

Legacy Proposed Scope of Service

Alachua County is seeking proposals for the development associated with the construction of single-family workforce and market rate housing for and on the County-owned Property.

Alachua County may choose to provide the Property at no cost to the developer to increase feasibility of an exemplary proposal and assist with the workforce housing affordability.

To provide workforce housing opportunities at various income levels for Alachua County residents.

To ensure housing built in the development remains affordable to workforce households as defined in the Alachua County Affordable Housing Plan now and in the future. Deed restrictions on the Property may be utilized to achieve this goal.

Walkable with safe routes for walkers and bicyclists.

Anticipating higher density than adjacent neighborhoods.

Diverse architectural styles that minimize perceived mass, transition and complement adjacent neighborhoods thoughtfully, and considers human scale at sidewalks, yards, etc.

Highly energy efficient construction and integration of on-site energy (solar) where possible as well as heat pumps for heating and cooling needs.

Durable, low-maintenance buildings and landscaping.

The Development Partner will be responsible for leading a community engagement effort regarding the proposed development and visioning process.

Descriptions and photographs of developer's past successful for sale workforce housing developments.

A project finance overview that proposes how the project may be financed.

Final estimated costs per square foot should be included, with more detail of estimated component costs encouraged. Sale price estimates for unit types shall be included, ranges are acceptable.

A proposed construction schedule that describes the process from design through occupancy with anticipated benchmarks at significant stages such as permit ready building submittals, utility and foundation excavation, etc.