

MUSKEGON Public Schools

Strong Schools, Stronger Communities

Muskegon Public Schools

Purchase and renovation-reuse-repurpose the Steele building and/or site

PART 3 – PROPOSAL DETAILS

I. BIDDER INFORMATION

The following information will be considered by the District for the purpose of determining the Bidder's "responsibility" and present capability to perform the work. The District's determination is not limited to the information below or any other information required by this RFP.

Name of Bidder: West Michigan Alliance of Muskegon

Year Established: 2024

Address: 2245 Jarman Street, Muskegon Heights, MI.

Telephone Number: (231) 670-2251

Facsimile Number: _____

Contact Person Email Address: President Yvonne Crawford, wmaforvets@gmail.com

A. Organization

1. Individual _____ Partnership _____ Corporation _____ Other 501-c3 Non-profit
 2. Identify the number of years the firm has provided the type of improvements required herein, and provide a brief history of the firm's experience with the required work.
 3. West Michigan Alliance of Muskegon (WMAOM) is an outreach /ministry of Greater Anointing Apostolic Faith Church a 501c3 non-profit organization since its inception in 1977. Anointing Faith's primary ministry had been to provide food, clothing and referrals for needed veteran's services and the community. Three Board of Directors members have experience in new and rehabilitation construction.
-
3. List the firm's officers and the staff that will be dedicated to this project.
 - _President: Reverend Yvonne Crawford*
 - Vice President: Alvin Kilgore*
 - Treasurer: Fred Crawford
 - _Secretary: Cynthia Williams,*
 - Member: Floyd Cook Jr.
 - _Member: Garland Kilgore
 - Member: Ivory Spears
 - Staff: Dr. Rose Hunt*
- Signifies Board Members working directly on project

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4. List any sub-bidders, investors or sub-consultants you propose using to provide services.

Firm Name	City/State	Specialty	# of years
• Reatha A. Anderson & Associates,	Muskegon, MI.	Urban Planner	29 years
• ECO Architect Designs/Michael D. Belt,	Muskegon, MI.	Registered Architect	40 years
• Chart House Energy / Rob Rafson	Muskegon, MI.	Electrical Engineer	30 years

5. **Within the last 5 years have you had litigation, arbitration or a claim filed against or settled with your company by a client (in the educational market or otherwise) or have you filed the same against any other client? If yes, explain each in detail.**

No litigations at all during the time period. _____

6. **Has your firm ever been terminated, for cause or for convenience, prior to completion of a project or has your firm ever terminated a contract, for cause or for convenience, prior to completion of a project? If yes, please explain.**

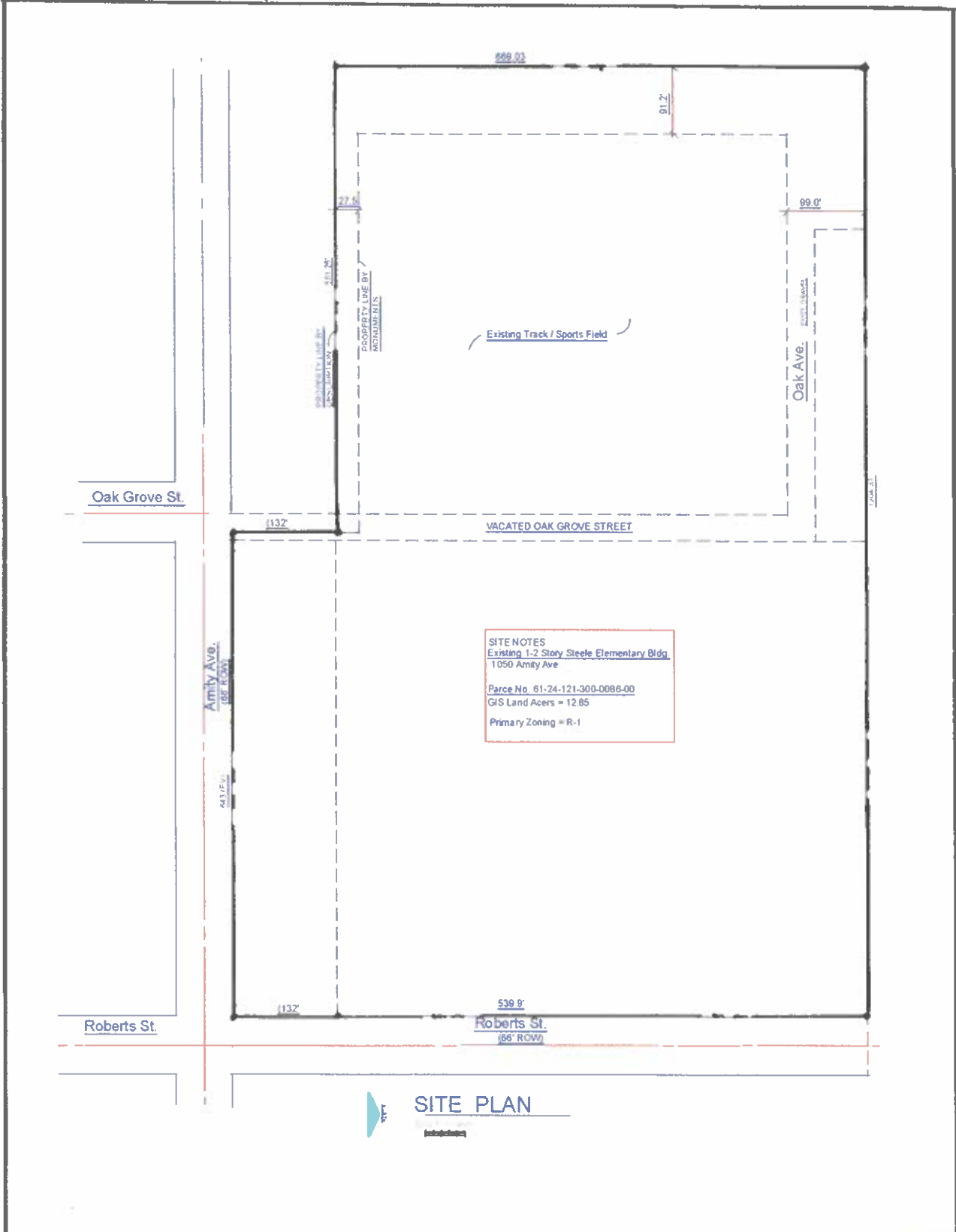
No, we have never had a contract terminated for just cause.

7. **Financial statements for the past two (2) tax years shall be submitted. These will also include the investors financials and a written commitment to be a part of this project.**

WMAOM is an outreach/mission of Greater Anointing Apostolic Faith Church. It was incorporated in 2024. Greater Anointing Apostolic Faith Church is a 501c3 non-profit whose EIN is 90-0729854. Greater Anointing Apostolic Faith Church does not receive over \$50,000 in donation a year and is required to submit a Form 990 N to the Internal Revenue Service

Project Description

- Submitted by: West Michigan Alliance of Muskegon WMAOM
- Project Name: Ten Year Master Plan for the Redevelopment of the Muskegon Public School District, Steele Middle School Campus.
- Address: 1050 Amity Avenue
- Property Description: 61-24-121-300-0086-00
- GIS Land Acres: 12.85
- Zoning: R-1
- Project Purpose: To purchase, renovate, repurpose and/or reuse the Steele School Campus.
- Property Location: The Steele School site on the Northside abuts Ryerson Creek a direct tributary of Muskegon Lake. To the East of the sites is a wooded area that abuts Roberts Street. North of the site is solidly mature, but well taken care of single-family residential housing. West of the site is a similar single-family residential neighborhood.
- Impact Area: WMAOM consider the Steele School site to be the HUB, the catalytic center for continued growth of the neighborhood. We define neighborhood/village as the 4 square blocks surrounding the Steele School Campus. While our service area maybe county-wide, we will maintain services and structures for the use of the Village.
- Partnerships: Our primary partners in the redevelopment of this area will be the: City of Muskegon, Local Neighborhood Association(s), Ryerson Creek Watershed Stakeholders, and the Muskegon Public School District.
- Presentation: The presentation is divided four sections:
Section I. Overview of the Site and Infrastructure.
Section II. Redevelopment Plans for the Football Field.
Section III. Development of a Pocket Park.
Section IV. Redevelopment of the Steele School Building.
- We are also presenting a site plan rendering as part of our submission. The Site Plan Keys coincides with the RFP Narrative.



SITE NOTES
 Existing 1-2 Story Steele Elementary Bldg.
 1050 Amity Ave
 Parcel No. 61-24-121-300-0088-00
 GIS Land Acres = 12.85
 Primary Zoning = R-1

SITE PLAN

NO.	DATE	REVISIONS	BY	PROJECT DESCRIPTION/USE	DESIGNED BY:	MICHAEL BELT, RA NCARB	RE. STEELE ELEMANTARY SCHOOL	SHEETS:
				PROPOSED SITE DEVELOPMENT PLAN	MOB	ECD ARCHITECT DESIGNS 918 DIXIE STRA RD., MUSKEGON, MI 49445 CELL: 617.325.1204 michael.belt@comcast.net	SITE PLAN	SP1
				SITE: 1050 AMITY AVE. MUSKEGON, MI	CHECKED BY: MOB			
					DATE: 05-03-2024			

Section I. Overview of the Site and Infrastructure

- A. Purchase Price:** Included In Bid
- B. Site Description:** 1050 Amity Avenue
- C. Limitation Recognized by the Bidder:**

1. New Survey of Site

- The entire site needs to be resurveyed, Ryerson Creek and watershed boundaries need to be reestablished, easements found flagged, and mapped.
- Recreation areas such as trails and nature education centers need to be identified and mapped. Roles and responsibilities need to be established by the users of the facilities.
- Survey the site to identify boundaries and locations of any significant features or prior committed usage.

2. Infrastructure

- Reduce traffic generated by redevelopment of the sites by opening Oak Avenue from Getty Street to the school building for traffic.
- Open Oak Grove Street as service road for the Pocket Park.
- Remove any asphalt or cement that cannot be repurposed.

3. Streetscape

- Working with the local neighborhood association develop a streetscape plan for Amity Avenue and Oak Avenue.
- Replace trees falling into creek with native plants and secure area.
- Check conditions of street and sidewalks to determine whether a walking lane / bicycle lane can be constructed,

D. Responsibilities and Partnerships

1. Site Survey should be a joint responsibility of the seller (MPS) and the purchaser WMAOM.
2. Infrastructure will be the responsibility of WMAOM and the City of Muskegon.
3. Streetscape will be the responsibility of WMAOM, Neighborhood Association, City of Muskegon.

E. Describe How the Activity Benefits the Community

1. Determine development standards for a project built in the Ryerson Creek Watershed
2. Identify location, ownership and maintenance standards for trails and nature viewing areas.
3. **Retain** nature trails. Move toward an outdoor classroom setting for summer classes.
4. Stabilize the portion of Ryerson Creek that abuts the site.
5. Reduce traffic generated by redevelopment of the sites by opening Oak Avenue from Getty Street to the school building for traffic.

E. Recommendation

The Steele School Campus is located adjacent to Ryerson Creek. The Ryerson Creek Watershed is a direct tributary of Muskegon Lake and Lake Michigan. The Ryerson Creek Watershed may carry some environmental prohibitions when it comes to site building. Therefore, we will look at the whole site as environmentally sensitive area that may require a lower development impact and attention to environmental concerns.

Section II Redevelopment Plan for Football Field

- A. Purchase Price:** Included in overall site bid.
- B. Site Description:** Existing sports field adjacent to residential blocks.
- C. Site Design:** Cul-de-sac with low density housing sites with a lot of greenspaces.
- D. Target Market:**
1. This a mixed income "Workforce Housing" development for individuals /families with income from 50%-120% of AMI.
Example: Family of 4 at 50% of AMI = \$39,800;
Family of 4 at 80% of AMI =\$63,680;
Family of 4 at 120% of AMI = \$95,520.
 2. 25% of units will be fully ADA, (MSHDA) compliant
 3. 75% will meet Michigan State Housing Development Authority standards for "age in place" housing.
 4. All home owners will have the opportunity to have solar energy for main or backup utility.
 5. All units will meet or exceed U.S. Department of Energy, Energy Star Ratings.
- E. Cost of Unit/Average Size**
1. Between \$200.00 -\$250.00 per sq. ft.
 2. Size (First Floor Measurement): 850 sq.ft.-1,200 sq. ft.
- F. Development Plan:**
1. Elimination of existing track and football field
 2. Subdivide lots 75 sq. ft. x125 sq. ft.
 3. Install all drives, entrances, and exits
 4. Install all utilities (underground)
 5. Remove all concrete structures that are not going to be repurposed.
 6. Landscape site
 7. Build 20-25 duplexes, townhouses, or condominiums

G. Limits by Bidder of Building:

1. Zoning Review may be required.
2. The site may be in a "floodplain." Housing density may be determined by state environmental rules and regulation.

H. Describe How the Project will Aid the Community.

1. New construction will increase the value of the existing homes in the area.
2. New young home buyer will help to stabilize, invest, and maintain the neighborhood.
3. New "Age in Place" improvements guarantee a long-term occupation of the homes and stabilization of the community.
4. Twenty-five percent of the homes built will be fully handicapped accessible.

I. Responsible Parties

All elements of the site plan are the responsibility of the developer West Michigan Alliance of Muskegon.

J. Repurpose Existing Site Facility

The WMAOM will not keep any of the existing site facilities.

Recommendations:

We recommend a five- year buildout timetable for this new subdivision. A percentage of the proceeds from the sale of the homes will go towards supporting the renovations of the school building.

Section III. Pocket Park

A. Purchase Price: Included in Site Purchase Price

B. Site Description:

Area East of Oak Grove Street,

C. Site Design: Passive Pocket Park

D. Target Market: Young families, children, older adults

E. Development Plan:

1. Define Park Area
2. Develop Landscaping plan for park. Fencing of site is an option.
3. Remove all hard surfaces except parking lots
4. Remove basketball hoops and nets.
5. Install playground equipment for children below 10 years of age.
6. Install 1-2 pavilions with tables and benches
7. Install 1-2 splash pads
8. Install game tables and seats
9. 4-6 Barbeque pits
10. Bathrooms
11. Site lighting, security cameras, and electrical hook-ups

F. Limits by Bidder of Building:

1. Zoning Special Use Permit is needed to build this facility.

G. Describe How the Project will Aid the Community.

1. The pocket park will be within walking range of many of the residents of the neighborhood,
2. The park is meant to be a small patch of greenspace. A quiet place to enjoy a hot summers day watching your children play on a splash pad.
3. All playground equipment will be designed as ADA accessible.
4. Residents of the Village will have a place where they can enjoy outdoor recreation in a safe environment.

H. Responsible Parties

The City of Muskegon, Neighborhood Association, WMAOM. Please note: Park development is usually a matching grant from state of Michigan resources. Local resources will be needed to help make the cash match.

J. Repurpose Existing Site Facility

The WMAOM will not keep any of the existing site facilities.

K. Recommendation:

We recognize the necessity of balancing the community's need for a park/open green space with the reality of housing density of existing residential structures. Our solution is to build a small "passive" pocket park for families with small children or older residents who want to spend time outdoors in a quiet sunny spot.

All basketball, volleyball and other court sports will be played inside on the gymnasium floor. Upon evaluation of streets and sidewalks, walking /biking lanes may be added to continuum of site recreation services.

Section IV. Steele School Building Site

A. Site (Campus) Purchase Price: \$5,000.00 which includes closing costs.

B. Site Description:

This site includes: the Steele School building and grounds, all gardens, parking lots and walkways.

C. Type of Redevelopment

Change of building use from a seasonal school building into a mixed use residential / office/commercial use.

D. Target Market:

Services available to residents of Muskegon County. Priority given to residents of the Village.

E. Plan Concept: 10 Year Development Plan

The building will become a community "HUB" by providing space for education workshops, fine arts development and performance, recreation, community office outreach space, community activity space.

The following changes will be made to the building:

1. Development of Fine Arts Center Concept

Retaining: Existing Theater, Band Practice Room, Chorus Room

Construct: Visual arts area with exhibit space

2. Community Activity Center

Retain: Kitchen – (Community food programming)

Retain: Cafeteria space

Retain: Gymnasium and locker room

Construct: Office space for neighborhood organizations and services, child care center and cooling/heating center

3. Veteran Service Center

Construct: Offices for outreach, mental and/or physical health wrap-around services, veteran's retail store.

4. Veteran Emergency Housing

Construct: 20 -30 apartments for homeless veterans and their families.

Services: Short term-(1year) housing with wrap-a-round social services, and employment and training services.

F. Redevelopment Plan

This is the adaptive reuse of an obsolete building into a mixed-use commercial/ office/ residential use building.

1. Structure evaluation of all major building mechanical systems on site. Consolidate heating mechanical systems add air condition system.
2. Energy Audit.
3. Evaluation of installation of solar energy system(s).
4. Remove any lead base paint, asbestos from site.
5. Redesign building façade. Change building entrance and exits for security purposes.
6. Redesign building to meet new program activities.
7. Review condition of the elevator.
8. Construct 20-30 apartments on the 1st and 2nd floors of the building.
9. All apartments will be ADA accessible.
10. Apartment mix to include: 5, one-bedroom units; 20, two bedroom and 5 three-bedroom family units
11. Create a community gardening plan.
12. Identify all outdoor hard surfaces with repair needs.
13. Site lighting, security cameras, and electrical hook-ups

G. Limits by Bidder of Building:

1. Change of use will require site plan review and zoning permit.

H. Describe How the Project will Aid the Community.

1. Development of a fine arts center will provide a small venue for developing artist to show case their talent.
2. The Community Activity Center will provide indoor community gathering, information sharing and recreation space. In the winter it will be a place to go to stay warm. In the summer it will be a place to stay cool.
3. Veterans Service Center will provide information and referrals services as well as on site emergency (30-60 days) and temporary supportive housing (1 year).

I. Responsible Parties:

WMAOM, The City of Muskegon and Muskegon Public Schools.

Redevelopment of the building is the responsibility of WMAOM. Recreation and community activities are shared responsibility with the City of Muskegon, Recreation Department. WMAOM would like to share the fine arts center programming with the MPS. We see our fine arts center as a feeder program for the Muskegon Public Schools fine arts programs.

J. Repurpose Existing Site Facility

As previously stated, the theater, music rooms gymnasium, kitchen and cafeteria will be retained and renovated for the same use.

K. Recommendation:

The process of rehabilitating an existing building takes a lot of time, talent, and money. Strong partnerships are needed to keep services in the neighborhood.

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1. I am a/the: President of West Michigan Alliance of Muskegon], a bidder for Muskegon Public Schools.

2. I have personal knowledge and/or I have personally verified that the following are all of the familial relationships existing between the owner(s) and the employee(s) of the aforementioned bidder and the school district's superintendent and/or board members: 0

No WMAOM Board Members are related to school district board members or personnel.

1. I have authority to bind the aforementioned bidder with the representations contained herein, and I am fully aware that the school district will rely on my representations in evaluating bids for the required services.

2. I declare the above information to be true to the best of my knowledge, information and belief. I could completely and accurately testify regarding the information contained in this affidavit if requested to do so.

Pastor Yvonne Crawford

Pastor Yvonne Crawford, President

Dated: May 13, 2024

Subscribed and sworn before me in Muskegon County, Michigan, on the 13 day of May, 2024

Jennifer Rebecca Hartman (signature)

JENNIFER REBECCA HARTMAN (printed) Notary public, State of Michigan, County of

MUSKEGON My Commission expires on 01-28-2029 Acting in the County of

MUSKEGON

ATTACHMENT "B" [Iran Economic Sanctions Act Certification]



I am the President of West Michigan Alliance of Muskegon, or I am bidding in my

Title

Bidder

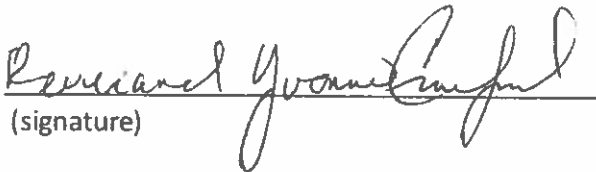
individual capacity ("Bidder"), with authority to submit a binding bid for the Purchase and

renovation-reuse-repurpose the Steele building and/or site for Muskegon Public Schools. I have personal knowledge of the matters described in this Certification, and I am familiar with the Iran Economic Sanctions Act, MCL 129.311, et seq. ("Act"). I am fully aware that the school district will rely on my representations in evaluating bids.

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I certify that Bidder is not an Iran-linked business, as that term is defined in the Act. I understand that submission of a false certification may result in contract termination, ineligibility to bid for three (3) years, and a civil penalty of \$250,000 or twice the bid amount, whichever is greater, plus related investigation and legal costs.


(signature)

Reverend Yvonne Crawford, President
(printed)

May 13, 2024 (date)

Attachment D

BID SHEET

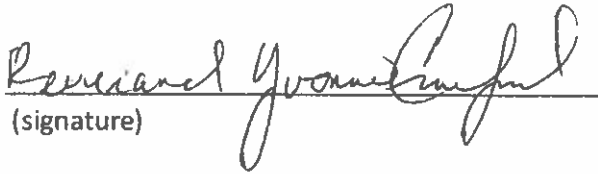
Purchase and renovation-reuse-repurpose the Steele building and/or site proposed sale date: May 13, 2024 II
II. Proposed Project Description:

West Michigan Alliance of Muskegon (WMAOM) proposes to acquire/purchase and renovate/ reuse/repurpose the Steele School campus located at 1050 Amity Avenue. It is the intent of WMAOM to redevelop the athletic field into affordable housing, a new pocket park will be constructed adjacent to the school and the existing school building will be turned into a community center with supportive housing for veterans.

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(printed)

May 13, 2024 (date)

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Reatha A. Anderson
480 W. Columbia Ave.
Muskegon Heights, Mich. 49444

Resume Summary

Mission Statement

To act as a conduit between communities of need and resource providers to assist individuals and organizations achieve a greater understanding of program operations and

Work Experience

Principal, Reatha A. Anderson and Associates

2013-

The company provides contractual services to small non-profits and government organizations in the areas of: organization structure assessment and review, creation or updating articles of incorporation and by-laws, development and coordination of master and long-range organizational development plans, board and staff training; program development, implementation plans and manuals, and housing and economic development plans; fund raising strategies and financial management of federal, state and foundation grants.

Administrator, Lakeshore Region Community Development Corporation

2019-

Currently the Administrative manager of Lakeshore Region Community Development Corporation. Developed the Wood/Manz Streets Development District which has been awarded \$285,000 from the Michigan State Housing Development Authority.

Director of Planning and Community Development City of Muskegon Heights

1999-2012

Responsible for the operation of the department, including researching and implementation of grant resources, development of fee generating resources, administrative cost recovery measures, processed all state and federal program reports including: Section 3 and Davis Bacon; Brownfield Administrator, Zoning Administrator and Planning Commission Administrator.

County Planner County of Muskegon / Administration

1998-1999

Under the direction of the county administrator/controller, responsible for the Overall Economic Development Plan (OEDP), the development and updating of the county's strategic organizational plan, and the development of the county's organizational department consolidation plan.

Grants Development Specialist County of Muskegon / Administration 990 Terrace Street Muskegon, MI 49442

6/90-1/1/97

Under the direction of the county administrator / controller, responsible for the acquisition of over \$7,100,000 in grant funding, \$4,000,000 of the funding was in economic development which yielded \$83,000,000 in private investments and 1,100 new jobs.

Major Infrastructure Projects / Match Funding

Parks and Recreation Facilities		\$2.5 Million
Heritage Landing Park Infrastructure	\$ 206,313	
Mona Lake Park	\$1,780,000	
 Environmental Remediation /Brownfield		 \$2.4 Million
Wagnor Property Clean-up	\$ 745,000	
Muskegon Family Care Expansion	\$ 200,000	
 Industrial and Manufacturing Facilities		 \$5. M
Muskegon County Airport Business Park Phase I & II, County of Muskegon	\$ 1,700,000	
Foundry Rehabilitation/Briggs & Stratton Muskegon County / Ravenna Twp.	\$ 1,085,000	
 Health and Human Services		 \$ 330,000
Feasibility Study for the Development of a Multi-County Health Department Comprehensive Community Health Model Phase I, Muskegon Health Project Muskegon County / Community Foundation for Muskegon County	\$ 50,000	
	\$ 250,000	
 Community Development Programs		 \$9 Million
U.S. Department of Housing and Urban Development (HUD) Community Development Block Grant (CDBG) Michigan Cities of Promise Governor's Cabinet Initiative	\$ 7,000,000	
	\$ 1,700,000	

Education

Grand Valley State College
Bachelors Science, Urban &
Environmental Planning 1979

Indiana University, The Fund
Raising School, Certified in 10 forms
Of Fund Raising

Western Michigan University, Westop,
Certification in Economic Development

Professional Recognition

2016	Retired and Senior Volunteer Program (RSVP) Volunteer of the Year, United Way of the Lakeshore.
2010	Michigan State Housing Development Authority, Cities of Promise Program, Outstanding Program.
2008	U.S. Department of Housing and Urban Development, Making a Difference (Best Practices) Peck Street Redevelopment District.



ECO Architect Designs & Landscapes, PLLC.

"An ECO approach to provide the best fit for each design challenge within budget and time limits"

Michael Belt, RA, NCARB

918 Dykstra Road
North Muskegon, MI 49445
517.5251204
Email: michael.belt@comcast.net

BUSINESS PROFILE - BRIEF BIO

NATIONAL REGISTERED ARCHITECT / BLDG. DESIGN LEADER

As business Owner of **ECO Architect Designs & Landscapes, PLLC**, Mr. Belt provides creative solutions achieving ecologically sustainable design projects. Currently serving greater Michigan community and several other states with full building design documents, site analysis, and energy efficient design services. Relative design work includes experience with health care and medical Care Facilities in Western Michigan as well as corporate office design, kitchen and food service facility design work. Current design work also includes experience working with State, Federal and local grants to facilitate design work with clients. This also includes extensive renovation designs associated with State / MSHDA and Federally funded programs Senior Housing developments and SRO's.

➤ Core Design Qualifications include:

- *Commercial / Corporate Office
 - * Health Care / Medical Facilities
 - * Sustainable Food Service Projects
- (Published in Michigan Business Planner & Cosmopolitan Magazine)*

EXECUTIVE HIGHLIGHTS

- As President of own design company, expanded business development while maintaining several decades of repeat clients, upgraded width current computer / AutoCAD software, while maintaining continuing education including Mass Timber (CLT – Cross Laminated Timber) technology.
- Responsible professional in charge of LEED certified MSHDA project for new Counseling Center and several single / multi-family Modular housing (MSHDA Mod Program) in Muskegon, MI providing architectural design, Landscape design, site planning and Civil Engineering services.
- Designed MDOT Transportation Center in Ann Arbor MI for Commuting vehicle parking, Bicycle Locker Storage Units and community Bus mass transit Terminal, all under a striking designed single roof design.

CAREER BACKGROUND

President / Principal of Owner:

- Managed architectural design team and coordinated with in-house construction staff and associated consultants - managed total 8 staff plus in-house construction consultant / Educational Facility Marketing Director.
- Former MSHDA plan / code reviewer for OHM Advisors.
- Project experience includes design for University (MSU) Agricultural Education buildings, Student Organic Farm (SOF) / Children's Garden, Student Housing, Industrial buildings, etc.