

## Request for Proposals: Sherwood Residential Lot Sales and Property Development

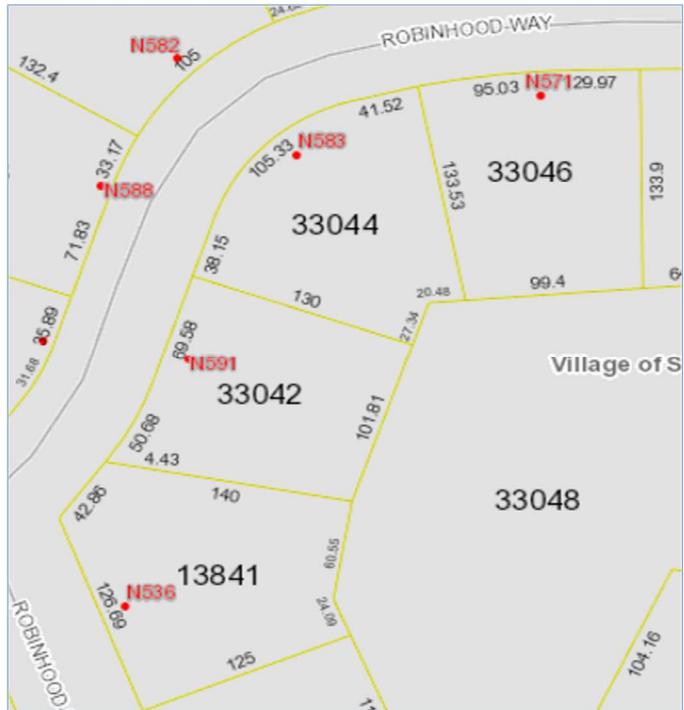
The Village of Sherwood is requesting sealed bids for the purchase and development of five (5) vacant parcels comprising 3.8 acres of Village-owned land in and adjacent to the Sherwood Forest Golf Village subdivision.

The first four (4) parcels are located in the Sherwood Forest Golf Village subdivision along Robinhood Way, lying on a downward (westerly) slope, abutting a common-space outlot. All homes shall be single-family dwellings. Local covenants apply (see attachment). The lots have all utilities at the lot line. In 2015, the average fair market value of all built lots in this subdivision was \$276,300.



### Parcel information

Address	Tax ID	Parcel ID	Size (acre)
N536 ROBINHOOD DR	13841	179-0374-000480A-000-0-201929-00-3200	0.39
N591 ROBINHOOD WAY	33042	179-0471-000640B-000-0-201929-00-1300	0.34
N583 ROBINHOOD WAY	33044	179-0471-000650B-000-0-201929-00-1300	0.35
N571 ROBINHOOD WAY	33046	179-0471-000660B-000-0-201929-00-1300	0.35



The fifth parcel is 2.34 acres of vacant land lying on Military Road (CTH 'M') adjacent to the first hole of the Sherwood Forest Golf Course. It is not part of the subdivision. The property is zoned single-family residential and may be suitable for limited, townhome development, with Village approval. Utilities are at the lot lines, with water along CTH 'M' and sewer along the rear (downward easterly) property line.



Address	Tax ID	Parcel ID	Size (acre)
N502 MILITARY RD	13538	179-0000-0000000-000-0-201929-00-240C	2.34

**Bid Requirements:**

All bids shall contain and clearly state the proposed purchase price for any and/or all of the five (5) lots. The additional following materials must be included for a bid packet to be considered complete:

- Preliminary site plan.
- Renderings and specifications of proposed construction.
- Estimated value of completed construction (i.e. new improvements).
- Project timeline.
- Description of other developments conducted by the builder/developer.
- Bank statement of financial ability to purchase parcel(s) and make stated improvements.

Any other information the builder/developer feels to be important is welcomed.

**Bid/Owner conditions and specifications:**

Successful bidder(s) will enter into a *Development Agreement* including at least the following terms:

- ‘As Is’ condition: Bidder accepts property in ‘as is’ condition notwithstanding any on-site conditions present at the time of bid submittal/award.
- ‘Building Permit Fees’: Standard permit fees apply above and beyond land purchase cost.
- ‘Purchase’: Payment of agreed purchase price for land parcel(s) to the Village of Sherwood as approved by the Village Board at its Regular Board Meeting on Monday, Aug. 22.
- ‘Performance Bond’: Payment of \$5,000 per/lot performance bond to be received and held by the Village at its Regular Board Meeting on Monday, Aug. 22. Bond reimbursement shall occur upon Village-approved 100% completed construction and per established timeframe.
- ‘100% completion of approved construction’: Village Building Inspector shall certify completion of construction. This shall occur not later than two years following property transfer date and in any event not later than Dec. 31, 2018. Completion refers to building(s) and utility hook-ups, but need not include final landscaping, which can be the responsibility of a follow-on purchaser.
- ‘Non-100% completion of approved construction’: In the event awarded Bidder does not complete construction by stipulated timeframe, Bidder retains the awarded parcel(s) and improvements made thereto as personal property, while the \$5,000 performance bond is reduced by \$100 per calendar day until exhausted.

**Bid Documents:**

- All bid materials are due on Thursday, July 28, 2016 by 12 o’clock Noon.
- Submittals shall be sent via registered mail or hand delivered, only.
- Submittals shall be sealed and addressed as follows:

**CONFIDENTIAL**

**SEALED BID DOCUMENTS**

**RE: Sherwood Forest Golf Village area parcels**

**Attn: Village of Sherwood – Administrator  
W482 Clifton Road  
Sherwood, WI. 54169**

**Pre-Bid Meeting:**

A pre-proposal meeting will be held at the Sherwood Village Hall on Monday, July 11 at 10:00 am. A follow-on site visit can occur if participants desire.

**Bid Opening:**

- Bid opening will be Monday, August 1 at 10am at the Village Hall.

**Bid Award:**

- Bid award is scheduled for the Village Board regular meeting on Monday, August 8, 2016. The Award will be contingent upon finalization of a signed *Development Agreement* and receipt of the proposed purchase cost(s) and performance bond(s) by the Village by not later than the following Village Board meeting, Aug. 22.

**Award Criteria:**

Bids will be awarded based on at least a combination of the following factors:

- Completed bid packet.
- Offered purchase price.
- Quality of the development plan consistent with the surrounding neighborhood.
- Expected value of completed development.
- Timing of completed development.
- History of successful residential development.

**Award Conditions:**

- The Village reserves the right to reject any and all proposals or to negotiate on any or all aspects of the proposal as permitted by law.
- If desired, bidders may be asked to present their proposal and answer questions of the Board of Trustees prior to final award. If so, at least five (5) calendar days' notice will be given.
- In the event an 'Awarded Bidder' does not fulfill their financial commitment by Aug. 22 as established above, the Village reserves the right to award the bid via its established award criteria to another bidder.

All properties and relative information can be viewed on the Calumet County webpage in their 'On-line Map Gallery' at <http://www.calumetmaps.com/>.

Additional questions regarding the properties may be addressed to the Village of Sherwood (address listed above) at (920) 989-1589 or via e-mail to Administrator Randy Friday at: [administrator.sherwood@newbc.rr.com](mailto:administrator.sherwood@newbc.rr.com).

Encl: Sherwood Forest Golf Village – Covenants.