YOUNGSTOWN NEIGHBORHOOD DEVELOPMENT CORPORATION

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

Single Family Housing
Design-Build Request for Proposals
October 15, 2026

The Youngstown Neighborhood Development Corporation (YNDC) is seeking proposals from qualified General Contractors (Contractor) to provide comprehensive design-build services for the construction and related site work for one (1) single-family residence to be located on an individual vacant lot at 681 Hull Street, Sharon, Pennsylvania 16146. The lot is 43 feet wide by 117 feet deep. See Exhibit C. The project timeline is six (6) months.

The project must comply with prevailing wage rates provided by the Pennsylvania Department of Labor and Industry for Mercer County, Pennsylvania per Exhibit A. The contractor must be capable of providing certified payroll and all necessary documentation to satisfy prevailing wage requirements. https://www.pa.gov/agencies/dli/resources/compliance-laws-and-regulations/labor-management-relations/labor-law/prevailing-wage

YNDC is requesting one single family home model to be included in the proposal. Designs should be compatible with the existing homes in and around the selected construction sites. Minor adjustments may be requested based on surrounding conditions. Contractors are encouraged to review the site to understand the surrounding neighborhood conditions. The general parameters for the home models are as follows:

- A three bedroom, two bathroom home between 1,100 and 1,300 square feet

The home should include front porches and a two car garage. Example photos of example homes in the target neighborhoods 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 the project 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.
- **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 site is generally clear of vegetation. Two trees will need relocated prior to commencement.
- 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 garage in rear of house. The garage should be accessed off of Ormond Ave.
- Provide lineal foot cost for replacement of public sidewalks.
- Concrete front porch.
- Side and/or rear door with sidewalk access from driveway.
- Provide lineal foot cost for wood privacy fencing.
- Final grading of clean topsoil with hydro-seeded lawn. No other landscaping.

- **General House Criteria:**
  - A three bedroom, two bathroom home between 1,100 and 1,300 square feet
  - 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 Pennsylvania Residential Code
  - Twelve courses, cmu basement with water proofing, footer drains, and concrete slab floor. NOTE: A home with basement should have double sump pump with battery backup.
  - Minimum of two vented glass block windows in basement
  - Egress window in basement
  - Conventional 2x6 wood framing throughout
  - Basement insulation per code.
  - Minimum R-20 Fiberglass batten insulation throughout with caulk and seal package per code
  - Drywall gasket at band joist between ceiling 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 Pennsylvania Residential Code
  - Conventional 2x6 wood framing throughout
  - All exposed wall and ceiling surfaces on the first and second floors are painted gypsum board
  - Eight foot ceiling height. NOTE: Provide option for nine foot ceilings.
  - All flooring is 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
  - 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 Pennsylvania Residential Code
  - Gas fired high efficiency furnace with A/C and all 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 150 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 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
  - Install YNDC approved mailbox and address numbers
- **Garage:**
  - 24' by 20' garage. Attached and detached are acceptable depending on location of the attached garage.
  - All construction materials and methods are to be compliant with the Pennsylvania Residential Code
  - Overhead door
  - CMU foundation walls and concrete slab floor with sealant
  - Conventional wood framing throughout – no insulation unless required by code
  - 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 – 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
    - Coach light by man door

Administrative:

- Contractor must comply with Mercer County prevailing wage rates as provided by the Pennsylvania Depart of Labor and Industry.
- Contractor must follow all prevailing wage requirements. https://www.pa.gov/agencies/dli/resources/compliance-laws-and-regulations/labor-management-relations/labor-law/prevailing-wage
- Contractor must provide necessary documentation for prevailing wage requirements.
- Selected Contractor shall enter into an Owner/Contractor Agreement with a fixed Total Contract Sum to include all design-build services for the 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.
- 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 one (1) home in a six month timeline.
  - Statement of project understanding that includes any potential concerns and/or ways to improve the project outcomes.
  - 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: https://yndc.org/sites/default/files/YNDC_Contractor_Application_JE.pdf
  - 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 W9.
  - 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 RFP 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, Monday, November 3, 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**
    - Cost proposal shall be written on Contractor's company letterhead, signed by Contractor and notarized.

EXHIBIT A PREVAILING WAGE, MERCER COUNTY, PA

EXHIBIT B EXAMPLE PHOTOS OF HOUSING IN TARGET LOCATIONS





EXHIBIT C SURVEY OF 681 HULL STREET

MAP OF SURVEY

Lands Of

Youngstown Neighborhood Development Corporation

City Of Sharon, Mercer County, Pennsylvania

SCALE: 1"=40'

0' 20' 40'

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
MATTHEW A. HART
LAND SURVEYOR
SU042295E

8-13-26

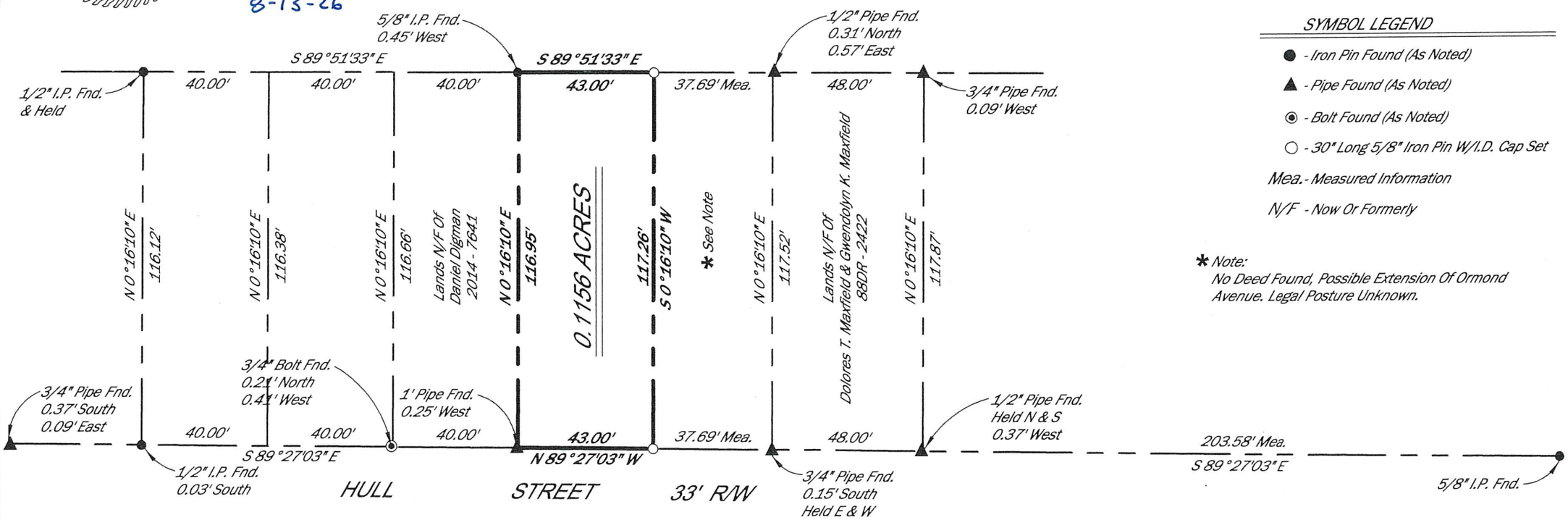
PREPARED BY:
ADVANCED LAND MEASUREMENT, INC.
PROFESSIONAL SURVEYORS
7097 WARREN-SHARON ROAD
BROOKFIELD, OHIO 44403
PHONE: (330)448-6280 FAX: (330)448-6281

Owners: Youngstown Neighborhood Development Corp.

Address: 681 Hull Street
Sharon, Pa. 16146

Parcel: 2 - S - 35

Deed: 2026 - 6721



SYMBOL LEGEND

- ● - Iron Pin Found (As Noted)
- ▲ - Pipe Found (As Noted)
- ◉ - Bolt Found (As Noted)
- ○ - 30" Long 5/8" Iron Pin W/I.D. Cap Set

Mea. - Measured Information

N/F - Now Or Formerly

* Note:
No Deed Found, Possible Extension Of Ormond Avenue. Legal Posture Unknown.

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