



YOUNGSTOWN  
NEIGHBORHOOD  
DEVELOPMENT CORPORATION

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

# Single Family Housing Design-Build Request for Proposals January 20, 2025

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 nineteen (19) single-family residences to be located on individual vacant lots in multiple locations in the City of Youngstown and Mahoning County as identified in Exhibit A. The project timeline is twelve months.

YNDC is requesting three single family home models 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 each site to understand the surrounding neighborhood conditions. 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 bedroom, two bathroom two story home between 1,350 and 1,450 square feet
- A three bedroom, two and a half bathroom two story home between 1,500 and 1,600 square feet

All homes should include front porches and a two car detached garage. There are several locations that may require attached garages to be compatible with the surrounding neighborhood. 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 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.
- **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 garage in rear of house.
- 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.
- 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 ranch between 1,100 and 1,200 square feet
  - A three bedroom, two bathroom two story home between 1,350 and 1,450 square feet
  - A three bedroom, two and a half bathroom two story home between 1,500 and 1,600 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 Ohio Residential Code
  - 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.
  - Minimum of two vented glass block windows in basement
  - Conventional 2x4 wood framing throughout
  - R11 vinyl faced blanket insulation on basement perimeter to full height of block
  - 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 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 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
    - 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 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
- **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 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:**

- 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 nineteen 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 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 nineteen 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 2023 and 2024.
  - Summary of key personnel experience and unique qualifications.
  - Capacity statement outlining ability to construct 19 homes in a twelve 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 19 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:  
[https://yndc.org/sites/default/files/YNDC\\_Contractor\\_Application\\_JE.pdf](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](mailto:tsokol@yndc.org) email
- **Proposals shall be delivered to the Owner, Youngstown Neighborhood Development Corporation in a sealed envelope no later than noon, Monday, March 3, 2025.** 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 three models as described herein.
    - YNDC will determine which model will be located on each site.
    - Contractor should assume they will be awarded all 19 homes.
    - Cost proposal shall be written on Contractor's company letterhead, signed by Contractor and notarized.

**EXHIBIT A PROJECT SITE LOCATIONS**

Type	Address	Parcel	Width	Neighborhood	Location
New Construction 1	3253 Glen Oaks Drive	53-155-0-121.00-0	65 x 211	Cornersburg	Youngstown
New Construction 2	71 S. Schenley Ave	53-168-0-111.00-0	80 x 175	Rocky Ridge	Youngstown
New Construction 3	Bonnie Brae Ave	53-133-0-114.00-0	50 x 130	Idora	Youngstown
New Construction 4	Bonnie Brae Ave	53-133-0-115.00-0	40 x 130	Idora	Youngstown
New Construction 4	Bonnie Brae Ave	53-133-0-116.00-0	40 x 130	Idora	Youngstown
New Construction 5	Bonnie Brae Ave	53-133-0-119.00-0	40 x 130	Idora	Youngstown
New Construction 5	Bonnie Brae Ave	53-133-0-120.00-0	40 x 130	Idora	Youngstown
New Construction 6	Glenwood Ave	53-128-0-026.00-0	102 x 130 IRR	Newport	Youngstown
New Construction 7	Wilkinson Ave	53-141-0-045.00-0	107 x 420	Rocky Ridge	Youngstown
New Construction 8	Wilkinson Ave	53-141-0-017.00-0	50 x 147	Rocky Ridge	Youngstown
New Construction 8	Wilkinson Ave	53-141-0-016.00-0	50 x 147	Rocky Ridge	Youngstown
New Construction 9	Beachwood Pl	53-231-0-040.00-0	80 x 186	Lincoln Knolls	Youngstown
New Construction 10	N. Schenley Ave	53-174-0-311.00-0	56 x 134	Upper West Side	Youngstown
New Construction 11	Wesley Ave	53-175-0-296.00-0	50 x 142	Upper West Side	Youngstown
New Construction 12	Aberdeen	53-109-0-136.00-0	30 x 140	Lansingville	Youngstown
New Construction 13	Aberdeen	53-109-0-137.00-0	40 x 140	Lansingville	Youngstown
New Construction 13	Aberdeen	53-109-0-138.00-0	40 x 140	Lansingville	Youngstown
New Construction 14	Outlook	53-014-0-138.00-0	50 x 125	Upper North	Youngstown
New Construction 15	Upland	53-014-0-169.00-0	50 x 125	Upper North	Youngstown
New Construction 16	Granada	53-014-0-209.	50 x 124	Upper North	Youngstown
New Construction 17	324 S. 15th St	21-002-0-139.00-0	80 x 120	Sebring	Sebring
New Construction 18	42 E. Wilson St	38-012-0-094.00-0	50 x 150	Struthers	Struthers
New Construction 19	412 Whipple	46-009-0-126.00-0	50 x 150	Campbell	Campbell
Alternate 1	Beachwood Pl	53-231-0-043.00-0	129 x 367	Lincoln Knolls	Youngstown
Alternate 2	Mumford Circle	53-245-0-137.00-0	64 x 168 IRR	Lincoln Knolls	Youngstown
		53-245-0-138.00-0	53 x 168 IRR	Lincoln Knolls	Youngstown
Alternate 3	Granada	53-014-0-212.00-0	50 x 115	Upper North	Youngstown
Alternate 4	2273 Clyde	35-004-0-025.00-0	60 x 167	Struthers	Struthers
Alternate 5	2952 Eldora	53-159-0-036.00-0	70 x 160	West Side	Youngstown



**EXHIBIT B EXAMPLE PHOTOS OF HOUSING IN TARGET LOCATIONS**





