

**Addendum to RFP 24-02: Property Site Visits**

Date: April 9, 2024

**Subject: Site Visit Opportunity for Interested Respondents**

Good afternoon,

We are pleased to announce an additional opportunity for interested respondents to the Request for Proposal (RFP) to visit the properties specified in the RFP document. The site visits will take place on Saturday, April 13, 2024, from 9:00 AM to 12:00 PM.

Site Visit Details:

Date: Saturday, April 13, 2024

Time: 9:00 AM - 12:00 PM

Coordinator: Richard Thorton

Contact: Richard Thorton can be reached at 708-560-6763

Properties Included in the Site Visit:

1. 12327 S. Throop Street
2. 12515 S Ada Street

Richard Thorton of KAT's Properties will be onsite to coordinate access and address any questions or concerns during the site visit. This is an excellent opportunity for respondents to familiarize themselves with the properties and gather any additional information necessary for the submission of their proposals.

Should you have any questions regarding the site visits or the RFP process in general, please do not hesitate to contact us.

Sincerely,

*Michael Lofton*

Michael Lofton  
Program Director  
708-303-8614

[Michael.Lofton@southlanddevelopment.org](mailto:Michael.Lofton@southlanddevelopment.org)

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## **Request for Proposals 24-02: Acquisition and Rehabilitation of Single-Family Homes in the Village of Calumet Park**

### **Introduction:**

The South Suburban Land Bank and Development Authority is seeking proposals from qualified contractors or firms for the purchase and rehabilitation of multiple single family residential properties located within the Village of Calumet Park. The project aims to revitalize and enhance residential properties in the area, contributing to the community's overall improvement and economic development.

### **Project Scope:**

The scope of work includes the acquisition and rehabilitation of the following single-family residential properties within the Village of Calumet Park:

1. 12327 S Throop Street (PIN:25-29-305-050-0000)



2. 12515 S Ada Street (PIN: 25-29-318-045-0000)



The properties are expected to be in varying conditions, requiring renovation to meet safety, code compliance, and aesthetic standards. Rehabilitation should enhance the overall quality and marketability of each property for homeownership.

A successful scope of work will comply with Village of Calumet Park standards, including a Calumet Park Ordinance No. 8-965 As-Is Rehabilitation Affidavit (attached hereto as Exhibit A) for consideration and submission to the Village Clerk.

**Minimum Bid Price:** \$100,000.00 for both properties.

**Proposal Requirements:**

Interested parties are requested to submit a comprehensive proposal addressing the following key aspects:

1. Qualifications and Experience:

- Provide details of your firm's experience in property acquisition and rehabilitation, specifically in residential real estate.
- Highlight relevant projects completed in similar communities or neighborhoods. Demonstrating successful redevelopment and sale of single family properties.

2. Rehabilitation Plan:

- Present a comprehensive plan for the rehabilitation of each property, outlining specific renovation tasks, materials, and estimated timelines.
- Describe how the rehabilitation efforts will address safety, code compliance, energy efficiency, and aesthetic improvements.

3. Budget and Cost Estimates:

- Provide a detailed budget breakdown for each property, including acquisition costs, renovation expenses, and any other relevant expenditures.
- Include cost estimates for labor, materials, permits, and contingency allowances.
- Provide proof of funding.

4. Timeline:

- Present a project timeline outlining key milestones, including property acquisition, rehabilitation commencement, project completion and ultimate end use.
- Clearly indicate the expected duration for each phase of the project.

**Evaluation Criteria:**

Proposals will be evaluated based on the following criteria:

- Demonstrated experience and qualifications.
- Feasibility and comprehensiveness of the proposed acquisition and rehabilitation plan.
- Budget accuracy and cost-effectiveness.
- Potential community impact and alignment with project goals.
- Adherence to submission guidelines and deadlines.

For inquiries or clarification regarding this RFP, please contact **no later than Monday, April 15, 2024** :

Michael Lofton  
South Suburban Land Bank and Development Authority



[Michael.Lofton@southlanddevelopment.org](mailto:Michael.Lofton@southlanddevelopment.org)  
708-303-8614

**Important Dates:**

April 1, 2024: Release RFP  
April 19, 2024: Deadline for Submissions  
April 29, 2024: Award Date

**Submission Guidelines:**

Proposals must be submitted electronically to Michael Lofton, Program Director via e-mail and formatted as a PDF with the subject line “Proposal for Acquisition and Rehabilitation in Calumet Park” to:  
[michael.lofton@southlanddevelopment.org](mailto:michael.lofton@southlanddevelopment.org)







**Exhibit A**

12409 SOUTH THROOP STREET • CALUMET PARK, ILLINOIS 60827  
1-708-389-0850 • FAX: 1-708-389-9928  
[www.calumetparkvillage.org](http://www.calumetparkvillage.org)

**OFFICE OF THE VILLAGE CLERK**  
[clerksoffice@calumetparkvillage.org](mailto:clerksoffice@calumetparkvillage.org)

**AS-IS AFFIDAVIT – ORDINANCE #08-965**

I, \_\_\_\_\_ hereby release, for myself, my successors, heirs, and assigns, and promise to hold forever harmless the Village of Calumet Park, Illinois from any and all claims for damages of whatsoever kind for all ordinance violations at

\_\_\_\_\_, Calumet Park, Illinois.

I further understand that I am to correct all ordinance violations within one hundred eighty (180) calendar days of my obtaining an interest in said property. I further certify that I have the power and authority to bind any and all other persons or parties who obtain an interest in said property as a result of title which is the subject of this transaction and which is scheduled to close on the

\_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_.

In order to purchase transfer stamps and take possession of the said property, I further agree to the following:

1. Pay the following amounts or provide the Village of Calumet Park with a copy of the closing statement (RESPA) stating the Village of Calumet Park as payee for the following amounts.
  - \$ \_\_\_\_\_ for property maintenance
  - \$ \_\_\_\_\_ for water
  - \$ \_\_\_\_\_ for \_\_\_\_\_

After obtaining an interest in said property I further agree to the following:

1. Deposit \$2,500.00 residential or \$5,000.00 commercial as escrow with the Village of Calumet Park.
2. Perform all required repairs to the satisfaction of the Village of Calumet Park and call for the required inspections within a period not to exceed one hundred and eighty (180) calendar days. No extensions will be granted.
3. In the event the repairs and inspections are not completed within the one hundred and eighty (180) calendar days the escrow shall be forfeited and enforcement of the Village of Calumet Park Ordinances may proceed at the Village's sole election.
4. All contractors shall be licensed by the Village of Calumet Park.

5. Building permits and contractors licenses will not be issued until all fees are in the possession of the Village of Calumet Park.
6. Permits, licenses and work performed will be compliance with the Village of Calumet Park's Ordinances.
7. Upon satisfactory completion of all repairs and inspections a Certificate of Compliance will be issued by the Village and the escrow amount shall be returned within 30 days.

Escrow shall be returned to:

Name: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

Phone: \_\_\_\_\_

Buyer Signature: \_\_\_\_\_

Printed or typed name of buyer: \_\_\_\_\_

Subscribed and Sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_.

Notary Public: \_\_\_\_\_

**For Office Use Only**

**Building Department:**

Approved Denied Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**Clerks Office:**

Approved Denied Signature: \_\_\_\_\_ Date: \_\_\_\_\_