



Ogden City Corporation

Request for Proposal

Single Family Home Development – 605 N Jackson Ave

Q & A

1. Does this project need to be affordable?
 - a. *There is no federal restriction on this project. However, be aware of pricing concerns. High-end Luxury Homes may not be the market for this project. The goal is to have attainable single-family homes that are long-lasting, built with quality materials and craftsmanship as outlined in the RFP.*
2. Will you allow us to use previous architectural plans that the City has used in previous developments?
 - a. *The city will not be providing house plans from previous projects for this project. The developer may use plans or similar plans used in previous projects. In the past, the home design website www.homepatterns.com has been a good resource for homes used on city projects. However, there is no requirement or preference given to developers using these plans. Developers are welcome to submit existing plans as long as they meet the requirements outlined in the RFP. It is not necessary to submit detailed construction plans.*
 - b. *The specifications list provided in the RFP acts as a guideline so we can establish the quality we want to see in your proposal. You can use comparable items.*
3. Do you expect an ADU-ready development?
 - a. *Please plan on building homes with ADU-ready basements as detailed in the RFP. In the event that water table restricts basements during construction, this requirement would be reconsidered.*
 - i. Would you accept a two-bedroom home with a bedroom in the

basement?

1. *A three-bedroom and two-bath home is generally the ideal design that will allow growth for a homeowner. An unfinished basement will add potential. Please indicate in your proposals if your plan would require finishing the basement to meet the 3 bedroom guideline.*
4. Are there test pits dug out?
 - a. *Any soils or water table information available is included in the provided geotechnical report. There are no existing test pits available to monitor current water table depth.*
5. How detailed do you need to see under past performance or resumes?
 - a. *Provide a high-level background on builder's experience with team information. Please include who the decisions makers will be as well as the individuals managing the day-to-day operations of the acquisition, development and homebuilding process.*
6. Do you need to see bank statements in the proposal?
 - a. *Not necessarily. You can provide statement in your proforma identifying the funding sources. example a line of credit is established. However, financial verification will be needed when negotiating the development agreement.*