



POSTED: 9/16/2024

Request for Proposals (RFP) for Development of Town-owned Property (4950 Burlington Mills Rd)

Introduction

This RFP is an invitation to interested parties and development firms to submit a proposal to develop the town-owned parcel at [4950 Burlington Mills Road](#). Proposals will detail the interested firms' vision and layout for the site, and the technical, management, and financial qualifications to design, manage, permit, construct, commission, and closeout a residential or mixed-use development that prioritizes affordable housing.

About Rolesville

Rolesville is a community of a little over 11,000 situated in the greater Research Triangle Region adjacent to Raleigh and Wake Forest, with a population of over 28,000 within a 3-mile radius. Rolesville is experiencing accelerated growth in a county that is consistently one of the fastest growing areas in North Carolina. The Town maintains that genuine community of a small town while enjoying all the amenities that living near Raleigh and the Triangle has to offer.

As the cost of housing continues to increase in the area, and single-family residential developments are outpacing all others, Rolesville seeks to provide diverse and affordable/attainable housing options, including senior or age-targeted options, for people of all income ranges desiring to live in Rolesville.

The Opportunity

The Town of Rolesville requests project proposals from for-profit and non-profit developers for the acquisition and development of 4950 Burlington Mills Road. The Town seeks a developer to purchase and improve the property as a transformative and catalytic project for the site, to include affordable homes for low-income populations, seniors, veterans, and/or those with disabilities.

The Town proposes to sell the property "as is" and will not be responsible for any costs incurred in responding to this request. Interested developers are encouraged to become familiar with the supporting materials referenced herein to successfully respond to this request. Developers are also encouraged to inspect the property before submitting a response. A site plan was approved in 2014 for the property that included office and flex space on the property. This site plan is enclosed.

Selection of a development team will be based interested parties' qualifications and capabilities, experience and past successes in delivering similar projects, project understanding and approach, and capacity for securing financing to support this development.



Proposals will also be evaluated on how well the proposed concept plan aligns with the Town's goals and vision for the site. The Town will evaluate all complete responses to the RFP and intends to select a recommended development team to enter negotiations with the Town to reach a development agreement.

Site Overview

- Location: 4950 Burlington Mills Road
- PIN 1758682706
- Current Zoning: General Commercial
- Acreage: 6.48
- City of Raleigh Water and Sewer available
- Assessed Value: \$1,107,361

Guiding Interests

- Affordable Housing (delivering a significant component of onsite, permanently affordable housing to residents at 60% AMI)
- Senior Housing
- Veteran Housing
- Housing for those with disabilities
- Signature Design (deliver a signature project that demonstrates best practices in urban design and architecture)
- Preservation of natural features/green space to benefit future residents

Content and Format of Proposals

Responses to this RFP should include the following:

General Info

- Letter of introduction
- Brief description of firm/team
- Legal company organization; organization chart with names. The organizational chart shall also include major subcontractors. Note that no substitutions to the proposed project team of the selected firm(s) can be made without the prior written approval of the Town.
- Identify the Project Manager, all licensed contractors, all licensed subcontractors, and all licensed design professionals who the firm intends to assign to this project.
- List of applicable North Carolina licenses for construction, engineering, architecture, or other trades/professions pertinent to the project requirements.



Relevant Experience

- Applicant's overall reputation, service capabilities and quality as it relates to this project.
- List and briefly describe at least 3 comparable projects completed by your firm/team or currently in progress; include your firm's role, and discuss contract amendment history, if applicable. For each project, include contract value and construction value (original value plus contract amendments, if applicable), project owner, project location, contact name and title, address, current and accurate telephone number and email address.
- Provide "team" experience working together on similar projects.
- A minimum of three referrals and references from other agencies and owners. If possible, references should be from the projects listed above.

Project Understanding, Approach and Management

- Describe your understanding of and approach to the project. Provide a high-level vision for the site.
- Provide a preliminary concept plan.
- Identify and discuss any potential problems during design and construction. Identify and discuss methods to mitigate those problems.
- Describe the work you anticipate self-performing, and the work you anticipate being performed by sub-consultants/subcontractors. Discuss access and capacity of the sub-contractors as well as the subcontractor's history with your firm/team and their qualifications.
- Provide schedule; identify and discuss ideas to accelerate the overall schedule.
- Describe your planning, scheduling, estimating, and construction management tools.

Evaluation Criteria

Firms submitting proposals will be evaluated based on specific criteria including but not limited to:

- Familiarity and knowledge of Wake County and/or North Carolina
- Overall qualifications
- Relevant project experience and past successes
- Project approach, understanding and management
- Vision and Concept Plan
- References from similar projects
- Financial capability

The Town will review all RFP submissions for completeness and compliance with the submission requirements delineated above. Only complete submissions will be evaluated, and the Town retains the right to disqualify any respondent that does not submit all the required components.



Submittal and Selection Process

The deadline for submitting proposals is **4:00 pm on Friday, October 4, 2024**. All submittals are limited to no more than twelve (12) pages, not including cover/back inserts. Three (3) hard copies and one (1) electronic PDF copy of the proposal (on USB drive) is requested.

Proposals should be mailed to:

Mical McFarland
Economic Development Director
502 Southtown Circle
Rolesville, NC 27571

An email response confirming receipt of proposals will be provided. Questions concerning this project, or the submittal process, should be directed to Mical McFarland at: mical.mcfarland@rolesville.nc.gov

The Town of Rolesville will use a selection committee of at least three staff members to review and evaluate the proposals received based on the criteria noted above. The Town also reserves the right to schedule interviews if needed after evaluating proposals.