

Request for Proposal - 820 W 6th St. Davenport, IA 52802

Gateway Redevelopment Group (GRG) is a 501 C 3 not for profit organization whose mission is:
“Uniting community resources of volunteer service, professional expertise, and financial assets to save abandoned buildings in our neighborhood.”

For complete information, visit our website at www.grgdavenport.org

GRG is in the process of acquiring the property at 820 West 6th St. Davenport, IA and is looking for a buyer to lead in our effort to improve this property.

Our vision is not to just make the property habitable again but to make it the showcase for the block by encouraging a high level of rehabilitation of the house and property.

Pictures of the house, in its current condition, are available on the GRG website at www.grgdavenport.org.

We are now accepting proposals thru June 15, 2015.

The house is available for inspection, by appointment, for all interested parties during this period.

Our asking price is \$5,000.

We are looking for a buyer who is willing to commit to a minimum of \$80,000 in high level improvements.

GRG will reimburse the buyer up to \$40,000 for 50% of the cost of those improvements.

Suggested areas for rehabilitation:

- New architectural style shingle roof.

- Foundation repair and leveling front porch.

- Leveling floors.

- Clearing, grading and landscaping of back yard for off alley parking and possible garage.

- Front yard landscaping.

- New kitchen and first floor bathroom.

- Convert upstairs east bedroom to full bath and remove present half bath.

- Refinish hardwood floors.

- Remove all paneling and drop ceilings and refinish walls and ceilings.

- Mechanicals as needed.

If vinyl siding is removed the house could very possibly qualify for an Iowa historic tax credit of 25% rebate on all house related improvements.

The project should be completed in one year.

GRG will hold a \$40,000 lien against the property until the project is completed.

All offers that fall within the frameworks of these guide lines will be considered and scored.

Scoring is on 100 point scale based on criteria that includes:

- A plan that will help improve not just the house but help the neighborhood by investing the most money into the highest quality of rehabilitation of this property (25 points).

- The financial capacity to complete the rehabilitation in a timely manner (25 points)

- Proposed methodology for the project including a project budget, schedule, GRG matching funds reimbursement requirements and commencement and completion dates (25 points)

- Clarity of Presentation (15 points)

- Purchase Price (10 points)

Proposals must contain the following information:

1. A brief history of the entity, firm or individual that will be involved with the project, which includes the names of principals, key persons, or associates.
2. Demonstration of qualifications and experience in house rehabilitation. Include a description of similar projects completed: giving names, addresses, and phone numbers of project contacts.
3. Description of the proposed methodology for the project including a project schedule, which includes commencement and completion dates.
4. A preliminary budget and list of funding sources necessary to rehabilitate the building and site.
5. Description of the construction methods, standards, and techniques to be used to rehabilitate the building and site.
6. Purchase price of the property.

Failure to provide the above information may disqualify the proposal.

******* If your proposal has any proprietary information, include it under a separate cover and label it clearly. *******

Completed proposals must be postmarked by June 15, 2015 and mailed to:
Gateway Redevelopment Group c/o Jeremy Keninger
PO Box 3953, Davenport, IA 52808

All questions should be directed Jeremy Keninger, 309-314-5879 or via email at 820@grgdavenport.org. Applicants are invited to contact Mr. Keninger at any time during the application process.

HISTORIC PROPERTY INFORMATION

820 W. 6th Street is in the local Hamburg Historic District. This requires any exterior changes requiring a building permit must be reviewed by the Davenport Historic Preservation Commission (HPC).

Applicants are required to work in accordance with the Historic Preservation Commission's guidelines and approval. Applicants are encouraged to discuss the details of the renovation with the Davenport Historic Preservation Commission members of the HPC, or the city staff liaison, Ryan Rusnak.

Renovations to the following elements require HPC approval:

Roof/Soffit Repair

Window or Exterior Door Replacement

Porch restoration

Any proposed changes to exterior siding (i.e., removal of vinyl siding reveal original clapboard)

Any other proposed changes that would alter the exterior appearance of the building.

Gateway Redevelopment Group will consider all proposals without regard to race, creed, color, ethnicity, national origin, religion, sex, sexual orientation, gender expression, age, physical or mental ability, veteran status, military obligations, and marital or familial status.