this RFP can be submitted electronically or in a sealed envelope. Electronic copies of the proposal and background information should be in PDF format. Please be sure to include all attachments. Complete responses should be addressed to the following person:

City of Duluth
Ben VanTassel, Manager of Planning & Development
411 W First Street – Room 160
Duluth, MN 55802
bvantassel@duluthmn.gov

Questions may be directed to either City of Duluth Planning and Development Manager Ben VanTassel (218-730-5299 or bvantassel@duluthmn.gov).

REBUILD DULUTH APPLICATION FORM

Date of Application

Applicant/Organization or Developer:

Mailing Address:

City

State

ZIP

Email Address:

Phone #

Desired Site(s):

1st Choice

2nd Choice

3rd Choice

Project description and how project meets goals of the program:

DATA PRACTICES NOTICE:

According to the Minnesota Government Data Practices Act, the information you provide on this form will be classified as government data. Most government data, including your name, address, e-mail address and telephone phone number, is public and is available to the public upon request. Some of the information you provide may be classified as private data. Furnishing the requested information is voluntary, but if you refuse to supply the requested information, you may not be considered for participation in the Rebuild Duluth Pilot Program.

Attached to the Application, please provide the following items:

1. General site/floor plan with concept-level elevation design, if available.
2. Estimated construction timeline/budget with a clear description of the total estimated cost.

All information pertaining to the application and required attachments should reflect the goals of the program description. A critical element of this program is the ability to display the affordable and geotechnical feasibility of constructing a new home in the City of Duluth. The more information provided, the more likely the applicant will be accepted for the program, as this process will be made public in order to make it repeatable in the future.