

Aurora Redevelopment Commission

RESIDENTIAL LOT DEVELOPMENT REQUEST FOR PROPOSALS INVITATION

DEADLINE FOR PROPOSALS:

August 5th, 2022 at 2:00 p.m. local time

SUBMIT PROPOSALS TO:

City of Aurora Mayor's Office

P.O. Box 158,

235 Main Street

Aurora, IN, 47001

Questions/clarifications must be submitted via email to:

dwalker@aurora.in.us

GENERAL INFORMATION AND SUMMARY

Organization Requesting Proposals:

Aurora Redevelopment Commission

P.O. Box 158,

235 Main Street

Aurora, IN, 47001

Contact:

Derek Walker

City Manager

P.O. Box 158,

235 Main Street

Aurora, IN, 47001

Email: dwalker@aurora.in.us

Summary of Request:

The City of Aurora Redevelopment Commission ("RDC"), is issuing this Request for Proposals ("RFP") to aid in the selection of building plans to construct single family residential homes on lots that the RDC owns.

Interested parties must submit a Proposal as outlined in this document no later than August 5th, 2022 at 2:00 p.m. local time.

Project Description:

The Aurora Redevelopment Commission owns 4 parcels (5) lots on the edge of the and historic downtown, many with views of the Ohio River and mere walking distance to the quaint downtown. Water, sewer, and gas hookups are either available or will be provided at the expense of the city. Interested Respondents must submit a detailed plan to build a single-family home with the minimum specifications stated below. Selected proposals will be those planning the largest investment and will be provided the lot subject to a Development Agreement. Parcels available include, 15-07-32-402-047.000-003, 15-07-32-402-053.000-003, 15-07-32-403-003.000-003, 15-07-32-103-175.000-003, and 15-07-32-204-099.000-003.

PROJECT DETAILS

Required Terms:

1. Building and Construction Plans
 - a. Must be single family, residential home.
 - b. Exterior finish must fit/complement downtown neighborhood community.
 - c. Must meet minimum square footage as determined by RDC review committee.
 - d. Must start construction no later than 180 days from the transfer of the property and must be complete with construction and obtain a valid certificate of occupancy no later than 365 days the transfer of the property.
 - e. Final constructed home must be substantially the same as rendered and presented in Proposal. Anything more than minor deviations must be approved by the RDC review committee. Any change in square footage must be approved by RDC.
 - f. Must comply with all State and local codes, ordinances, and building standards. The RDC is willing to assist in variance requests to the city development standards if the benefit is justified.

PROCESS SCHEDULE

June 9, 2022: Initial RFP Advertisement

July 14, 2022 (1:00 p.m. local time): Proposal Pre-Response Meeting and Q & A

August 5, 2022 (1:00 p.m. local time): Proposal Deadline

August 5 – August 15, 2022 (extended if necessary): Response Evaluation