



**YOUNGSTOWN  
NEIGHBORHOOD**  
DEVELOPMENT CORPORATION

 [www.yndc.org](http://www.yndc.org)  330.480.0423  820 Canfield Road, Youngstown, Ohio 44511

# Mineral Springs Avenue Two-Story Housing Design-Build Request for Proposals June 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 six (6) single-family residences to be located on individual vacant lots along Mineral Springs Avenue in the City of Youngstown. The six single-family residences are to be of identical design with minor variations required for site adaptation. Each single-family residence includes a two-story, 1,500 sf house with full basement, covered front porch, and a single-story, 24' by 20' minimum detached garage. Photos will be provided as an example of owner design preferences. All six 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:**

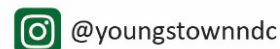
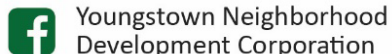
The project's six building sites are as follows. Sites are marked. Surveys shall be provided.

- Parcel ID # 53-136-0-042.00-0
- Parcel ID # 53-136-0-043.00-0 (725 Mineral Springs)
- Parcel ID # 53-136-0-045.00-0 (737 Mineral Springs)
- Parcel ID # 53-136-0-035.00-0
- Parcel ID # 53-136-0-037.00-0 – This parcel is being replatted into two 62 feet wide lots

## **Design/Construction Criteria:**

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

- 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.
  - Excavate for new building construction.
  - Utility services for electric, natural gas, water, and sanitary – assume sanitary will need to be connected into the street.



- Underground storm water drainage.
- Single lane concrete driveway, curb-cut, and sidewalks with single lane widened to accommodate garage in rear of house.
- Concrete front porch along full frontage of house.
- Side and/or rear door with sidewalk access from driveway.
- Wood privacy fencing for rear yard.
- Final grading of clean topsoil with hydro-seeded lawn.
- Minimal foundation landscaping beds.
- General House Criteria:
  - Total Area of 1,500 sf
  - Two stories with full basement
  - 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 crs, 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
  - 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
  - Lighted ceiling fan on front porch
- Detached 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
- One metal man door with all hardware – Craftsman style
  - 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

**Administrative:**

- Selected Contractor shall enter into an Owner/Contractor Agreement with a fixed Total Contract Sum to include all design-build services for all six 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](mailto:tsokol@yndc.org) email
- Contractors shall address any questions they may have regarding this RFP and their final submittal to the Owner.
- Any changes to the scope-of-work described in the RFP that may occur prior to the submittal deadline shall be distributed to all interested Contractors to be incorporated into their proposals.
- **Proposals shall be delivered to the Owner, Youngstown Neighborhood Development Corporation in a sealed envelope no later than noon, Monday, July 22, 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