

Charter Township of Royal Oak, Michigan Request for Qualifications (RFQ) Residential Infill Development on Township- Owned Lots

**Issue Date: July 15, 2025
Proposal Due Date: December 31, 2026**

Introduction

The Charter Township of Royal Oak is seeking Statements of Qualifications (SOQs) from experienced residential developers and home builders interested in partnering with the Township on future infill development of vacant, Township-owned lots. This RFQ marks the first step in a multi-phase selection process to identify capable and qualified development partners with a proven track record in residential construction, urban infill, and equitable neighborhood revitalization.

This initiative supports the Township's broader efforts to strengthen community stability, expand homeownership, and introduce high-quality, context-sensitive housing.

Through this RFQ, the Township invites creative, community-focused proposals that balance architectural excellence, financial feasibility, and a strong commitment to neighborhood revitalization.

Charter Township of Royal Oak Master Plan

In June 2024, the Charter Township of Royal Oak adopted a new Community Master Plan—a comprehensive blueprint for guiding land use, development, and quality of life improvements over the next two decades. The Plan highlights extensive community engagement and reflects the Township's commitment to equitable growth, reinvestment in neighborhoods, and expanded housing options.

The Community Master Plan outlines several strategic priorities that this infill initiative is designed to support:

- Strengthening neighborhood identity and quality of life: Encouraging well-designed infill helps maintain the character of established residential areas.

- Increasing housing variety and choice: Promotes diverse options such as single-family homes, duplexes, and accessory dwelling units to serve households across income levels and life stages.
- Sustainable development: A focus on context-sensitive design and efficient use of public infrastructure aligns with the Plan's environmental and fiscal sustainability goals.
- Supporting equitable community outcomes: Embeds affordability and inclusive practices consistent with the Plan's emphasis on fair housing and community participation.

This RFQ seeks development partners whose qualifications demonstrate not only technical expertise, but also a clear commitment to these guiding principles.

Reference Documents:

Community Master Plan

Project Summary

The Charter Township of Royal Oak is advancing a key priority of its Community Master Plan: increasing the supply of high-quality, diverse housing through infill development. To support this objective, the Township is launching a housing initiative to redevelop up to 88 vacant, Township-owned residential lots. Located throughout established neighborhoods, these properties represent a strategic opportunity to bring new investment, modern housing options, and long-term vitality to the community.

Through this initiative, the Township will activate publicly owned land for the construction of new homes. These efforts aim to reduce vacancy, promote homeownership, and attract qualified developers who share the Township's commitment to equitable, sustainable neighborhood revitalization.

Qualifications Submission Requirements

Respondents must submit a complete SOQ addressing the following:

1. Development Team Qualifications

- Provide background on the lead developer, builder, and key personnel.
- Include a team organizational chart and identify the primary point of contact.

- Summarize the team's history and experience with infill residential development.
- Describe past work in legacy cities or urban neighborhoods.
- Submit at least three examples of relevant projects (photos and brief narrative encouraged).

2. Financial and Operational Capacity

- Provide an overview of the team's financial structure and access to capital.
- Describe the ability to self-finance or leverage private and/or public investment.
- Summarize insurance coverage, bonding capacity, and other risk-mitigation measures.

3. Community Engagement and Inclusion Approach

- Describe experience engaging community stakeholders and residents.
- Outline strategies for inclusive development, equitable contracting, and workforce participation.
- Summarize past performance in local hiring, Minority- and Women-Owned Business Enterprise (M/WBE) participation, or community partnerships.

4. Design and Construction Approach

- Describe the team's general design philosophy and architectural style.
- Highlight experience with context-sensitive housing solutions.
- Demonstrate knowledge of sustainable or modular construction techniques.

5. References

Provide contact information for at least three references from recent projects.

Evaluation Criteria

Proposals will be reviewed and evaluated by a selection committee based on the following criteria:

- Qualifications and experience of the development team
- Demonstrated success in comparable urban infill and housing development projects
- Financial and operational capacity to deliver high-quality outcomes
- Commitment to community engagement, equity, and inclusive development
- Design sensibility and compatibility with the Township's housing goals

Submission Instructions

Statements of Qualifications must be submitted in BidNet:

<https://www.bidnetdirect.com>

Township Discretion, Non-Liability, and Hold Harmless Provisions

This RFQ does not commit the Township to pay any costs incurred in the preparation or submission of a response.

The Township reserves the right to accept or reject any proposal, in whole or in part, and to waive any technical errors, irregularities, or discrepancies if doing so is deemed to serve the best interests of the Township. No award will be made until all necessary investigations are completed regarding the responsibility and qualifications of the developer proposed for selection.

The Township reserves the right to select any number of qualified finalists.

In addition, the Township may issue written notice of changes to the proposal submission schedule or other deadlines, at its sole and absolute discretion. By submitting a response to this RFQ, the proposing entity waives all rights to protest or pursue legal remedies regarding any aspect of this solicitation.

Any changes to this RFQ between the date of issuance and the submission deadline may be issued in the form of a written addendum by the issuing office.