

DEVELOPMENT OPPORTUNITY

Cleveland Heights is a diverse, progressive, vital suburb just up the hill from University Circle with its museums, colleges and world-renowned medical facilities and is a convenient commute to downtown. Our community possesses architectural features that are both of historic and aesthetic significance.

FutureHeights is a non-profit, community development organization serving Cleveland Heights and University Heights. We are committed to preserving and protecting the community's housing stock, increasing homeownership and providing programs and opportunities to maintain and improve the quality of life in our community.

We are happy to announce that we are accepting applications to *renovate/develop the* single-family home at 3260 Altamont through the FutureHomes program. The home built in the 1920's features unique concrete construction, 3 bedrooms and ideal for the first-time homebuyer. Walk to Boulevard Elementary School, Cain and Cumberland Parks.

The developer will be required to purchase the home and completely renovate it with attention to quality. General specifications and work scope must comply with FutureHomes program standards. Once complete, the property must be owner occupied.

Applicants may be asked to make a formal presentation to Futurehomes and Revitalization Committee

Applications and program details can be found online at:

Futureheights.org under the FutureHomes program link
or by calling our office at 216-230-1423, ext. 104.

The properties will be available for walk throughs on:

Friday April 26 from 10:00 a.m. to 2:00 p.m.

Saturday April 27 from 10:00 a.m. to 2:00 p.m.

Or by appointment

DEADLINE FOR APPLICATION SUBMISSION: Monday, May 17 no later than 4:00 pm

Submit applications:

FutureHomes

c/o FutureHeights

2843 Washington Blvd, #105

Cleveland Heights, OH 44118



FutureHeights

April 2024

FutureHomes is a program of FutureHeights, a non-profit, community development organization serving the Cleveland Heights and University Heights communities.

Dear Contractor/Developer,

You are being invited to bid on the residential renovation project at **3260 Altamont Avenue** in the Cleveland Heights community, ***including acquisition and renovation of the homes.*** Once complete, the homes must be made available for sale to an owner occupant. Please find the following:

- Project overview/scope
- Application
- Budget sheet

The home will be open for your review on the following days:

Friday, April 26 from 10:00 a.m. to 2:00 p.m.

Saturday, April 27 from 10:00 a.m. to 2:00 p.m.

All bids and forms are due by Monday, May 17, 2024 no later than 4:00 pm

FutureHeights
2843 Washington Boulevard, #105
Cleveland Heights, OH 44118

Questions:
Contact Hilary Schickler
at 216-320-1423 ext 104 or
hschickler@futureheights.org

Scope of work

3260 Altamont Avenue
Cleveland Heights, OH 44118
684-31-061



Historic features must be preserved. This may include exterior siding, windows, porch design, soffit, masonry, and any other features that are considered unique. Interior features may include wood flooring, woodwork, built in cabinets, fireplaces, staircases, and other unique materials.

General notes:

This is a general overview of minimum improvements to be made at this property. Specifications are provided as guidance and may not include all necessary items. The applicant is expected to provide a full rehabilitation bringing the property to a code-compliant and modern condition that will ensure long-term stability of the property, which may include work in addition to that which is listed in this scope of work.

The contractor must obtain all necessary permits and display such permits that they are always visible from the street, with copies to FutureHeights. All work to conform to "lead safe" practices. In addition, any existing point of sale violations must be eliminated and upon completion, the property must receive a new point of sale inspection with no violations.

Note: concrete construction throughout, carefully price any mechanical work, walls may need to be furred out to accommodate new electrical work

Site

Landscaping:

- Remove all debris, shrubs, overgrowth, dead wood in trees, stumps
- Remove vegetation from structure walls
- Remove service walk, grade and seed
- Provide landscaping plan (include \$5,000 allowance)
- Mulch all landscaped beds

Garage

- Assess garage condition after clean out
 - Unable to assess floor, large hole in roof at rear, observed cracking
 - Anticipate demolition and replacement
 - Provide plans for new garage with electric service
 - or complete work scope to renovate existing (subject to approval)

Driveway

Remove existing driveway and replace, prefer concrete

Porches (front and rear):

Rebuild as needed; decking and steps

Repair front arch areas as needed

Exterior

- Remove all unnecessary wires/cables from exterior surfaces
- Repair damaged stucco
- Repair all damaged wood details
- Scrape and paint using safe lead practices; colors to be approved by FH

Windows and doors

- Repair or replace windows;
 - If replacing, must be same size and style (product to be approved by FH)
- Replace all exterior doors and storm doors
 - Restore/rebuild/replicate 14 lite door vestibule at front

Roof

- Remove satellite dishes
- Clean and assess; anticipate tear off, re-roof
- Install new gutters and downspouts for entire house. Connect downspouts to existing crocks. Verify clear flow in crocks, snake drains if needed

Misc

Install 3" metal house numbers
Provide mailbox

Basement:

General

- Clean, scrape and paint walls and floor with appropriate masonry paint
- Repair/replace windows, include dryer vent
- Finish opening under back porch
- Ensure basement has no moisture intrusion and all materials are moisture resistant

Electrical

- Electric upgrade/panel complete (due to construction methods, may need to add premium)
 - Install new 100 amp (or larger) circuit breakers panel, label
 - Make sure entire electrical system is code compliant
 - Ensure adequate quantity of receptacles in each room
 - Replace all switches, outlets and covers with new (white)
 - Provide 220 V power supply to laundry dryer and kitchen stove/oven
 - Install hardwired smoke detectors and carbon monoxide detectors in all locations required by code
 - Install new lighting fixtures throughout, including walk in closets, basement, and exterior locations include one exterior motion sensor light in rear
 - Bring all communication wiring to current standards (co-axial cable, high speed internet, USB plug ins, etc)
 - Provide property operating doorbell system

Plumbing

- Replace complete sanitary and water supply system.
Include piping and hose bibs for exterior use
- Verify condition of water service line from street to house.
Replace with new copper if necessary
- Install new 40 gallon water heater with all gas or electrical connections & exhaust piping
- Install new plumbing fixtures throughout
- Install new water supply connections and drain for laundry, include laundry tray
- Repair or replace gas piping and valves to kitchen range

Plumbing continued:

- Verify proper flow in sanitary drain from house to main sewer at street. Snake as necessary to remove any blockage
- Sump pump?

HVAC

- Clean and tune boiler (possible replacement?)
- Test system: repair leaks, replace any broken/cracked radiators
- Sand blast and coat radiators
- Encapsulate or abate asbestos piping
- Install exhaust fan in each bathroom *ducted to the exterior*
- Install new vent and duct for laundry dryer

Kitchen

- Gut and remodel complete (work to include back porch area)
 - New flooring (approved by owner)
 - New cabinets and granite countertop
 - New fixtures and appliances; refrigerator, range, over range microwave, sink, disposal, DW
 - Exhaust fan to be *vented to exterior*
 - Install both 220 and gas line for stove

Living areas: (living room, dining room, stairway, hallways, bedrooms, closets)

- Remove paneling, repair/paint walls and ceilings
- Install flooring, including shoe mold (owner approved)
- Repair, replace, install all interior doors and hardware
- Provide rod and shelf in each closet
- Repair DR built in cabinets
- Sweep and inspect chimney, provide report

Bathroom

Gut and remodel complete

Include new vanity/sink, medicine cabinet, mirror, towel bars, flooring, tub surround, vented exhaust fan and plumbing/electrical fixtures

Attic

Add insulation to achieve R-22



Request for Proposals (RFP): Single-Family Home Acquisition and Rehabilitation

Introduction

FutureHeights is a non-profit community development corporation. Our mission is to facilitate an equitable, prosperous and vibrant future for Cleveland Heights and University Heights and to engage in and promote economic and social development through meaningful engagement of residents and collaboration with local organizations, businesses and governments.

As Cleveland Heights housing stock is an important part of our community, FutureHeights is committed to bringing vacant homes back to productive use. Through our program, our goal is to foster neighborhood stability, as well as improve economic, social and environmental conditions through homeownership.

THIS APPLICATION IS FOR BOTH ACQUISITION AND REHABILITATION

This process will consider qualifications, financial capacity, and additional subjective factors that align with the best interests of FutureHeights and the community. To best provide an equitable review, uniformity of proposals are a must. If your submission is selected, FutureHeights will be in contact with you to discuss next steps.

PROGRAM REQUIREMENTS

The property located at 3260 Altamont Avenue in the City of Cleveland Heights is being offered for purchase by a qualified real estate developer who agree to rehabilitate the home for purposes of selling the home to owner-occupant buyers. Participants also agree to comply with all program guidelines, including all City of Cleveland Heights approvals, deed restrictions, insurance requirements, obtaining home warranties and escrow. All contractor registrations, permits and plan reviews are the sole responsibility of applicant and applicant is responsible for any and all costs.

Submission Deadline: 4:00 PM Friday May 17, 2024

PROPERTY INFORMATION

Address: 3260 Altamont Avenue

Parcel number: 684-31-061

APPLICANT INFORMATION (Please note that incomplete applications will not be reviewed or considered)

Name: _____

DBA: _____

Other entity names: _____

Address: _____

Email: _____

Phone: _____



PROFESSIONAL QUESTIONS:

Please submit the following information with your application or submit binder/folder:

1. Provide details of previous renovation projects, in the last five years, or professional portfolio. Attach photos of before and after work that was completed. Provide details of the largest project you were involved with.
2. Have you ever defaulted on a project?
3. Provide at least 3 professional references for work that was completed (name, address, phone, email)
4. Provide work proposal for property, with details and cost estimates (budget sheet included)
5. Will you be hiring architects, contractors or general managers? if so, provide information
6. Provide a list of contractors/subs that will be working at the property
7. Provide details on how you plan to finance to project
8. What is your estimated timeline for construction?
9. Provide a list of all the names you have conducted business as for the last 20 years (DBA, LLC, Inc etc)
10. Provided a list of all properties owned in Cuyahoga and surrounding counties
11. Provide a list of any licenses held
12. Are you a non-profit organization?
13. MBE/FBE?
14. Describe your willingness to participate in community engagement activities with FutureHeights.

I understand that FutureHeights will review my application and contact me if any additional information is required.

Sign: _____

Date: _____

Please allow at least 14 business days (14) for your application to be processed. All property is sold AS-IS. The property purchase application is a statement of interest only. A formal agreement is required to transfer the property, affect any transaction and bind any party. There is no guarantee or expectation that FutureHeights will transfer any property or enter into any transaction. In addition to materials submitted with any application, FutureHeights may, in its sole discretion, require additional information in order to consider a particular transfer or transaction. All transfers and transactions may be subject to approval by the Executive Board of FutureHeights, as may be determined by FutureHeights in its sole discretion.

For more information, please contact:

Hilary Schickler
hschickler@futureheights.org
216-320-1423
2843 Washington Blvd. Cleveland Hts. OH 44118

Developer/Contractor Proposal Form		
	Budget	Comment
Property Acquisition		
Purchase price (paid to Future Heights)		
Acquisition-related closing or other costs		
Other:		
Subtotal Acquisition	\$0	
Property Renovation		
Landscaping (including tree removal)		
Driveway		
Walkways		
Garage		
Fencing		
Exterior masonry		
Roofing		
Gutters & Downspouts		
Siding		
Windows		
Exterior painting		
Porches		
Interior cleanout/demolition		
Basement foundation repair		
Kitchen cabinets and countertops		
Kitchen appliances		
Bathroom cabinets		
Bathroom ceramic tile		
Interior carpentry		
Insulation		
Drywall and plaster		
Interior painting		
Flooring (carpet, wood, vinyl, etc.)		
Plumbing (rough-in & fixtures)		
HVAC		
Electrical (rough-in & fixtures)		
Other: Post Construction House Cleaning		
Other: Utilities		
Other:		
Other:		
Subtotal Renovation Costs	\$0	
Contractor General Costs		
Permits		
Dumpsters		
Insurance		
Other: Labor		
Other:		
Other:		
Other:		
Subtotal General Costs	\$0	
Total Project Costs	\$0	
Sale Proceeds		
Anticipated Sale Price (paid by homeowner)		
Less: Realtor Commissions		
Less: Closing Costs		
Less: Other		
Less: Other		
TOTAL SALE PROCEEDS	\$0	
Contractor Profit		
Sale Proceeds	\$0	
Less: Property Acquisition		
Less: Property Renovation	\$0	
Less: General Costs	\$0	
TOTAL ANTICIPATED CONTRACTOR PROFIT	\$0	