



City of Hillsboro Request for Proposal (RFP) Housing Development Project: Construction of Houses and an Apartment Complex

The City of Hillsboro, Wisconsin invites qualified contractors to submit proposals for the construction of a housing development project. The project includes the construction of 10 single-family houses and an apartment complex. The developer(s) would be responsible for construction and sale of the houses and either the sale or management of the apartment complex. This RFP outlines the project details, requirements, and submission instructions.

The City is seeking developers to propose projects that would focus on bringing affordable housing to the property. Proposals must include: a draft site plan (vision plan) for the property; proposed purchase price offered; proposed use or uses of the area; estimated construction value, and any request for city participation.

Project Overview: The housing development project aims to create a community of high-quality, energy-efficient homes and a modern apartment complex. The project site is located within two areas, Tinker's Bluff Subdivision (houses), and Enterprise Drive (Apartment). The key project components include:

1. Construction of 10 single-family houses.
2. Construction of an apartment complex with 16 units minimum.
3. Infrastructure development, landscaping, and amenities. Utilities and roadways have been mostly completed.
4. Compliance with local zoning regulations and building codes.

Interested contractors are required to submit the following documents:

1. Company Profile and Qualifications.
2. Previous Project Experience (similar housing developments).
3. Proposed Project Plan, including timelines and milestones.
4. A draft site plan for the properties
5. Estimated construction value
6. Any request for city participation

Timeline:

- Release of RFP: Friday Oct 27th, 2023
- Deadline for Proposal Submission: 11:00 AM Friday, December 22nd, 2023
- Evaluation and Contractor Selection: January 8th-January 15th, 2024
- Project Commencement: Summer/Fall of 2024



Contact Information: For inquiries and proposal submissions, please contact:

Joshua A. Finch, City Administrator / Admin@hillsborowi.com / 608-489-2521

Additional Information:

- Site visits can be arranged upon request.
- The City of Hillsboro, WI is willing to negotiate development incentives for the right project through various methods including but not limited to: TID incentives, tax credits, financing, upfront incentives, and land.
- While this project will be mostly funded by the developer(s), developer(s) have the ability to sell the houses for their price and retain any and all profit, on top of any development incentives.

Confidentiality: All submitted proposals will be treated as confidential and used solely for the purpose of evaluating the project. The selected and approved developer and any subsequent bidding information will be available upon request.

Disclaimer: This RFP does not commit the City of Hillsboro to select any contractor or award a contract. The City of Hillsboro reserves the right to reject any or all proposals. The City of Hillsboro is not responsible for funding any of the proposals, but upon negotiation may assist with the proposed project. The City of Hillsboro is not responsible for any costs incurred by the Developer in formulating a response, environmental testing, or any other costs incurred such as mailing expenses. Information and attachments provided as part of the RFP are provided to help the developer in understanding the site. All information should be verified by the developer.

The City of Hillsboro looks forward to receiving your proposals and working collaboratively on this exciting housing development project.



Proposal Format and Required Information

The submitted proposals should include each of the following sections:

1. Interested developer name, address, telephone, and email.
2. Executive Summary of the project.
3. A draft site plan for the property. Plan does not need to be engineered but should generally be to scale.
4. Proposed use of the area, including plans and elevations of the proposed project, or relevant examples.
5. Proposed purchase price offered.
6. Estimated construction value and approximate construction timeline.
7. Other successful urban redevelopment project examples.
8. Any request for city participation.

City Participation

The properties are currently not located in a Tax Increment District (TID). However, the City is able to provide TID assistance through a boundary amendment to a TID or through utilizing the ½ mile radius expenditure provision, or possibly creating a TID. As part of the proposal, the Developer must identify if they are requesting City participation in the project. If city participation or funding is requested, the proposer will need to provide information and specific requests as part of the Development Agreement negotiations.



Evaluation Criteria

The Finance and Personnel and internal staff evaluation shall consider proposals based on the quality of response and projected investment. To be selected, a proposer must be able to comply with general city land purchase requirements and any other applicable laws and requirements.

Weighting of criteria is used by the City as a tool in selecting the best proposal. The City may change criteria and criteria weights at any time. Evaluation scores or ranks do not create any right in or expectation of a contract award. Proposals will be evaluated on the accuracy and responsiveness of the developer.

Background checks and references will also be considered.

The following elements will be the primary considerations in evaluating all submitted proposals and in the selection of a Developer:

- The proposal is creative in its use and adds value to the neighborhood and surrounding businesses while addressing the City's need for more affordable housing.
- Proposal maximizes the use of the site and provides significant taxable value to the City.
- Accounts for unique site restrictions and is designed to limit additional traffic conflicts.
- Developer possesses diverse resources, a successful track record, and strong financial backing for the project.
- The proposal offers a reasonable purchase price to the City and limits the public assistance ask.
- Utilization of high-quality, local design personnel, consultants, and contractors to complete the project.
- The proposal incorporates green building, alternative energy technology and achieves high energy efficiency.

The response that is deemed to be the most advantageous for the City and region will be given the highest consideration.

POS by
S-2377

DARCY DR

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Linkers
Sec 26
Bluff
Estates

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.38

KNOWER AVE

NORTH STAR LN

500 SW 994

First Addition
To Linkers
Bluff Estates

Road
Ac:

Lot 55
Ac: 0.37

Lot 56
Ac: 0.38

Lot 1
Ac: 0.49

**First Addtion
To Site 26r's
Bluff Estates**

Lot 62
Ac: 0.37

11 CSM 180

Lot 61
Ac: 0.38

Road
Ac:

Lot 45
Ac: 1.47

Lot 58
Ac: 0.37

Lot 57
Ac: 0.38

First Addition
To Star's
Bluff Estates

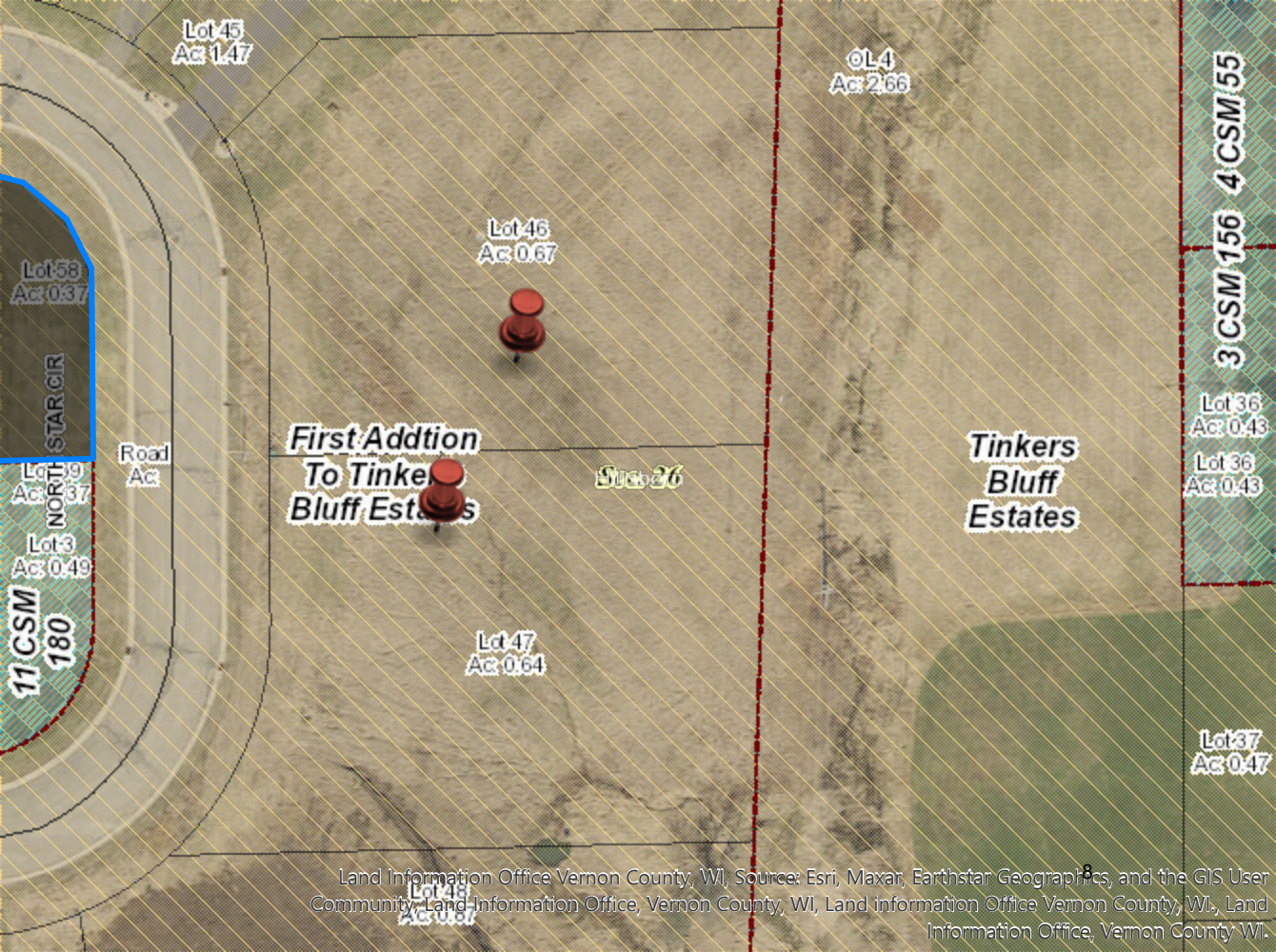
NORTH STAR CIR

Lot 3
Ac: 0.49

Lot 59
Ac: 0.37

11 CSM 180

Lot 60
Ac: 0.38



Lot 45
Ac: 1.47

OL4
Ac: 2.66

Lot 46
Ac: 0.67



**First Addition
To Tinker
Bluff Estates**

Section 26

**Tinkers
Bluff
Estates**

Lot 36
Ac: 0.43


Lot 36
Ac: 0.43

3 CSM 156 4 CSM 55

Lot 37
Ac: 0.47

Lot 47
Ac: 0.64

Lot 48
Ac: 0.67



Possible location for an apartment complex

Site 26

2.15 Acres



Site 26

Possible location for an apartment complex

2.79 Acres

KNOWER AVE

ENTERPRISE DR

DARCY DR

Map of the area of the possible development locations

