



YOUNGSTOWN
NEIGHBORHOOD
DEVELOPMENT CORPORATION

 www.yndc.org  330.480.0423  820 Canfield Road, Youngstown, Ohio 44511

Bernard Street Housing Design-Build Request for Proposals September 19, 2024

The Youngstown Neighborhood Development Corporation (YNDC) is seeking proposals from qualified General Contractors to provide comprehensive design-build services for the construction and related site work for three (3) single-family residences to be located on individual vacant lots along Bernard Street in the City of Youngstown. The three single-family residences should complement the design of the existing homes and be adapted to the site features and constraints. Each single-family residence includes an approximate 1,500 sf house with full basement, covered front porch, and a two car attached garage. All three single-family residences are to be constructed in tandem. Construction is scheduled for the fall/winter of 2024/2025 with a completion date to be agreed upon between the Contractor and Owner. Contract term will be 6 months.

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

Project Location:

The project's three building sites are as follows. Sites are marked. Surveys shall be provided.

- Parcel ID # 53-063-0-642.00-0 (1008 Bernard Street)
- Parcel ID # 53-063-0-638.00-0 (1016 Bernard Street)
- Parcel ID # 53-063-0-632.00-0 (1048 Bernard Street)

Design/Construction Criteria:

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

- Site:
 - Siting of houses are to align with existing homes. This may be adjusted at 1016 Bernard Street due to the large rock outcropping on the property. The siting of 1008 Bernard Street may also be adjusted and the home may front Rockview Avenue if necessary.
 - Rough grade as needed; new grading shall not affect storm water drainage on adjacent properties. The sites have been cleared and have minimal vegetation.
 - Excavate for new building construction.
 - Utility services for electric, natural gas, water, and sanitary – assume sanitary will need to be connected into the street at 1008 Bernard Street. 1008 Bernard Street may need to



connect to Rockview Avenue sewer. Sanitary has been connected already at 1048 and 1016 Bernard Street. New water boxes have been installed at all locations.

- Underground storm water drainage
- Single lane concrete driveway, curb-cut, and sidewalks with single lane widened to accommodate attached garage
- Concrete front porch along full frontage of house
- Sidewalk from driveway to front porch
- Black vinyl coated chain link fencing for rear property line
- Final grading of clean topsoil with hydro-seeded lawn
- General House Criteria:
 - Total Area of 1,500 sf
 - Two stories with full basement. YNDC is open to one story options if necessary to adapt to site conditions particularly at 1016 Bernard Street.
 - Open concept living area and kitchen
 - Three bedrooms with closets
 - Two full bathrooms
 - Coat closet
 - First floor laundry area
- House Exterior & Basement:
 - All construction materials and methods are to be compliant with the Ohio Residential Code
 - 12 course, cmu basement with water proofing, footer drains, and concrete slab floor
 - Minimum of two vented glass block windows in basement
 - Conventional wood framing throughout
 - Blanket insulation on basement perimeter to full height of block
 - 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 and shake accents
 - Vinyl windows on all sides of house – 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 & downspouts connected to underground storm water
- House Interior:
 - All construction materials and methods are to be compliant with the Ohio Residential Code
 - Conventional wood framing throughout
 - All exposed wall and ceiling surfaces on the first and second floors are painted gypsum board
 - All flooring is high grade vinyl plank
 - Bathroom tub and shower surround is fiberglass

- All interior doors are paneled and of painted solid composite with all hardware – Craftsman style
- 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
- 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
 - Insulated ductwork
 - 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
 - Water supply and drain for laundry washer and dishwasher
 - Two frost proof exterior faucets
 - Access panels for bathroom plumbing
 - If gravity drain is not available in basement provide pricing for double sump with battery back up.
 - 120/240V, 1PH, 3W electrical service
 - Power all HVAC equipment
 - Power all appliances
 - Code required wall power outlets
 - One exterior power outlet on front porch
 - LED Lighting fixtures throughout interior including basement and closets
 - 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
 - LED motion light on garage
 - Lighted ceiling fan on front porch
- Attached Two Car Garage:
 - 24' by 20' minimum detached 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
- Exterior siding and trim to include the highest quality vinyl siding in premium colors with option for board and batten and shake accents
- No windows
- Forty year dimensional shingle roof
- Aluminum gutters & downspouts connected to underground storm water
- Plumbing limited to interior floor drain
- Electrical includes:
 - Power for overhead door
 - Power outlets
 - Lights
- Optional Item Pricing:
 - Please provide optional price for each item:
 - Counter upgrade to base level of granite
 - Shower door
 - Landscaping bed the width of front porch only using commercial grade landscape fabric, river rock, and shrubs

Administrative:

- Selected Contractor shall enter into an Owner/Contractor Agreement with a fixed Total Contract Sum to include all design-build services for all three houses.
- 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 & profit
 - Permit & 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 both residences.
- Contractor shall maintain throughout the Contract and provide proof of Comprehensive General Liability insurance with an umbrella policy for a limit of \$1,000,000 per occurrence, \$2,000,000 aggregate.
- Contractor shall maintain throughout the Contract and provide proof of Workers Compensation Insurance.

- 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.

Proposal Process:

- Contractors shall address any questions they may have regarding this RFP and their final submittal to the Owner.
 - 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, Monday, October 14, 2024.** Deliver proposals to the following address:

Youngstown Neighborhood Development Corporation
820 Canfield Road
Youngstown, Ohio 44511
- Proposals shall include the following documentation:
 - Contractor history and statement of capacity including current workload and units per year for past three years as well as list of similar projects completed
 - Drawings of prototypical residence including site plan, floor plans, and elevations describing both house and garage
 - List of material specifications
 - Total Contract Sum for Design-Build services as described in the Administrative portion of this RFP. Total Contract Sum shall be written on Contractor's company letterhead, signed by Contractor and notarized.
 - Proof of Insurance and Workers Compensation Insurance