



Sewanee Village +

Request for Builder/Developer Proposals

Contact: Frank X. Gladu
Special Assistant to the Vice Chancellor
University of the South
735 University Ave
Sewanee TN 37383
fxgladu@sewanee.edu

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SEWANEE VILLAGE REQUEST FOR QUALIFICATIONS AND PROPOSALS FROM BUILDER/DEVELOPERS

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PROJECT SUMMARY

Type of Development

The University of the South is seeking proposals from experienced builders and/or developers (individuals, firms or teams) interested in building single-family homes in one or more parcels of real estate located in the Village of Sewanee, Tennessee and controlled by the University of the South (“Site”).

Standards of Excellence

An important goal of the Village Implementation Plan is to identify, protect and enhance the unique architectural, streetscape and landscape character of the Village and the neighborhoods that surround it. In order to meet these goals, the University has hired a Village Planner (Town Planning & Urban Design Collaborative, LLC [TPUDC]) to oversee all Village development and to provide design and architectural review services for leaseholds within the Village boundary. The Village Planner works directly with the University Lease Committee to provide design guidance and recommendations for all development, redevelopment, and improvements in the Village. To this end, the University and TPUDC have begun the process of qualifying builders, architects and developers to work in the Sewanee Village. Qualified firms or individuals will be those that commit to uphold the standards of the University and the Village Implementation Plan, and that have experience with the type of project they seek to complete.

While the University of the South’s campus is world-renowned for its Collegiate Gothic architecture and abundance of formal and informal green spaces; the Sewanee Village has a very different, but equally special character. Buildings in the Village are no doubt less grand than those on campus, but their eclectic architecture styles, bright colors, and whimsical details make for a unique and special character all their own. The main goal of the Village Implementation Plan is to create a “Village version” of the excellence found on campus, by capturing the most-loved elements of the Village and using them to inform the future built environment. The Sewanee Village Pattern Book sets the standards and all projects must conform with these standards. The Pattern Book is available at <http://sewanee.edu/village> under RESOURCES.

Background

The University of the South, also known as Sewanee, is a private liberal arts college in Tennessee, approximately 90 miles southeast of Nashville and 50 miles northwest of Chattanooga. The University campus is on 13,000 acres of the scenic Cumberland Plateau. The current Village is approximately one half mile from the University campus core at the intersection of University Avenue and Highway 41A. It is comprised of approximately 20 commercial buildings, including a bike shop, convenience store, and several restaurants, offices, and retailers.

In August 2015, Town Planning and Urban Design Collaborative (TPUDC) and the University of the South conducted a public planning workshop to finalize a master plan for downtown Sewanee. The recently completed Village Implementation Plan focuses on creating a lively and economically thriving downtown area, with new businesses and civic spaces linked to the University and surrounding neighborhoods with a network of pedestrian paths, trails, and bicycle facilities.

Sewanee's village core will be a mixed-use environment, integrating new retail, office, and residential uses into the existing fabric of downtown without compromising the character that makes Sewanee special. The plan also incorporates new housing options for a range of income levels, including cottage courts, apartments in mixed-use buildings, and affordable single-family houses.



Artist's Rendering of Proposed Cottage Court

The Village Implementation Plan is centered around the transformation of Highway 41A and the creation of a “village green” at the intersection of the highway and University Avenue. TPUDC and the University have been meeting with the Tennessee Department of Transportation, Franklin County, and Tennessee government officials to advocate for the narrowing of Highway 41A to two lanes (without the previously planned roundabout). This significant change to the character of the road as it passes through Sewanee is critical to the unification of the north and south sides of the downtown area, and the creation of a safe, walkable environment for all.



Artist's Rendering of Highway 41A/University Avenue intersection

The proposed redesign of the highway will give it more of a “main street” character, with sidewalks, street trees, reduced speed limits and pedestrian-activated crossings. Buildings will be located close to the street, and will define both a green park where the Sewanee Market is currently located on the south side of 41A and a more formal plaza in front of Shenanigans on the north side.



Artist's Rendering of Aerial View of Village

The most important step in executing the Implementation Plan was ensuring the zoning of areas within the village boundary to allow the community’s vision to become a reality. TPU DC and the University worked with the Franklin County Planning & Zoning Department rezone 67 acres of residential use to mixed use, and to revise the regulations that govern the mixed use district in order to achieve the goals of the Implementation Plan. Amendments to the zoning resolution allow for a better mix of housing sizes and types, including small, medium and large, more affordable, attached and detached housing options, and the creation of a compact and walkable downtown area. The creation of new housing types will help the University work toward a solution to the current housing shortage.

Project Sites

The Village Implementation Plan designates a number of proposed new leaseholds and buildings in the Village, each of which represents a potential future project site. Some of the proposed buildings are on currently vacant leaseholds, and some are on leaseholds that may require a change in boundary lines or leaseholders before they are available for development. As the Village Planner and University work to identify priority project sites, they will make these opportunities available to qualified developers.

Potential Housing Projects:

Cottage Court - The Implementation Plan identifies several opportunities for clusters of 6 to 12 single-family detached homes in a “cottage court” configuration. Small to medium cottages will surround a common outdoor space interconnected with pedestrian trails or walkways. This housing type will introduce a smaller, potentially more affordable alternative to traditional single-family housing and may be attractive to students, faculty, small families and older residents.

Single-Family Detached Housing – Single-family detached buildings include Houses, which can vary in size and architectural style, subject to the standards outline in the Sewanee Village Pattern Book.

Single-Family Attached Housing – Single-family attached buildings include Duplexes and Rowhouses/Townhouses, which can vary in size and architectural style, subject to the standards outlined in the Sewanee Village Pattern Book.

Micro-housing – Sewanee’s residents have expressed an interest in “micro-housing,” a fairly new residential concept that provides small homes under 1000 sf for those who wish to live compactly. These units will need to be carefully designed in order to maximize efficiency while providing a comfortable and beautiful place to live. Micro-housing will be most attractive to new faculty and staff.

GENERAL CONDITIONS

Who May Respond

The University seeks responses from any individual, firm, or team who may be interested in becoming a Qualified Builder or Developer for development of one or more parcels of single-family real estate located in the Village of Sewanee, Tennessee. Responses will be considered non-binding.

Presentations, Questions, and Iterative Development

The University’s objective in this process is to better understand the interests, abilities, and constraints of potential respondents. Therefore, informal, iterative communication between potential respondents and the University and its Village Planner will be permitted to the extent that the volume of requests is reasonable and manageable. Formal written responses by any interested respondent are strongly encouraged. Questions may be submitted at any time to fxgladu@sewanee.edu.

Company Information

Please include in any written communications a contact person for the response, including name, address, phone number, and email.

Development Conditions:

- The University seeks developers willing to accept a site as-is.
- Proposals shall integrate the natural environment and landscape elements as integral to the project's social function and environmental performance.
- Development teams should oversee and facilitate construction activities, assume responsibilities for phasing, scheduling and on-time delivery, marketing and work in collaboration with the Village Planner and University project leadership.
- Developers must embrace Green Building principles.
- Compliance with the Franklin County Planning and Zoning Department and regulations pertaining to their Mixed-Use zoning codes.
- Design for homes must comply with the Pattern Book and adhere to the Design Review procedure established for new construction.
- A recent market demand study identified a potential demand for 120-195 housing units over the next 5 years:

Developer to Provide:

- All site work on each home site to include but not limited to:
 - Clearing, grading and topsoil replacement and landscaping
 - Install Utilities: water supply, sewer lines, electric and natural gas services
 - Install stormwater controls consistent with the University's consultant report
 - Provide cable, phone and internet services.
 - Paving or gravel with 6" base and 2" asphalt or pervious surface
- Site surveys for platting and filings with Franklin County using Kurt Johnson and Associates Surveyor.

University to Provide:

- The use of the land to build homes.
- A construction lease
- Assistance with marketing for the selling of the homes

Response Deadline

Responses to the RFQ/RFP will be accepted through October 31, 2018.

Contact

Frank Gladu, Special Assistant to the Vice-Chancellor
Project Manager for Sewanee Village Development
University of the South
735 University Ave
Sewanee TN 37383
fxgladu@sewanee.edu
931-598-3397

Submittal Requirements

Submittals shall include a complete response to the requirements of this section. Submittals should have headings keyed to the requirements outlined in this section and be a straightforward delineation of the Respondent's capability to satisfy the intent and requirements of this RFQ. An officer authorized to make the submittal should sign the cover letter.

To be deemed responsive for evaluation submittals must include the following:

SECTION 1: QUALIFICATIONS

- A) Cover Letter** - A cover letter transmitting the submittal along with the identification of the names and contact information of references for at least three (3) completed development projects by the developer that are comparable to the possible projects envisioned in this RFQ. An officer authorized to make the submittal should sign the cover letter.

- B) Development Team Composition** – If a team has been created to respond to this RFQ, provide a description of the team composition and explanation of each member's roles and responsibilities on the team.

- C) Experience and Background** – Provide a summary of the lead developers and any other team member's experience in undertaking similar projects.

- D) Projects** - Respondents are requested to highlight at a minimum three (3) similar relevant projects for reference. The information should include:
 - 1. A description of the Respondent's approach to planning and executing development projects similar to that envisioned here.
 - 2. A description of Respondent's experience within the most recent five (5) year period on projects of similar scale and complexity, including any specific experience in mixed-use, retail, commercial, and/or residential development. Include the project size in total land and building area; project scope; project location; and development value in the description.
 - 3. A description of any experience the Respondent has in development projects that are part of a public/private partnership and in structuring and financing public/private development projects.

After your submittal of Qualifications is accepted, you will be provided information to participate in the RFP process.