



REQUEST FOR QUALIFICATIONS
REHABILITATION OF SINGLE-FAMILY HOMES



Neighborhood Revitalization Program (NRP) Request for Qualifications (RFQ)

Invitation

The Village of South Holland seeks residential developers and rehabbers who wish to acquire and rehab abandoned single-family homes and resell to a new South Holland resident. Parties interested in participating in the Village's Neighborhood Revitalization Program (NRP) are invited to respond to the RFQ.

Overview

The Village is acquiring vacant and abandoned single-family homes within South Holland with a mission to find developers who will partner in rehabilitating these homes and revitalizing neighborhoods.

After acquiring deed to a vacant property, the Village will secure the property and extinguish the unpaid property taxes. The property will then be offered to the public for purchase through distribution to a Preferred Developer Network consisting of developers and rehabbers who can demonstrate experience and capacity to undertake such projects. Each property's sale price will vary and be determined by the offers received.

Process

1. Individual/Entity registers as a Preferred Developer with the Village.
2. Village acquires deed to a property and markets to NRP Developer Network.
3. Developers submit offers to purchase.
4. Village accepts an offer to purchase and completes transaction.
 - a. Offers will be evaluated based on price, capability to undertake project and level of interior, exterior, and landscaping improvements committed to.
5. Developer files for permits and completes home rehabilitation within one year.
6. Developer sells renovated home to a new South Holland resident.

Existing Inventory

The public is invited to submit the attached application to join the South Holland NRP Developer Network. And applications will be accepted on a rolling basis. Properties will be marketed to registered developers as they come available. Deadlines for the submission of bids will vary by property.



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COVER SHEET

Individual/Entity Name: _____

Contact: _____

Primary Phone: _____ Email: _____

The undersigned acknowledges and agrees that:

- He/She is authorized to submit the attached proposal on behalf of the Builder entity, and is fully informed as to the preparation and contents of the attached proposal and all pertinent circumstances respecting such proposal;
- If selected, Builder and its representative(s) will negotiate in good faith to enter into a Contract for participation in the Project and that future proposals, along with all supplemental materials submitted and modifications mutually agreed through the course of the selection process, will form the basis for said Contract; and
- The Village of South Holland reserves the right to reject and/or table any or all future proposals received, to enter into negotiations with more than one prospective Project participants prior to selection, and to engage in subsequent written proposal rounds with fewer than all submitted proposals considered.

Signature

Title

Printed

Date

SUBMISSION CHECKLIST:

- ☐ Proposal Cover Sheet (this document)
- ☐ Narrative of Experience including 2019 -2023 Project Activity
- ☐ General Information and Reference Form including Three (3) Client or Partner References
- ☐ Copies of relevant certifications or insurance policies such as WBE/MBE/VBE or Builder's Risk & Workman's Compensation Insurance (if applicable)



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GENERAL INFORMATION

Community Profile

The Village of South Holland is a family-focused community with a heritage of faith and a commitment to future growth. What makes the Village of South Holland such a wonderful place to work and live? Over 22,000 residents with incomes, home values and educational attainment all above state averages. Transportation is easily accessible to Chicago (3 miles) and Northwest Indiana (2 miles). Over 700 businesses with approximately 20,000 employees and so much more.

Submission Information

Bidders are to submit Qualifications. Please complete the RFQ fill-in forms and other necessary documents.

Submission Options

1. Electronically to: tbandstra@southholland.org
2. Mail/In Person to:
Village of South Holland
Attn: Travis Bandstra
16220 Wausau Avenue
South Holland, Illinois 60473

Submission Deadline

Accepted on a rolling basis

Contact

Travis Bandstra, Director of Community Development
Phone: 708-210-2928
Email: tbandstra@southholland.org

Evaluation

1. All proposals will be thoroughly reviewed by VSH and will be considered on a variety of factors, including, but not limited to:
 - Completeness of Application
 - Demonstrated experience undertaking similar projects
 - Feedback from references
2. Future Offers to Purchase will be evaluated based on:
 - Offer price
 - Developer's experience completing similar projects
 - Developer's financial capacity to undertake specific project
3. Proposing developers may be contacted by VSH for additional information, may be invited to meet with VSH representatives, and may be asked to revise materials submitted, as part of VSH review & selection process.



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Reserved Rights

The Village of South Holland reserves the right, at any time, and for any reason to cancel this Request for Qualifications or any portion thereof, to reject any or all submissions, or to accept an alternate submission. The Village reserves the right to waive any immaterial defect in any submission. The Village may seek clarification from any submitter, at any time, and failure to respond promptly is cause for rejection.

Incurred Costs

The Village of South Holland will not be liable for any costs incurred by respondents in replying to this RFQ.

Discussion of Proposals

The Village of South Holland may conduct discussions with any submitter. During the course of such discussions, the Village shall not disclose any information derived from one submitter to any other submitter.

Preferred Developer Qualifications

Bidders must be engaged in providing the services as outlined in these specifications, and meet the following criteria:

- More than five (5) years' experience in residential construction or rehabilitation.
- Project experience in South Holland and the south/southwest suburbs is preferred
- The Village reserves the right to check references to ensure that competent persons will be utilized in the performance of the contract.



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GENERAL INFORMATION AND REFERENCE FORM



GENERAL INFORMATION

COMPANY NAME			PRIMARY CONTACT NAME
COMPANY ADDRESS			PHONE
CITY	STATE	ZIP	EMAIL
DUNS #:			EIN or FEDERAL ID#:

YEARS OF RESIDENTIAL CONSTRUCTION EXPERIENCE:	IF YES, PLEASE LIST PROPERTY ADDRESSES BELOW
HAS YOUR COMPANY PREVIOUSLY COMPLETED CONSTRUCTION IN SOUTH HOLLAND?	

REFERENCES

NAME			PRIMARY CONTACT NAME
ADDRESS			PHONE
CITY	STATE	ZIP	EMAIL

NAME			PRIMARY CONTACT NAME
CLIENT ADDRESS			PHONE
CITY	STATE	ZIP	EMAIL

NAME			PRIMARY CONTACT NAME
ADDRESS			PHONE
CITY	STATE	ZIP	EMAIL