NOTICE & SCHEDULE OF EVENTS
REQUEST FOR PROPOSAL NO. 2026-089
SALE OF SINGLE-FAMILY MARKET RATE LOTS IN BAKER SUBDIVISION
AMES, IOWA

The City of Ames (hereinafter referred to as "the City") is seeking proposals from Buyers with qualified, experienced single-family housing developers/builder(s) interested in the purchase of single-family lot(s) to construct single-family homes within the City-owned Baker Subdivision in West Ames (former Ames Middle School site). This subdivision is located in the City's first Neighborhood Revitalization Strategy Area (NRSA), which allows for flexibility in the development of mixed-income housing units. Additionally, as a unique opportunity, this subdivision represents the City's first geothermal residential development to address the City's goals for creating more sustainable environments.

Ames, like many communities across America, has a continuing need for more affordable housing for both low- and moderate-income and higher-income households. Using its Community Development Block Grant (CDBG) funding, the City of Ames purchased this 10+ acre infill site for the sole purpose of creating mixed-income housing options for the community.

The area south of Tripp Street within this subdivision has been developed with both single-family homeownership units and multi-family townhome rental units. The area north of Tripp Street is now being made available to build single-family homes for market-rate homebuyers.

The interested Buyer may select to submit proposals to purchase between 1 to 6 of the following available Lots 9, 13, 14, 16, 17, 21, 22, 23, and 26 (see map included). A maximum of 6 total lots, regardless of the number of proposals received, are anticipated to be sold in 2026.

The preferred method is to submit proposals in AmesBids at 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 March 31, 2026. Proposals are to be submitted via AmesBids. Once proposals have been thoroughly evaluated, the winning proposal will be presented to the approving authority for action thereon.

A Pre-Proposal Meeting will be held on Tuesday, March 10, 2026, from 1:00-2:30 PM at Ames City Hall, Conference Room 235, 515 Clark Ave, Ames, IA to address any questions you may have regarding the Sale of up to (6) Single-Family Market Rate Lots in the Baker Subdivision, Ames, Iowa.

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 2:00 PM local time on March 24, 2026.

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 Buyer.

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.

Contact with personnel of the City other than Karen Server, Purchasing Manager, or Vanessa Baker-Latimer, Housing Coordinator, regarding this Request for Proposal may be grounds for elimination from the selection process.

Proposals must be valid for a period of at least 60 Days from the closing date and time of this Request for Proposal of March 31, 2026, at 2:00 PM Local Time.

END OF SECTION