

CITY OF MUSKEGON REQUEST FOR BID

Nelson House Purchase and Redevelopment Request for Bids

Introduction:

The City of Muskegon is seeking bids from qualified buyers for the purchase and remodeling of the structure located at 382 West Muskegon Avenue., Muskegon, MI 49440, commonly known as the Nelson House. This project involves acquisition and complete renovation of the structure for the purpose of utilization as an owner-occupied, single family home. The goal of this project is to preserve the historically significant structure, enhance the area's aesthetic appeal, and to increase owner-occupied housing stock in the community.

Project Description:

The City of Muskegon Development Services Division will contract with a qualified buyer that can demonstrate financial capability to complete the remodeling and occupancy of the Subject Property. This Division is responsible for managing the city's Community Neighborhood Services, Planning Department, and Economic Development initiatives. These departments oversee zoning, site plans, and business development services, ensuring compliance with city regulations and fostering community growth.

Buyer Requirements:

1. Proof of Financing and Purchase Price Offer:

- Bid materials shall include the price offered for the Subject Property, method of payment (cash/loan) and proof of financing or capability to achieve financing.

2. Exterior Targeted Demolition and Renovation Plan:

- The City has not completed a formal inspection of the subject property's exterior. Stabilization of the exterior to prevent further deterioration should be a priority in any bid.
- Buyer shall be responsible for any necessary removals (siding, existing roofing material, window casings, etc.)
- Specific timeline for commencement for exterior renovations will be dictated in a purchase and development agreement approved by the City Commission, but shall commence no later than 90 days after closing.

3. Interior Renovation Plan:

- Bidders shall submit a proposed timeline and detailed scope of renovation from a licensed contractor with their bid.
- Specific timeline for commencement of interior renovations will be dictated in a purchase and development agreement approved by the City Commission, but shall commence no later than 150 days after closing.

Property Information

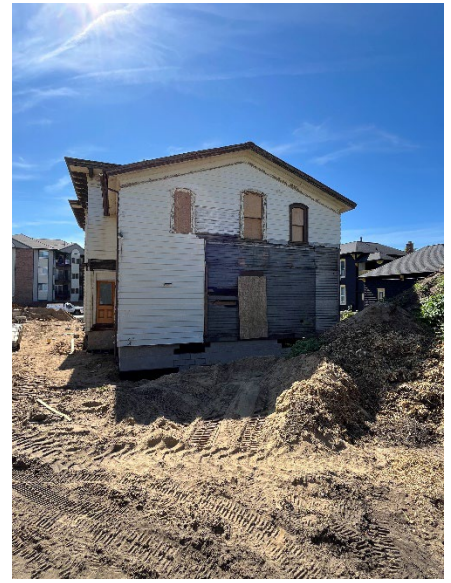
382 W. Muskegon Avenue Muskegon, MI

General Information:

The Subject Property is a historic single family home that has been recently relocated to the parcel at 382 W. Muskegon Avenue in Downtown Muskegon, Michigan. The home sits in a registered Historic District, and all exterior renovations of the Subject Property, fencing, additions, or accessory structures will be required to receive approval from the Historic District Commission. The City of Muskegon and Muskegon Public Schools have completed asbestos abatement and removal within the structure, a report of which is available to Bidders or their representatives for review at City Hall.

Owner	City of Muskegon
Owner Address	933 Terrace Street, Muskegon, MI 49443
Property Address	382 W. Muskegon Avenue, Muskegon, MI 49440
Property Number	61-24-205-336-0008-00
Year Built	1869 approx.
Occupancy	Not occupied

Existing Condition Exterior Photos



Proposal Submission Requirements:

Proposals must clearly state the name, address, phone number, and email address of the Bidder. By submitting a sealed bid, Bidders acknowledge that any agreement for sale of the Subject Property shall require:

- **Commitment to Owner-Occupy:** The City Commission and the community at large have prioritized increasing the number of owner-occupiers in the City of Muskegon. The successful Bidder will commit in their sealed bid and in the Purchase and Development Agreement to establish the Subject Property as their primary residence upon project completion. The City intends to file a deed restriction requiring owner-occupancy at the Subject Property in perpetuity to the extent permissible by law.
- **Work Timeline:** Successful Bidders will accept and comply with the development milestone requirements as reflected in the Purchase and Development Agreement. Namely, exterior stabilization to be commenced within 90 days of closing and interior renovations commenced within 150 days of closing. Project completion and occupancy should not exceed a total project timeline of 12 months.
- **Reverter Clause:** Successful Bidders will accept and acknowledge that the City of Muskegon will include a “reverter clause” in the Purchase and Development Agreement which will allow for “claw back” of the Subject Property in the event Bidder is not making adequate progress or is otherwise in breach of the Agreement.
- **Project Budget:** Bidders will provide a total cost estimate for all anticipated renovations along with evidence of financial capability to perform said improvements.
- **Contractor Information:** Bidders will provide license information, at least one sample project, and references for the general contractor that will complete the project on Bidder’s behalf.
- **Compliance with City Goals:** Attention is called to the fact that the City requires that the Contractor employ local trades and laborers insofar as possible; the goals established are 14% minority and 7% female participation in each trade. The Contractor must ensure employees and applicants for employment are not discriminated against based on race, creed, color, religion, sex, national origin, handicapped condition, or veteran status, and that all pertinent regulations are complied with. The City of Muskegon reserves the right to reject any or all bids or to waive any informalities or irregularities in the bidding.

Proposal Deadline:

Proposals are due by 2:00 p.m. local time on Thursday, November 21st, 2024. They must be sealed and delivered to: Muskegon City Hall, City Clerk’s Office, 933 Terrace Street, P.O. Box 536, Muskegon, MI 49440. Proposal envelopes should be marked “Nelson House Purchase Sealed BID”. Staff anticipates presenting a recommendation to the City Commission at their December 10, 2024 meeting.

Pre-Proposal Questions:

Please direct all questions to:

- **Jamie Pesch, Planner** Jamie.Pesch@shorelinecity.com 231-724-4405

Important Considerations:

- **Site Visit:** Prospective Bidders and their contractor are **REQUIRED** to visit the site before submitting their proposals to fully understand the scope of the project. Bidders must contact Jamie Pesch in the City of Muskegon Planning Department to coordinate site access. There is no limit to the number of visits but there will be no exploratory demolition permitted.
- **Permits and Licenses:** The selected Bidder will be responsible for obtaining all necessary permits and licenses to complete the renovations.
- **Safety and Environmental Compliance:** Bidders must adhere to all safety and environmental regulations throughout any site visits.