

**City of Birmingham, Alabama
Department of Community Development**

**Request for Proposal
(RFP)**

**Housing Development Opportunity
In the Pratt Community**

Pratt Community Development

**RFP Issue Date:
RFP Submission Deadline:**

**March 11, 2016
March 25, 2016**

Introduction:

The City of Birmingham, Alabama (“City”) is seeking an experienced development team to prepare and implement a transformative housing development project within a Focus Area in the Pratt Community. The City is desirous of partnering with a developer with a good track record and a commitment to implementing a creative and high-quality residential housing development(s) in a timely manner.

The information set forth herein is provided for informational purposes only. The City of Birmingham makes no representation or warranties as to the accuracy or completeness of this information and all developers shall, at all time, remain responsible for verifying any facts or circumstances upon which a proposal is based.

Background:

“On April 27, 2011 a massive tornado hit the Pratt community of Birmingham, Alabama. The human and physical impact was extensive. Lessons from this tragic event provide an opportunity to enhance the community to become one that is safer, more resilient and with an improved quality of life.”

“Long before the tornado devastated a large swath of the Pratt city community, a significant portion of the community’s housing stock and economic vitality had been devastated by neglect and under investment. On the one hand, the tornado dramatically increased human misery and instantaneously accelerated the rate of devastation. On the other hand it raised the focus on the community’s challenges from background to the foreground. This elevated focus provides a unique opportunity to systematically address the community’s structural deficits which account for the ongoing deterioration while at the same time responding to residential stakeholders who are distressed as a result of the storm.”

“The Pratt community, both historically and today, faces disparities in poverty, education, environmental hazards, and health issues. The April tornado put additional stress on the community. Focusing on community health and quality of life provides a unique benefit for the new Pratt city community. Among other things it may serve as model of the way in which other communities in Birmingham may be transformed.” (Rebuilding the Pratt Community, AIA Communities by Design, October 2011)

As part of the on-going recovery efforts the City has already invested in a number of projects focused on creating a sound infrastructure and quality of life for the residents. The Pratt Library was reconstruction and now severs as a digital hub for the neighborhood. A new, state of the art Fire Station was constructed to better serve the community. Dugan Avenue, from Columbia Street to Pratt Hwy, has been reconstructed into a complete street to facilitate multimodal transportation. Bus shelters are being planned for Dugan Avenue to increase the accessibility to

transit. 60+ assisted living units have been constructed and occupied while another 84 residential units are currently under construction.

This project is to further demonstrate a comprehensive approach for neighborhood stabilization and revitalization for the City of Birmingham, in accordance with the AIA's R/UDAT report and the Plan for Pratt, which pays careful attention to social investments and community; economic drivers; and reparative landscapes and ecologies through a successful implementation of a master housing development plan.

Site Information:

Birmingham, Alabama sits in the central portion of the State of Alabama. Known for rolling hills, biomedical research, exceptional culinary experiences and the birth of the Civil Rights movement, the current population of the City of Birmingham is 220,000 people. The Pratt Community is located in the Northwest quadrant of the City and is home to 9,388 people. This area has strong ties to the ore mines and mills of the steel industry, however much of that industry has left the region.

The Focus Area is an approximately 76 Acres in size located mainly to the Northeast and Southeast of the intersection of Hibernian Street and Dugan Avenue and represents the area of the Pratt Community most impacted by the disaster (see Attachment 'A'). The area is currently zoned R5, R3 and B2; however the City may entertain the rezoning of the parcels. Sewer and water service is located within the Dugan, Hibernian and Lacey right-of-way.

Located near this Focus Area are the newly constructed Pratt Library and Fire Station, as well as the planned Pratt Village Park and Recreation Center, representing major capital investments by the City. Traveling adjacent to and through these parcels is the 'Tiger Trail' which is the first leg of the Red Rock Ridge and Valley Trail System.

The City is seeking qualified development teams which possess the capacity to develop within this area, resulting in a 'village concept' of owner occupied residential housing units. The City will strongly encourage the development team to incorporate new and resilient housing typologies that will coordinate and enhance the City's infrastructure and capital projects resulting in a 'village concept'.

Project Budget:

The City has allocated \$4,500,000 for the construction of owner occupied residential units. This funding may be used for any soft and hard costs associated with this project. The City will make available any property under City control for this project however, funds may also be used for additional property acquisition if needed.

The selected developer will utilize these funds for the realization of housing in the Pratt Community. Responses shall indicate how these funds will be deployed with regard to development fees, design fees, estimated construction costs as well as any other projected expenditures.

It will be required that after completion of the housing and disposition the developer return any and all proceeds to the City.

Role of the Selected Developer:

The Developer will be an integral partner in the effort to develop the housing in the Pratt Community. The Developer will be required to work closely with the City of Birmingham and stakeholders, including the residents of Pratt throughout the duration of the development effort. Responsibilities include, but are not limited to, the following:

- Determine project location and scale. Currently the City of Birmingham owns or controls properties within the focus area. The Developer will be responsible for property acquisition of any parcels needed that are outside of the City's control.
- Develop an approved Master Development Plan. The Plan must be approved by the City of Birmingham. The plan shall include, but is not limited to:
 1. Preparation of sketches and renderings which will reflect the architectural character of any proposed new construction. In addition to a graphic representation of what the community might look like after work has been completed including suggested public improvements.
 2. Identification of various programmatic options concerning the following:
 - a) Feasible financial resources needed and available to implement the plan (i.e. private market lenders, limited partnerships, bond financing, tax credits, affordable housing act initiatives, federal insurance programs and equity) if funding outside of the City's contribution is utilized.
 - b) The Plan must address any financing in satisfaction of due diligence and the underwriting requirements of conventional lenders, the U.S. Department of Housing and Urban Development (HUD), and the City of Birmingham.
 - c) Conduct public meetings to obtain community input.

- Hiring of any consultants needed to develop design and construction documents; obtain City of Birmingham approval and permits. Quantify all development costs.
- Coordinate, conduct, and document all meetings with stakeholders, including existing Pratt residents and Neighborhood associations in the surrounding neighborhoods, City agencies, officials, HUD, and business in the area and others.
- Contract with a general contractor for the building construction. The use of Structural Insulated Panels shall be explored as the preferred construction technique.
- Procure construction of each element in accordance with HUD, State of Alabama, and City of Birmingham requirements for publicly funded projects. Oversee construction and ensure completion in a timely and cost effective manner as well as within the budget. Ensure all required occupancy permits and other necessary approvals are obtained after construction completion to permit occupancy and operation of development.
- Coordinate all development activities with the City, including reporting and budget requirements.
- Implementation of management, marketing, and disposition options which will ensure the successful occupancy of the Development Plan.
- Provide written monthly status reports as well as written and verbal presentations to the City as needed.
- Provide any documents necessary, as require by HUD, such as Davis-Bacon and Section 3 documentation.
- Provide a plan to limit displacement and relocation of current residents of the project area if applicable.

Developer Proposal Content:

Developers shall submit a development proposal to the City for the Focus Area highlighting the following:

- Background information of the developers as well as any similar projects successfully completed by the developer.
- The development team must articulate a vision and development strategy for this site. This vision shall articulate a comprehensive approach for neighborhood stabilization and revitalization for the Pratt Community which

pays careful attention to social investments and community; economic drivers; transportation and connection.

- Project scope and size including, but not limited to; properties to be acquired and/or assembled, number of projected units and the approximate square footage, infrastructure improvement and estimated project timeline.
- The City strongly encourages the inclusion of creative and alternative means of energy sources and green building practices as well as the consideration of public safety in weather events such as tornados. Please refer to the appropriate federal registers from March-May 2013 for HUD mandated requirements on energy efficiency new construction with CDBG-DR funds. The use of Structural Insulated Panels shall be explored as the preferred construction technique.
- Anticipated project budget showing development fees, design fees, construction costs and any other projected expenditures.
- Innovative approaches to reducing the cost of home ownership such as energy efficient building technologies, integrated rental units, creative financing, etc.

Evaluation Criteria for RFP:

The selection committee will evaluate any proposals for the inclusion of the following items.

Developer Experience (30%):

The Developer shall demonstrate experience in the delivery of high quality housing units.

Development Team (30%):

The Developer shall assemble a team of experts to efficiently and proficiently design, construct and dispose of the residential units. The developer should note which members of the team qualify as minority owned or women owned businesses.

Project Budget and Expected Unit Delivery (30%):

The developer is expected to direct as much funding towards the actual construction of the units as feasible in order to delivery as many residential units as possible. This budget shall be clearly evidence in the submission.

Construction Timeline (10%):

An estimated timeline shall be included in the response.

Incurred Cost in Preparing Response:

The Developer will be responsible for all costs incurred in preparing a response to this RFP. All materials and documents submitted by prospective developer will become the property of the City of Birmingham and will not be returned. The developer selected for further interviews and negotiations will be responsible for all costs incurred during these processes.

Proposed Schedule:

RFP Announcement:	March 11, 2016
RFP Submission Deadline:	March 25, 2016 at 4:00pm (central)

Participation of Historically Underutilized Business Enterprises:

The City, as a matter of public policy, encourages participation of minority-and women-owned business enterprises to the maximum extent possible, subject to 24 CFR Pt. 85.36, which requires competitive procurements to be conducted in a manner providing full and open competition and prohibits the imposition of geographical or other unduly restrictive preferences in the evaluation of bids and proposals, except in the case of Section 3 of the Housing and Urban Development (HUD) Act of 1968.

Point of Contact:

Please address any questions about the RFP to:

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205.254.2864
matthew.churnock@birminghamal.gov

Additional Information:

Site information and other pertinent information can be found at <http://www.birminghamal.gov/pratt-housing-development/>