

**REQUEST FOR PROPOSAL NO. 2025-007**  
**DEVELOPER OF HARRISON ROAD SURPLUS LAND FOR INFILL DEVELOPMENT**

The City of Ames, Iowa (City) is accepting proposals from qualified and experienced housing developers/builders to acquire a 1.7-acre site located in North Ames from the City to subdivide and construct infill market rate housing. This site is an ideal location for a small infill housing project within an established single-family neighborhood and the Gilbert School District. This site is a unique opportunity for infill single-family housing types along with standard single-family home construction for a small neighborhood site. Developers with experience in unique single family building development options and small lot development are highly encouraged to submit a proposal.

The preferred method is to submit proposals in AmesBids at [amesbids.ionwave.net](https://amesbids.ionwave.net) in the format required, included with these proposal documents with all prices and requested data properly filled in, prior to the time and date proposals are due. If technical issues occur while submitting the proposal, contact the Purchasing Manager for the proposal and determine an alternate method to receive the proposal. Failure to submit the required information may deem the proposal non-responsive. The proposal shall include acknowledgement of receipt of all addenda. Addenda numbers shall be filled in the proposal response.

PROPOSALS will be accepted by the City of Ames until 2:00 PM Local Time on August 12, 2024, in AmesBids at [amesbids.ionwave.net](https://amesbids.ionwave.net) or delivered to City of Ames, Purchasing Attn: Purchasing Manager, 515 Clark Ave, Ames, IA 50010, City of Ames Contract No. 2025-007. Must be a registered supplier to submit a proposal in AmesBids. Proposals shall be made in the Response Attachment in AmesBids. Once proposals have been thoroughly evaluated, the winning proposal will be presented to the approving authority for action thereon.

Questions and requests for clarification of requirements for these services are encouraged. All questions and requests for clarification are to be submitted via AmesBids no later than 5:00 PM Local Time on July 26, 2024.

The schedule represents the City's best estimate of the schedule that will be followed. If a component of this schedule is delayed, the rest of the schedule will be shifted accordingly.

The approximate contract schedule is as follows:

Issue Request for Proposal:	July 15, 2024
Final Date to Submit Written Questions:	July 26, 2024, at 5:00 PM
Responses to Questions Posted:	July 30, 2024, or Sooner
Proposals Due:	August 12, 2024, at 2:00 PM
Interviews:	August 28 & 29, 2024
Contract Award:	July 25, 2024
Project Start Date:	September 10, 2024

Proposals received after 2:00 PM Local Time, August 12, 2024, will not be considered. It will be the sole responsibility of the Developer to have their responses submitted in AmesBids before the closing hour and date.

Contact with personnel of the City other than Karen Server, Purchasing Manager, or Kelly Diekmann, Planning & Housing Director regarding this Request for Proposal may be grounds for elimination from the selection process.

The City of Ames Purchasing Division is the only authorized source of proposal documents. Proposal documents obtained from any other source may be incomplete.

It is expressly understood that any costs associated with preparing a proposal shall be at the expense of the Developer.

The City of Ames does hereby reserve the right to reject any or all proposals, to waive informalities, and to make such awards as it shall deem to be in the best interest of the City.

END OF SECTION