



Request for Proposals (RFP) Housing Rehabilitation at 533 22nd Street

INTRODUCTION

The City of Rock Island is seeking qualified developers to purchase and fully rehabilitate a single-family house at 533 22nd Street. Photos are enclosed. The property has sat vacant for many years. The City acquired it as part of a land banking effort. The goal of the rehabilitation is to return the property to productive use and support neighborhood revitalization. The property will be sold to the developer with the best proposal. The cost of the property is non-negotiable and set at **\$10,000**. All rehabilitation work must be completed within one year of purchase or the property will be subject to recapture by the City through a restrictive deed covenant. Upon successful completion of rehabilitation, the developer may rent or sell the property without any further restrictions. All profits will belong to the developer.

PROPOSALS TO BE CONSIDERED

Developers interested in the property must request a walkthrough prior to submitting a proposal. The developer should clearly explain their proposed future use for the property, either to sell or lease it after rehabilitation is complete. The proposal should also include the developer's qualifications, past experience doing similar projects, a scope of work, project cost estimates, proof of financing, and at least three professional references. All developers must be appropriately licensed and registered with the City. All projects must comply with the City's adopted building codes and are subject to plan review, permitting, and inspections. All proposals must include a completed conflict of interest form and a representations form. All sales and agreements are subject to City Council approval.

SUBMISSION OF PROPOSAL

Submissions must be received no later than **Thursday April 30 at 4:00 PM**. Proposals may be delivered in person or sent via mail with a tracking service. All submissions must be in sealed envelopes that include the following information on the outside cover:

Community Development Department
Attn: Nichole Mata
1528 3rd Avenue
Rock Island, IL 61201
ENCLOSED: Response to RFP – 533 22nd Street

AWARDING CONTRACTS

Proposals shall be reviewed for experience, previous work history, references, State Licenses, State Registration, insurances, bonds, subcontractors, equipment owned, equipment rented, operator experience, financial stability, and compatibility with the City's community and economic development goals. The City at its sole discretion shall decide after a review which respondent, if any, is successful. All bidding and award procedures undertaken by the City regarding this project shall be consistent with the City's adopted procurement procedures. Submitted proposals shall remain valid for 60 days after opening.

DISQUALIFICATIONS

Any one or more of the following causes may be considered sufficient for disqualification.

- Any open violations of local building or property maintenance codes or delinquent municipal water bills or delinquent property taxes on any property you own.
- Lost a property to the county for nonpayment of taxes, nor had a foreclosure or personal bankruptcy within the past seven (7) years.
- Evidence of criminal activity tied to past construction services.

- Evidence of default under past development programs operated by the City, one of its members, or the state of Illinois.
- Evidence of a conflict of interest.
- Evidence that a gratuity was provided or offered to secure contracts from the City or one of its municipal members.
- Evidence of unprofessional or lack of professional responsibility as demonstrated in past work.

RESPONDENT RESPONSIBILITY

Respondents shall keep the process confidential. Each respondent shall be fully acquainted with conditions relating to the scope of work, any current government regulations pertaining to the work, and restrictions associated with acceptable execution of requested work. Failure or omission of the respondent to acquaint themselves with conditions shall in no way relieve them of any obligation with respect to their proposal or subsequent contract.

FEDERAL, STATE, AND LOCAL REPORTING COMPLIANCE

The respondent shall provide financial and programmatic information as required by the City of Rock Island to comply with all Federal, State, and local law reporting requirements. The respondent shall also adhere to all applicable Federal, State, and local regulations.

CONTACT INFORMATION

The primary contact person for this project is listed below.

Nichole Mata, Community Development Manager
309-732-2907
mata.nichole@rigov.org

The secondary contact for this project is as follows.

Jeff Laxton, Construction Officer
309-732-2906
laxton.jeff@rigov.org

ENCLOSED: Photo's & Potential Conflict of Interest Disclosure Form



Potential Conflict of Interest Disclosure

Please answer the following completely and truthfully. All conflicts indicated on this form will be reviewed by the City Attorney. No respondent will be automatically disqualified unless the potential conflict of interest is found to be a violation of State law. As part of the evaluation process, the City may request clarification or additional information regarding the responses on this form.

1. Have you or any other owner, business partner, employee, or person associated with your business been employed by the City within the past year?

No
Yes
If yes, who?

2. Do you or any other owner, business partner, employee, or person associated with your business have a familial relationship with anyone who has been employed by the City within the past year?

No
Yes
If yes, who?

3. Have you or any other owner, business partner, employee, or person associated with your business served as an elected official of the City within the past year?

No
Yes
If yes, who?

4. Do you or any other owner, business partner, employee, or other associated with your business have a familial relationship with anyone who has been an elected official of the City within the past year?

No
Yes
If yes, who?

By signing below, I hereby attest under penalty of law that this information is complete and correct to the best of my knowledge.

Signature: _____

Name:

Title:

Business:

Date:

PHOTO'S



FRONT & REAR



FIRST & SECOND FLOOR BATHROOMS

PHOTO'S



FIRST & SECOND FLOOR BEDROOMS

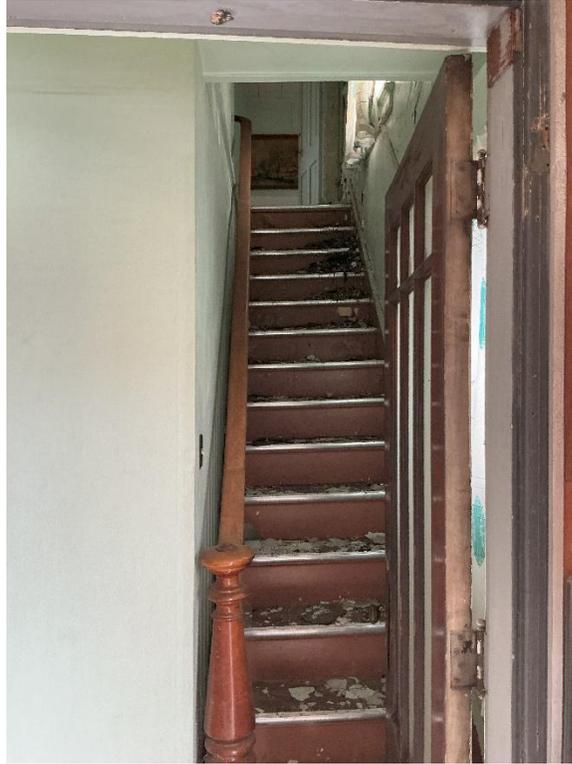


FIRST & SECOND FLOOR LIVING ROOMS



FIRST & SECOND FLOOR KITCHENS

PHOTO'S



STAIR WELL