

HAMMOND REDEVELOPMENT COMMISSION
HAMMOND, INDIANA

REQUEST FOR PROPOSALS

JACOBS SQUARE
INFILL RESIDENTIAL HOME DEVELOPMENT
HAMMOND, INDIANA

December 8th and 15th, 2023

Send or Hand Deliver Proposals to:
Anne Taylor
Executive Director of Planning & Development
5925 Calumet Avenue, 3rd Floor
Hammond, IN 46320

I. INTRODUCTION

The Hammond Redevelopment Commission (hereinafter the “HRC”) is seeking a request for proposals from capable builders to build infill residential units on vacant land located on the following sites listed on Exhibit “A” and set forth on the Jacobs Square Sites Map, Exhibit “B”. The Jacobs Square Sites Map is also available by request for pickup from the Hammond Redevelopment Commission office or at ecodev@gohammond.com.

Per the City of Hammond’s Downtown Master Plan, infill housing in the downtown neighborhood of Jacobs Square should be designed to fit into the neighborhood’s architectural and urban fabric, while offering new unit types to complement existing stock.

Single family homes and duplexes will offer new opportunities for home ownership and further instill a sense of place in a neighborhood rich with opportunity.

HRC considers economic development and particularly residential development a priority for the City of Hammond. This commitment to economic and residential development includes working with qualified builders to ensure a successful development project. Infusion of new residents and amenities should add substantial new life to Jacobs Square and jump start the revitalization of Jacobs Square and downtown Hammond.

This Request for Proposals includes the following sections:

- I. Introduction
- II. Selection Criteria
- III. Proposal Contents
- IV. Submission Process/Instructions to Proposers
- V. Terms and Conditions
- VI. Offer Sheet and Minimum Bid for Land
- VII. Additional Information

For additional information please contact Anne Taylor, Executive Director of Planning & Development, at (219) 853-6508 Ex. 8. The above sites are vacant and available for inspection.

A proposed residential development should expand yet compliment upon the residential character of the neighborhood in and around Jacobs Square. The proposed design for the residential units should be compatible with the surrounding neighborhood. The

proposed residential units should be similar in quality/design to other new construction developments in and around the City. Each of the residential units will include, at a minimum, a one car garage, two bedrooms, two baths, a finished kitchen, laundry room, and other amenities.

The subject sites are located in an R-1U Urban Single-Family Residential District and is subject to Title III of the Zoning Ordinance 8514. The minimum lot size for a single-family residential unit is 40' wide with 4800 square feet. The minimum lot size for a two family residential unit (duplex) is 50' wide with 6250 square feet. Requests for variances are the responsibility of the successful responder.

II. SELECTION CRITERIA

HRC is interested in the builder's past experience with similar projects and its ability to coordinate and manage a project of this size. In that regard, HRC will consider the following criteria in determining the successful proposal:

- A. Responsiveness to this Request for Proposals (See, Section III).
- B. Ability and history of successfully completing projects of this type, meeting project deadlines, experience in similar work (residential construction), sensitivity to the needs of the public sector, and an ability to attract and market to prospective buyers.
- C. Ability to provide excellence in finished product consistent with site and architectural design.
- D. References and qualifications of project manager and key personnel that would be assigned to the project.
- E. Evidence of the builder's financial capacity to successfully undertake a project of this scope and magnitude.
- F. Evidence of adequate and appropriate insurance.
- G. If submitting alternative configurations or modifications, these will be reviewed for compatibility by HRC with building codes, architectural design, building materials, colors, and overall architectural/landscaping aesthetics.

- H. Preliminary estimate of time table for completion of the project specifically the ability to complete with the timeframe listed in Section III, E. 4.
- I. Experience and success in the Hammond, Indiana market.

III. PROPOSAL CONTENTS.

Your Statement of Proposal should include the following sections:

A. Statement of Interest.

Describe your interest in developing one or more sites in this project in Hammond, Indiana.

B. Vision.

Describe your vision for these sites. What modifications, if any, would you make to the proposed configuration? Submit a complete rendering of the proposed or alternative preliminary site plan, along with a conceptual design, building elevations, and floor plan for the proposed site. What would the price point of the residential units be?

C. Experience.

List similar types of projects you have completed in the residential construction industry.

D. Financial.

State, in full, the name and address of your organization and demonstrate your financial capacity to successfully undertake a project of this scope.

E. Deliverables.

1. Statement of Qualifications, Resume, and or Information about yourself/Company.
2. List of previous projects in Hammond/Lake County, Indiana.
3. Proposed project budget/price point for the residential units.

4. Proposed project schedule. Please note that you must affirmatively state in your Statement of Proposal a minimum schedule for construction and occupancy that is acceptable and that you will abide by it.
5. Alternative site plans and floor plans, if any.
6. Offer Sheet offering an amount for the property at or over the minimum reserve.
7. An earnest money check in the amount of 5% of your Offer.

IV. SUBMISSION PROCESS/INSTRUCTIONS TO PROPOSERS

- A. Place **AN ORIGINAL AND TEN (10) COPIES** of your response to this RFP in a sealed envelope clearly labeled "Response to Request for Proposals for Jacobs Square Project" along with your earnest money check. All responses shall be sent, or hand delivered to:

Hammond Redevelopment Commission
c/o Anne Taylor
Executive Director of Planning & Development
5925 Calumet Avenue, 3rd Floor
Hammond IN 46320

- B. For your proposal to be considered, the builder must submit your Response to Request for **Proposals no later than 4:00 p.m. (CST) on the 16th day of January, 2024.**
- C. Any questions concerning the Request for Proposal process should be directed to David W. Westland, Attorney for HRC, (219) 440-7550.

V. TERMS AND CONDITIONS

- A. HRC reserves the right to reject any and all responses and to waive minor irregularities in any Response to this Request for Proposals.
- B. HRC reserves the right to request clarification of information submitted and to request additional information from any firm submitting a Response to this Request for Proposals.

- C. HRC shall not be responsible for any costs incurred by any firm in preparing, submitted, or presenting its response to this Request for Proposals.
- D. Upon receipt and review of all Responses to this Request for Proposals, HRC may enter into negotiations with any party submitting a proposal. The successful entity submitting their proposal and HRC shall enter into an Agreement within thirty (30) days after the successful proposal is determined.
- E. The redevelopment of each site, including, without limitation, the construction of any improvements shall be completed based on a mutually agreeable schedule.

VI. OFFER SHEET AND MINIMUM BID FOR SITE

- A. The above-referenced sites will be sold to the successful proposer.
- B. The minimum bid for each site, which must be included on the Offer Sheet, is listed in Exhibit "A".

VII. ADDITIONAL INFORMATION

- A. Downtown Hammond Master Plan, § 7.1, pp. 60-62
www.gohammond.com/downtown
- B. Zimmerman/Volk Associates, Inc. – Residential Market Analysis for Downtown Hammond, July 2019 (Jacobs Square)
www.gohammond.com/downtown
- C. City of Hammond Zoning Ordinances
www.gohammond.com; document central; city planning

Tony Hauprich, President
Hammond Redevelopment Commission

EXHIBIT A-- LEGAL DESCRIPTIONS FOR RFP

Site 1 – \$7,125.00

5506 Alice Ave. 45-02-36-479-020.000-023

South 10 Feet of Lot 2 and all of Lots 3 and 4, Block 3 in Sohl's Second Addition, as per plat thereof, Recorded in Plat Book 2, Page 12, in the Office of the Recorder, Lake County, Indiana.

Site 2 – \$2,900.00

5518 Alice Ave. 45-02-36-479-026.000-023

5518 Alice Ave. 45-02-36-479-027.000-023

South 15 Feet of Lot 9 and Lot 10, Block 3 in Sohl's Second Addition, as per plat thereof, Recorded in Plat Book 2, Page 12, in the Office of the Recorder, Lake County, Indiana.

Site 3 – \$3,800.00

5612 Alice Ave. 45-02-36-484-024.000-023

5614 Alice Ave. 45-02-36-484-025.000-023

South Half of Lot 4, all Lots 5 and 6, Block 2 in H.W. Sohl's Fifth Addition to the City of Hammond, as per plat thereof, Recorded in Plat Book 2, Page 10, in the Office of the Recorder, Lake County, Indiana.

Site 4 – \$13,300.00

5630 Alice Ave. 45-02-36-484-033.000-023

5632 Alice Ave. 45-02-36-484-034.000-023

5634 Alice Ave. 45-02-36-484-035.000-023

5636 Alice Ave. 45-02-36-484-036.000-023

5638 Alice Ave. 45-02-36-484-037.000-023

5640 Alice Ave. 45-02-36-484-038.000-023

5642 Alice Ave. 45-02-36-484-039.000-023

5644 Alice Ave. 45-02-36-484-040.000-023

Lots 14 through 21, Block 2 in H.W. Sohl's Fifth Addition to the City of Hammond, as per plat thereof, Recorded in Plat Book 2, Page 10, in the Office of the Recorder, Lake County, Indiana.

Site 6 – \$1,400.00

5605 Alice Ave. 45-02-36-485-001.000-023

Lot 41, Block 1 in H.W. Sohl's Fifth Addition to the City of Hammond, as per plat thereof, Recorded in Plat Book 2, Page 10, in the Office of the Recorder, Lake County, Indiana.

Site 7 – \$11,200.00

5615 Alice Ave. 45-02-36-485-005.000-023

5617 Alice Ave. 45-02-36-485-006.000-023

5621 Alice Ave. 45-02-36-485-007.000-023

5623 Alice Ave. 45-02-36-485-008.000-023

5625 Alice Ave. 45-02-36-485-039.000-023

North 23 Feet of Lot 31, Lots 32, 33, 34, 35 and South 23 Feet of Lot 36, Block 1 in H.W. Sohl's Fifth Addition to the City of Hammond, as per plat thereof, Recorded in Plat Book 2, Page 10, in the Office of the Recorder, Lake County, Indiana.

Site 8 – \$6,175.00

5507 Beall Ave. 45-02-36-481-001.000-023

5509 Beall Ave 45-02-36-481-002.000-023

5511 Beall Ave. 45-02-36-481-003.000-023

5513 Beall Ave 45-02-36-481-004.000-023

Lots 29 through 32, Block 1 in Sohl's Second Addition to the City of Hammond, as per plat thereof, Recorded in Plat Book 2, Page 12, in the Office of the Recorder, Lake County, Indiana.

Site 9 – \$3,600.00

5608 - 5610 Claude Ave. 45-02-36-483-028.000-023

Lots 3 and 4, Block 3 in H.W. Sohl's Fifth Addition to the City of Hammond, as per plat thereof, Recorded in Plat Book 2, Page 10, in the Office of the Recorder, Lake County, Indiana.

Combined

Site 10 - \$3,800.00

5509 Claude Ave. 45-02-36-479-001.000-023

Lot 44, Block 3, in Sohl's Second Addition to the City of Hammond, as per plat thereof, Recorded in Plat Book 2, Page 12, in the Office of the Recorder, Lake County, Indiana.

Site 11 – \$4,000.00

5638 Claude Ave. 45-02-36-483-040.000-023
5640 Claude Ave. 45-02-36-483-041.000-023

Lots 18, 19 and 20, Block 3 in H.W. Sohl's Fifth Addition to the City of Hammond, as per plat thereof, Recorded in Plat Book 2, Page 10, in the Office of the Recorder, Lake County, Indiana.

Site 12 – \$4,000.00

5653 Claude Ave. 45-02-36-484-019.000-023

Lots 24 and 25, Block 2 in H.W. Sohl's Fifth Addition to the City of Hammond, as per plat thereof, Recorded in Plat Book 2, Page 10, in the Office of the Recorder, Lake County, Indiana.
Combined

Site 13 – \$5,100.00

5643 Sohl Ave. 45-02-36-482-018.000-023

Lots 19, 20 and North Half of 21 in E.W. Sohl's Second Addition to the City of Hammond, as per plat thereof, Recorded in Plat Book 2, Page 17, in the Office of the Recorder, Lake County, Indiana.
Combined

Site 14 - \$17,700.00

5520 Walter Ave. 45-02-36-431-020.000-023
5524 Walter Ave. 45-02-36-477-014.000-023
5528 Walter Ave. 45-02-36-477-015.000-023
5530 Walter Ave. 45-02-36-477-016.000-023
5532 Walter Ave. 45-02-36-477-017.000-023
5534 Walter Ave. 45-02-36-477-018.000-023
5536 Walter Ave. 45-02-36-477-019.000-023

Lots 43 through 51 in H.W. Sohl's Fourth Addition to Hammond, as per plat thereof, Recorded in Plat Book 2, Page 6, in the Office of the Recorder, Lake County, Indiana.

Site 15 – \$5,400.00

5616 Walter Ave. 45-02-36-482-035.000-023

Lots 55, 56 and 57 in E.W. Sohl's Second Addition to the City of Hammond, as per plat

thereof, Recorded in Plat Book 2, Page 17, in the Office of the Recorder, Lake County, Indiana.

Site 16 – \$7,625.00

5517 Walter Ave. 45-02-36-432-005.000-023

Lots 5, 6 and 7 in E.W. Sohl's Fourth Addition to the City of Hammond, as per plat thereof, Recorded in Plat Book 2, Page 39, in the Office of the Recorder, Lake County, Indiana.

Site 17 – \$7,500.00

5535 Walter Ave. 45-02-36-478-007.000-023

Lots 14, 15 and 16 in E.W. Sohl's Fourth Addition to the City of Hammond, as per plat thereof, Recorded in Plat Book 2, Page 39, in the Office of the Recorder, Lake County, Indiana.

Site 18 –\$14,100.00

5543 Walter Ave. 45-02-36-478-033.000-023

5545 Walter Ave. 45-02-36-478-012.000-023

5545 Walter Ave. 45-02-36-478-011.000-023

5549 Walter Ave. 45-02-36-478-013.000-023

5551 Walter Ave. 45-02-36-478-014.000-023

5553 Walter Ave. 45-02-36-478-015.000-023

5557 Walter Ave. 45-02-36-478-032.000-023

Lots 19 through 25 and the North 15 Feet of Lot 26 in E.W. Sohl's Fourth Addition to the City of Hammond, as per plat thereof, Recorded in Plat Book 2, Page 39, in the Office of the Recorder, Lake County, Indiana.

Site 19 – \$4,000.00

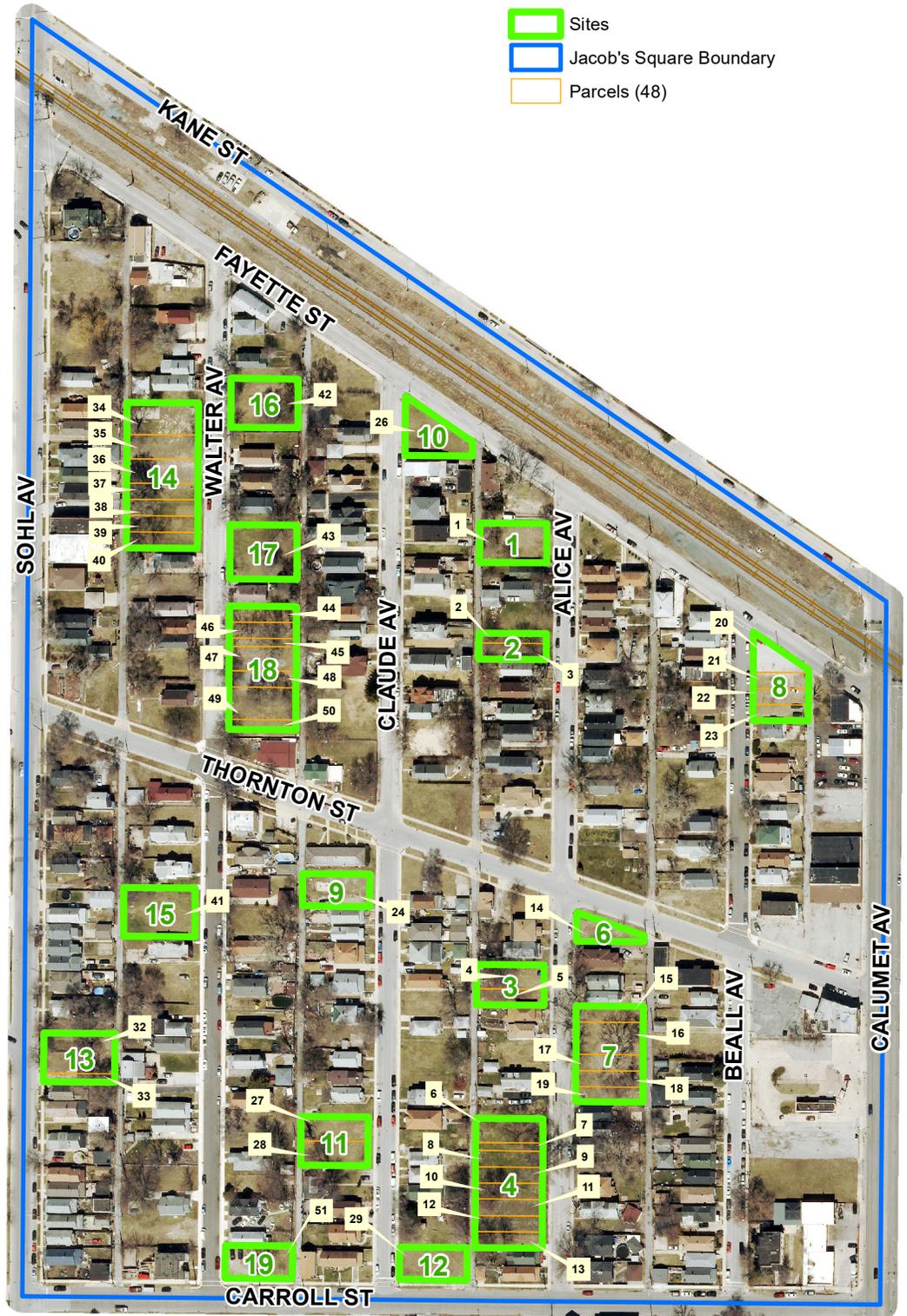
5659 Walter Ave. 45-02-36-483-025.000-023

Lots 28 and 29 in Block 3, in H.W. Sohl's Fifth Addition to the City of Hammond, as per plat thereof, Recorded in Plat Book 2, Page 10, in the Office of the Recorder, Lake County, Indiana

Jacobs Square RFP Parcels Map

- Sites
- Jacob's Square Boundary
- Parcels (48)

ID	PIN	SITE
1	45-02-36-479-020.000-023	1
3	45-02-36-479-027.000-023	2
2	45-02-36-479-026.000-023	2
4	45-02-36-484-024.000-023	3
5	45-02-36-484-025.000-023	3
12	45-02-36-484-039.000-023	4
9	45-02-36-484-036.000-023	4
8	45-02-36-484-035.000-023	4
13	45-02-36-484-040.000-023	4
10	45-02-36-484-037.000-023	4
11	45-02-36-484-038.000-023	4
7	45-02-36-484-034.000-023	4
6	45-02-36-484-033.000-023	4
14	45-02-36-485-001.000-023	6
17	45-02-36-485-007.000-023	7
16	45-02-36-485-006.000-023	7
15	45-02-36-485-005.000-023	7
19	45-02-36-485-039.000-023	7
18	45-02-36-485-008.000-023	7
20	45-02-36-481-001.000-023	8
23	45-02-36-481-004.000-023	8
21	45-02-36-481-002.000-023	8
22	45-02-36-481-003.000-023	8
24	45-02-36-483-028.000-023	9
26	45-02-36-479-001.000-023	10
28	45-02-36-483-041.000-023	11
27	45-02-36-483-040.000-023	11
29	45-02-36-484-019.000-023	12
33	45-02-36-482-019.000-023	13
32	45-02-36-482-018.000-023	13
37	45-02-36-477-016.000-023	14
40	45-02-36-477-019.000-023	14
36	45-02-36-477-015.000-023	14
34	45-02-36-431-020.000-023	14
39	45-02-36-477-018.000-023	14
38	45-02-36-477-017.000-023	14
35	45-02-36-477-014.000-023	14
41	45-02-36-482-035.000-023	15
42	45-02-36-432-005.000-023	16
43	45-02-36-478-007.000-023	17
46	45-02-36-478-011.000-023	18
45	45-02-36-478-012.000-023	18
47	45-02-36-478-013.000-023	18
50	45-02-36-478-032.000-023	18
49	45-02-36-478-015.000-023	18
44	45-02-36-478-033.000-023	18
48	45-02-36-478-014.000-023	18
51	45-02-36-483-025.000-023	19



Prepared by Becky McKinley, GISP
October 27, 2023

Parcel data provided by the Lake County Surveyor's Office and is current as of October 18, 2023