



REQUEST FOR OFFER TO PURCHASE AND REHABILITATE

1525 Clough Avenue, Superior, Wisconsin

1. INTRODUCTION

The City of Superior's Planning Department is requesting offers to purchase and rehabilitate the real property located at 1525 Clough Avenue, Superior, Wisconsin.

2. PROJECT BACKGROUND The City of Superior's Housing Task Force has developed the Superior Vacant Home Restoration Program, administered by the Planning Department. The program aims to facilitate blight removal, responsible development and healthy housing markets in Superior neighborhoods through acquisition and sale of vacant residential structures as candidates for rehabilitation.

Through donation, the City of Superior has acquired the real property located at 1525 Clough Avenue, Superior, Wisconsin. The property is legally described as:

The North Four (4) feet of the East Ninety (90) feet of Lot Fourteen (14) and Lot Thirteen (13), Except the South Four (4) feet of the West 36.6 feet thereof, all in Block One (1), Kalkman's Addition to West Superior, in the City of Superior, Douglas County, Wisconsin, parcel no. 05-805-09244-00.

The 3,125-square foot parcel consists of one single-family dwelling and one garage. The dwelling has three bedrooms, one bathroom, and a full basement. See attached map. A fire occurred on or around January 7, 2022 and the property was deemed the property unfit for human occupancy. It has remained vacant since the fire. The property was donated to the City on June 21, 2022. On July 5, 2022 the City of Superior Building Inspections assessed the property for repairs needed to restore the house to habitable conditions.

The City of Superior Planning Department has placed the property for sale through its Vacant to Value, Renovation program, for the purpose of renovating the single-family residence on site. The minimum purchase price is \$1.00. If multiple qualifying bids are submitted, the City will consider the proposed re-use (owner-occupancy is preferable to long-term rental use), each

bidder's capability to perform, and the purchase price as factors when agreeing to a sale.

DISCLAIMER: This property has sustained damage from a fire and smoke residue is pervasive. When accessing the interior of the property, all parties are advised to wear appropriate mask or breathing apparatus. If bidders need multiple parties to inspect the premises, be advised that such inspections are recommended to be done simultaneously or on the same day as staff access may be limited.

3. SCOPE OF WORK

The list of repairs outlined below are the minimum repairs required to bring the property into compliance with all relevant property and fire codes and sufficient to allow human occupancy. All repairs listed need to be addressed in the proposal to be considered as a purchaser.

- A. Abate fire and smoke damage throughout the property and remove debris. The removal of smoke- and fire-damaged items may reveal other necessary repairs required to bring the property up to code.
- B. Electrical damage and wiring at the point where the fire originated in the kitchen area must be repaired according to the attached policy document dated February 21, 2017. A Megger Test by a certified electrician may be conducted in lieu of replacing affected electrical items.

The City will provide copies of all existing documents and reports including:

- Scope of Required Work, as of 9/22/2022
- Superior Vacant Home Restoration Program guidelines
- Sample Development Agreement, required to be signed by purchaser

4. SUBMITTAL REQUIREMENTS

An original proposal shall be submitted. Proposals should:

- a. Describe Purchaser's or General Contractor's experience working on similar projects and provide at least one example of a similar project completed within the last two years that includes a basic summary of the scope of work completed, budget, resale information (if applicable) and before/after pictures (if available);
- b. Provide proof of financial capacity to pay for acquisition of the property and for the improvements proposed;
- c. Provide a written plan for occupancy once rehabilitation is complete. Purchaser must describe an end use for the property – owner occupancy by the purchaser or a marketing strategy for the sale of property to owner occupants is preferred;
- d. Provide a detailed outline addressing each of the required repairs noted in the Scope of Work, and any additional or aesthetic improvements planned for the property;
- e. Provide a detailed budget for the entire project to include, but not limited to, the acquisition of the property, cost estimates for all of the required repairs, cost estimates for any additional or aesthetic improvements planned for the property; and

f. Provide a detailed timeline for completing the project.

Opportunity to walk through the property can be scheduled with Planning Department staff during regular business hours, Monday – Friday, 8:00 a.m. – 4:30 p.m. until November 11, 2022. The deadline to submit an Offer is November 15, 2022. All complete Offers will be reviewed after that date. If no complete Offers are submitted before November 15, 2022, the first completed offer will be reviewed for approval and sale.

Offers to Purchase and Rehabilitate must be submitted by 4:30 p.m. on ... to the City of Superior, Planning and Development Department, 1316 North 14th Street, Superior WI 54880 or via email to planning@ci.superior.wi.us.

5. SELECTION PROCESS

Purchasers will be evaluated by the Planning and Development Department based on the information provided in Section 4 of this Offer to Purchase and Rehabilitate, more specifically on:

- Purchaser's or general contractor's relevant experience
- Financial capacity for the described project
- Well-estimated construction/renovation costs
- Extensiveness of scope of work or new construction plans
- Plan for occupancy, owner-occupancy preferred

Offers will also be reviewed to determine if the responsibility criteria described in Section 2D (Eligibility Criteria; applicants may not own vacant and abandoned structures within the City of Superior) of the Superior Vacant Home Restoration Program is met.

Request for additional information, requests to view and inspect the subject property in person, and questions regarding the Request for Offers to Purchase and Rehabilitate should be directed to Jeff Skrenes, Housing Coordinator/Planner at 715-395-7245 or via email at skrenesj@ci.superior.wi.us.