



Single Family Housing Design-Build Request 2026

The Youngstown Neighborhood Development Corporation (YNDC) is seeking pricing from qualified General Contractors (Contractor) to provide comprehensive design-build services for the construction and related site work for twenty-five (25) to thirty (30) single-family residences located on individual vacant lots in multiple locations in the City of Youngstown and Mahoning County. The project timeline is **eight months**.

YNDC is requesting four single family home models to be included in the proposal. Designs will be approved by YNDC. The general parameters for the three home models are as follows:

- A three-bedroom, two-bathroom ranch between 1,100 and 1,200 square feet
- A three- to four-bedroom, two-bathroom ranch between 1,400 and 1,600 square feet
- A three-bedroom, two-and-a-half-bathroom two-story home between 1,500 and 1,600 square feet with at least one bedroom and bathroom on the first floor.
- A four-bedroom, two-and-a-half-bathroom two-story home between 1,600 and 1,800 square feet with at least one bedroom and bathroom on the first floor.

All homes should include front porches and a two-car attached or detached garage. There are several locations that may require attached garages to be compatible with the surrounding neighborhood. Example photos of possible new home designs have been included in Exhibit B for illustrative purposes, but contractors should not limit themselves to these styles.

The selected Contractor will enter into an Owner-Contractor agreement to provide all necessary design services and construction to complete all residences by an agreed-upon completion date.

Design/Construction Criteria:

The following items constitute the minimum requirements for each home's design and construction.

- **Permits and Fees:**
 - Include and detail the costs of all typical permits and fees. Please note that YNDC has a waiver for water and sewer tap fees in the City of Youngstown.
- **Site:**
 - Siting of houses and garages are to align with existing neighborhood setbacks.



- Rough grade as needed; new grading shall not affect storm water drainage on adjacent properties. The sites have been cleared and have minimal vegetation. NOTE: Clearing has not been completed on all sites but will be prior to construction.
- Excavate for new building construction.
- Utility services for electric, natural gas, water, and sanitary – assume sanitary will need to be connected into the street. NOTE: Provide allowance for water and sewer laterals to be replaced.
- Underground storm water drainage.
- Single lane 10' wide concrete driveway, curb-cut with single lane widened to accommodate attached or detached garage.
- Provide lineal foot cost for replacement of public sidewalks.
- Concrete front porch along full frontage of house. NOTE: If existing neighborhood housing surrounding site does not merit a front porch, provide as an allowance.
- White vinyl railing on front porches and stairs.
- Side and/or rear door with sidewalk access from driveway.
- Final grading of clean topsoil with hydro-seeded lawn. No other landscaping.

- **General House Criteria:**
 - A three-bedroom, two-bathroom ranch between 1,100 and 1,200 square feet
 - A three- to four-bedroom, two-bathroom ranch between 1,400 and 1,600 square feet
 - A three-bedroom, two-and-a-half-bathroom two-story home between 1,500 and 1,600 square feet with at least one bedroom and bathroom on the first floor.
 - A four-bedroom, two-and-a-half-bathroom two-story home between 1,600 and 1,800 square feet with at least one bedroom and bathroom on the first floor.
 - Full basement. NOTE: Provide cost for slab option.
 - Open concept living area and kitchen
 - Coat closet
 - First floor laundry area
- **House Exterior & Basement:**
 - All construction materials and methods are to be compliant with the Ohio Residential Code.
 - Install YNDC approved address numbers and mailboxes on the exterior of each unit.
 - Twelve courses, cmu basement with water proofing, footer drains, and concrete slab floor. NOTE: All homes with basements should have double sump pump with battery backup.
 - Install egress window in basement.
 - Minimum of two vented glass block windows in basement
 - Conventional 2x4 wood framing throughout
 - R15 fiberglass batten insulation throughout with caulk and seal package
 - Drywall gasket at band joist between second floor and attic
 - Exterior siding and trim to include the highest quality vinyl siding in premium colors with option for board and batten or shake accents on gables and dormers

- Double-pane vinyl windows on all sides of house. Grills between glass on front elevations only. – Craftsman style
- Insulated exterior doors with all hardware – Craftsman style
 - Entry doors of 36"
 - Paint exterior doors per owner color preference
- Forty-year dimensional shingle roof
- Aluminum gutters and downspouts connected to underground storm water

- **House Interior:**

- All construction materials and methods are to be compliant with the Ohio Residential Code
- Conventional 2x4 wood framing throughout
- All exposed wall and ceiling surfaces on the first and second floors are painted gypsum board
- All flooring is minimum of 20 mil high grade vinyl plank
- Bathroom tub and shower surround are fiberglass
- All interior doors are paneled and of painted solid composite with all hardware – Craftsman style. NO bi-fold doors.
- Doors, windows, and passages are trimmed with painted wood – Craftsman style
- Painted wood baseboard throughout – Craftsman style
- Painted wood cabinetry with all hardware in kitchen and bathrooms. Multiple color options preferred.
- Closet shelving with hanging rod
- Bathroom accessories include toilet paper holder, towel rod, robe hook, and mirror above vanity
- All appliances including:
 - Laundry washer & dryer (electric)
 - Refrigerator
 - Range (electric)
 - Microwave range hood
 - Dishwasher

- **House HVAC, Plumbing, & Electrical:**

- All design, equipment, materials, and installation for HVAC, Plumbing, & Electrical work is to be compliant with the Ohio Residential Code
- Gas fired high efficiency furnace with A/C. Electric heat pump if gas is not available.
- Combination exhaust fan and light fixture with humidity controller for all bathrooms
- Exhaust for stove
- Gas fired high efficiency direct vent water heater
- Plumbing connections and fixtures include:
 - Kitchen: sink with faucet and garbage disposal
 - Full Bathrooms: WC, lavatory with faucets, and bathtub/shower pan and shower with faucets
 - Half Bathrooms: WC and lavatory with faucets

- Water supply and drain for laundry washer and dishwasher
 - Two frost-proof exterior faucets
 - Access panels for bathroom plumbing
 - 120/240V, 1PH, 3W 200 amp electrical service
 - Power all HVAC equipment
 - Power all appliances
 - Code required wall power and coaxial cable outlets
 - One exterior power outlet on front porch
 - LED Lighting fixtures throughout interior including basement
 - LED Exterior lighting at front porch and any other entry door on dusk to dawn sensor
 - LED wall pack on side of house opposite driveway
 - Lighted ceiling fan on front porch
- **Detached Garage:**
 - 24' by 20' minimum detached or attached garage
 - All construction materials and methods are to be compliant with the Ohio Residential Code
 - Overhead door
 - CMU foundation walls and concrete slab floor with sealant
 - Conventional wood framing throughout – no insulation on detached. Code required insulation on attached.
 - Exterior siding and trim to include the highest quality vinyl siding in premium colors with board and batten or shake accents on gables
 - No windows
 - One metal man door with all hardware
 - Paint exterior doors per owner color preference
 - Forty-year dimensional shingle roof
 - Aluminum gutters & downspouts connected to underground storm water
 - No interior finishes – all exposed framing
 - No HVAC
 - Plumbing limited to interior floor drain
 - Electrical includes:
 - Power for overhead door
 - Power outlets
 - LED interior and exterior lighting to include overhead light in each bay and wallpack to rear yard area on dusk to dawn sensor
 - Coach light by man door

Administrative:

- All items purchased for this project will be exempt from the State of Ohio Sales Tax.
- Selected Contractor shall enter into an Owner/Contractor Agreement with a fixed Total Contract Sum to include all design-build services for all houses in project.
- Total Contract Sum shall be based on a final design including full specifications as agreed upon by Owner and Contractor.

- Total Contract Sum shall cover all Contractor's expenses including but not limited to:
 - Design and construction costs
 - Overhead and profit
 - Permit and inspection fees
 - Insurance
- Changes Orders: The Total Contract Sum can be altered only through Change Orders approved by the Owner and the Contractor. All change orders must be approved prior to changing contracted work.
- Contractor is responsible for all sub-contractors, materialmen, tradesmen, and other vendors.
- Contractor is responsible for securing Certificate of Occupancy for all homes.
- Contractor shall meet with Owner on-site a minimum of every two weeks to review work in-place, future work, and construction schedule and to address any questions or concerns from either party.

Contractor Information:

- Contractor shall submit the following with proposal:
 - History of company and the number of single-family homes completed in 2024 and 2025.
 - Summary of key personnel experience and unique qualifications.
 - Capacity statement outlining ability to construct 25 to 30 homes in an eight-month timeline.
 - Statement of project understanding that includes any potential concerns and/or ways to improve the project outcomes. This should include specific concerns with any of the building sites.
 - Statement of ability to finance that confirms the ability of the contractor's internal financial capacity or ability to finance the project as necessary between draw payments.
 - References from three clients that purchased new single-family homes in the past twelve months.
 - Complete YNDC contractor application if not already on file.
 - Proof of Comprehensive General Liability insurance with an umbrella policy for a minimum limit of \$1,000,000 per occurrence, \$2,000,000 aggregate.
 - Proof of Workers' Compensation Insurance.
 - IRS Form W-9.
 - List of all pending litigation against the Contractor.

Proposal Process:

- Contractors shall address any questions they may have regarding this RFP and their final submittal to the Owner. Answers to Design Build questions will be shared with all Contractors.
 - Owner Contact: **Tiffany Sokol**
 - Contact Information: **Tiffany Sokol, Housing Director**
Youngstown Neighborhood Development Corporation
(YNDC)
330.480.0423 office, 330.720.8599 cell
tsokol@yndc.org email

- Proposals shall be delivered to the Owner, Youngstown Neighborhood Development Corporation, in a sealed envelope no later than noon, Thursday, February 5, 2026. Deliver proposals to the following address:

Youngstown Neighborhood Development Corporation
820 Canfield Road
Youngstown, Ohio 44511

- Proposals shall include the following documentation:
 - All information requested above
 - Drawings of prototypical residence including site plan, floor plans, and elevations describing both house and garage
 - List of material specifications and appliances
 - **Project cost proposal**
 - Contractor should provide the total cost per unit for the construction of each of the four models as described herein.
 - YNDC will determine which model will be located on each site.
 - Contractor should assume they will be awarded all homes in project.
 - Cost proposal shall be written on Contractor's company letterhead, signed by Contractor and notarized.

EXHIBIT A: EXAMPLE PHOTOS OF HOUSING IN TARGET LOCATIONS



