



# Request for Qualifications

## Residential Development Partner, Berkeley Missouri

PROPOSAL NUMBER: RFQ 24-949 | ISSUE DATE: August 21, 2024

The City of Berkeley is soliciting a development team to assist the City in constructing single family homes throughout the community.

Qualified firms should respond with five (5) hard copies and one (1) electronic copy of their qualifications to include the following information. Limit submissions to 15 single sided 8 ½ x 11 pages. Covers and tabs are not part of the page count. Please include:

1. General information about the company.
2. Key personnel of the firm and their experience and qualifications. Provide information for any subcontractors as well. Please be brief.
3. Five (5) examples of experience with related projects including ability to work within budget constraints and ability to meet schedules.
4. References.
5. General cost estimates/examples from past projects.
6. Funding sources and financial partners.
7. Experience in homeowner outreach and education.
8. Warranty information for materials used.

**All submissions must be received by 12 p.m. CST, Friday, September 6, 2024 to the attention of:**

**Nathan Mai-Lombardo, City Manager**  
Reference Proposal No. RFQ 24-949  
The City of Berkeley  
8425 Airport Rd.  
Berkeley, MO 63134

**Please direct RFQ questions (via email) by August 30, 2024 to:**

Nathan Mai-Lombardo, City Manager  
[nathan@berkeleymo.us](mailto:nathan@berkeleymo.us)

Any response made by the City will be provided in writing to all Proposers by addendum. No verbal responses shall be authoritative. Responses to the questions will be posted on the City's website: [www.berkeleymo.us](http://www.berkeleymo.us) will be posted within one week of the questions deadline.

**No late proposals will be accepted.**

**PROJECT SCOPE**

This project will involve construction of single-family homes on properties owned by the City. The properties are located all around the City in various locations (please see the attached list). Additionally, the City may be interested in acquiring new/additional properties to increase the scope of the project. Any property acquisition or demolition would be funded by City's reserved funds.

The City would be contributing the property to the process at no cost.

The City will not be contributing funds towards construction of the buildings, nor provide any additional incentives for sales of the properties.

Property would be sold by the Developer as owner-occupied units and have sales conditions stating such.

Other conditions of the program may be developed in the future.

**RFQ SUBMISSION EVALUATION**

City staff will evaluate all proposals. It is possible that interviews will be performed with a select number of contractors prior to formulations of a bid award recommendation to the City Council. Evaluation of the proposals shall be based upon, but not limited to, the factors listed below, not necessarily in the order of their importance:

- Experience, qualifications, and general abilities of the applicant
- Quality of the overall project approach
- Cost proposal
- Specified warranties and other after-service provisions
- Bonding capacity, insurance coverage, and other legal matters
- Quality of references, prior business experience with the contractor, or reputation of contractor with other local municipalities/clients
- Previous experience with the City of Berkeley
- Responsiveness to items as set forth in this RFQ.

The City reserves the right to reject any and all proposals in whole or in part and/or not select a proposer. This RFQ does not commit City to interview candidates, award a contract, to pay any costs incurred by any proposer in preparing a proposal, to procure or contract any services or to adhere to any predetermined schedule or timelines of events.

**PROPRIETARY INFORMATION**

If a submission includes any proprietary data or information, such data or information must be specifically identified as such on every page on which it is found. Data or information so identified will be used by the City solely for the purposes of evaluating submissions and conducting contract negotiations, provided all proposers understand and acknowledge that submissions made in response to this RFP may become matters of public record pursuant to Missouri law applicable to public entities and respondents shall be deemed fully aware of that possibility upon submission of a proposal.

**MODIFICATION OR WITHDRAWAL OF PROPOSAL**

Any submission may be withdrawn or modified by written request of the respondent, provided such request is received by the City at the above address prior to the date and time set for receipt of submissions.

### **RIGHT TO REJECT**

By providing a submission, it is understood by the respondent that the right is reserved by City to accept any submission, to reject any and all submissions as non-responsive and to waive any irregularities or informalities when to do so is in the best interest of the City.

### **COST OF PROPOSAL PREPARATION**

The cost of preparing a response to this RFQ will not be reimbursed by the City.

### **PROJECT SCHEDULE**

The proposed project schedule would be as follows (subject to change):

- RFQ deadline: *Friday, September 6, 2024*
- City Council award: No earlier than *Monday, September 9, 2024*
- Project initiation: Immediate after third Council reading

**LIST OF AVAILABLE PROPERTIES**

<b>ID#</b>	<b>Address</b>	<b>Owner</b>	<b>Salvageable Home/Empty Parcel</b>
10J110222	8466 BAYBERRY DR	BERKELEY CITY OF	Empty Parcel
11J430286	6533 JANUARY	BERKELEY CITY OF	Empty Parcel
13K531933	4444 PICAJUNE AVE	BERKELEY CITY OF	Empty Parcel
12K210088	4458 BRENTON AVE	BERKELEY CITY OF	Empty Parcel
12J430908	5838 GARFIELD AVE	BERKELEY CITY OF	Empty Parcel
12J431123	5848 GARFIELD AVE	BERKELEY CITY OF	Empty Parcel
12J431943	5935 HANCOCK AVE	BERKELEY CITY OF	Home with Demo Pending
12J432014	5939 HANCOCK AVE	BERKELEY CITY OF	Home with Demo Pending
12J432124	5943 HANCOCK AVE	BERKELEY CITY OF	Home with Demo Pending
11K320322	6006 MADISON	BERKELEY CITY OF	Empty Parcel
11J211302	6030 EATON DR	BERKELEY CITY OF	Empty Parcel
11K340342	6141 GARFIELD AVE	BERKELEY CITY OF	Home with Demo Pending
11J131910	6211 HANCOCK AVE	BERKELEY CITY OF	Empty Parcel
11J131204	6218 GARFIELD AVE	BERKELEY CITY OF	Home with Demo Pending
11J141324	6222 TYNDALL DR	BERKELEY CITY OF	Empty Parcel
11K340782	6223 MADISON AVE	BERKELEY CITY OF	Empty Parcel
11K340993	6236 MADISON	BERKELEY CITY OF	Empty Parcel
11J410123	6250 WASHINGTON AVE	BERKELEY CITY OF	Empty Parcel
11J412147	6256 EVERGREEN BLVD	BERKELEY CITY OF	Empty Parcel
11K621773	6304 GRAHAM	BERKELEY CITY OF	Empty Parcel
11K621762	6308 GRAHAM RD	BERKELEY CITY OF	Empty Parcel
11J410541	6310 HANCOCK AVE	BERKELEY CITY OF	Empty Parcel
11J410563	6312 JACKSON AVE	BERKELEY CITY OF	Home with Demo Pending
11J410662	6316 JACKSON AVE	BERKELEY CITY OF	Home with Demo Pending
11J410970	6332 JACKSON AVE	BERKELEY CITY OF	Empty Parcel
11J411070	6336 JACKSON AVE	BERKELEY CITY OF	Empty Parcel
11K621092	6339 GARFIELD AVE	BERKELEY CITY OF	Empty Parcel
11J411256	6342 HANCOCK AVE	BERKELEY CITY OF	Empty Parcel
11K621805	6345 MADISON AVE	BERKELEY CITY OF	Empty Parcel
11J241754	6350 WITSELL AVE	BERKELEY CITY OF	Empty Parcel
11J520024	6352 WITSELL AVE	BERKELEY CITY OF	Empty Parcel
11J420496	6359 ABBOTT DR	BERKELEY CITY OF	Empty Parcel
11J430550	6557 JANUARY AVE	BERKELEY CITY OF	Empty Parcel
10K320075	6605 ALDER AVE	BERKELEY CITY OF	Empty Parcel
10J120250	6637 BITTERROOT LN	BERKELEY CITY OF	Empty Parcel
10J120294	6641 BITTERROOT LN	BERKELEY CITY OF	Empty Parcel
10J210593	6724 TORLINA	BERKELEY CITY OF	Empty Parcel
10K320284	6725 ALDER AVE	BERKELEY CITY OF	Empty Parcel
10J111331	6741 ST OLAF DR	BERKELEY CITY OF	Empty Parcel
10J111322	6745 ST OLAF DR	BERKELEY CITY OF	Empty Parcel
10J111313	6749 ST OLAF DR	BERKELEY CITY OF	Empty Parcel

<b>ID#</b>	<b>Address</b>	<b>Owner</b>	<b>Salvageable Home/Empty Parcel</b>
10J111263	6764 ST OLAF DR	BERKELEY CITY OF	Empty Parcel
10J140380	6805 FRIARWOOD DR	BERKELEY CITY OF	Empty Parcel
10J130408	6809 FROSTVIEW LN	BERKELEY CITY OF	Empty Parcel
10J140665	6818 WOODHURST DR	BERKELEY CITY OF	Empty Parcel
10J140720	6824 WOODHURST DR	BERKELEY CITY OF	Empty Parcel
10J140784	6830 WOODHURST DR	BERKELEY CITY OF	Empty Parcel
10K340435	6845 BERKRIDGE CT	BERKELEY CITY OF	Home with Demo Pending
10J230283	6882 THURSTON	DANTZLER BEY COURTLAND	Empty Parcel (fenced)
11J231285	8032 BUSIEK AVE	BERKELEY CITY OF	Empty Parcel
11J230635	8035 AIRPORT RD	BERKELEY CITY OF	Empty Parcel
11J510234	8035 ALINE AVE	BERKELEY CITY OF	Empty Parcel
11J510245	8039 ALINE AVE	BERKELEY CITY OF	vacant house
11J510102	8046 ALINE AVE	BERKELEY CITY OF	Empty Parcel
11J510322	8055 ALINE AVE	BERKELEY CITY OF	Empty Parcel
11J530056	8069 JANUARY AVE	BERKELEY CITY OF	Empty Parcel
11J210642	8098 ZOE DR	BERKELEY CITY OF	Empty Parcel
11J230361	8119 RECTOR DR	BERKELEY CITY OF	Home with Demo Pending
11J230561	8126 AIRPORT RD	BERKELEY CITY OF	Empty Parcel
11J440131	8216 CADILLAC LN	BERKELEY CITY OF	Empty Parcel
11J140921	8232 CANYON DR	BERKELEY CITY OF	Empty Parcel
10J141325	8300 MIDWOOD AVE	BERKELEY CITY OF	Empty Parcel
10J140528	8318 MIDWOOD AVE	BERKELEY CITY OF	Empty Parcel
11J440450	8337 PEPPERIDGE	BERKELEY CITY OF	Empty Parcel
10J140061	8341 FROST AVE	BERKELEY CITY OF	Empty Parcel
11J120424	8381 COURTNEY AVE	BERKELEY CITY OF	Empty Parcel
10J140931	8400 JACKLIN AVE A	BERKELEY CITY OF	Empty Parcel
10J130518	8411 CHALONS CT	BERKELEY CITY OF	Home with Demo Pending
11J411982	8425 1ST ST	BERKELEY CITY OF	Empty Parcel
10J120360	8430 BAYBERRY DR	BERKELEY CITY OF	Empty Parcel
10J130783	8432 ST OLAF DR	BERKELEY CITY OF	Empty Parcel
10J110727	8434 RED FIR DR	BERKELEY CITY OF	Empty Parcel
10J110442	8436 BAYBERRY	COUNTY TRUSTEE	Empty Parcel
11J131983	8437 AIRPORT RD	BERKELEY CITY OF	Empty Parcel
10J110608	8439 BAYBERRY DR	BERKELEY CITY OF	Empty Parcel
10J110323	8454 BAYBERRY DR	BERKELEY CITY OF	Empty Parcel
11J411542	8501 WABASH AVE	BERKELEY CITY OF	Empty Parcel
10J110790	8506 MIDWOOD AVE	BERKELEY CITY OF	Empty Parcel
13K231624	8912 HAROLD DR	BERKELEY CITY OF	Empty Parcel
13K231615	8916 HAROLD DR	BERKELEY CITY OF	Empty Parcel
12K210275	9892 NATURAL BRIDGE RD	BERKELEY CITY OF	Empty Parcel