



RESIDENCES AT
GOODPARK

**REQUEST FOR PROPOSALS FOR DESIGN-BUILD SERVICES
FOR
TOWNHOUSE CONSTRUCTION**

RESIDENCES AT GOOD PARK
AKRON, OHIO

Issued by Neighborhood Development Corporation of Akron,
a subsidiary of Alpha Homes



ROETZEL
CONSULTING SOLUTIONS

I. INTRODUCTION

Neighborhood Development Corporation of Akron (“NDC”), a subsidiary of Alpha Homes, is issuing this Request for Proposals (“RFP”) seeking qualified design-build firms/teams (“Design-Build Firm”) to complete the final design and construction of 42 townhouse units as part of the Residences at Good Park project. The successful firm will enter into an AIA design-build cost plus contract (AIA 141-2014) with NDC.

This RFP is being issued in conjunction with an RFP for Infrastructure and Site Improvement Construction Services for the Residences at Good Park. Prospective respondents may respond to either (i) this RFP, (ii) the Infrastructure and Site Improvement Construction Services RFP, or (iii) both RFPs. If responding to both RFPs, respondents may provide separate proposals for each RFP, or may submit a combined proposal.

About the Residences at Good Park Project

The Residences at Good Park is a residential market-rate development project lead by NDC, on behalf of Alpha Homes, in conjunction with the City of Akron, Ohio.

The project is located on the site of the former Perkins Middle School on 16.5 acres in West Akron. The site is located less than one mile from I-77, adjacent to Good Park Golf Course, within walking distance to St. Sebastian K-8 school and close to major employers and retail amenities.

The entire project will consist of 89 units all for sale. Of these units, 42 will be market-rate townhouses, 23 will be single-family detached residences arranged around a central park, and 24 will be large, buildable lots intended for custom-built single-family detached residences. The first phase of the project will involve the construction of all infrastructure and site improvements and the development and sale of the 42 townhouse units and 24 buildable lots. The second, future phase, will involve the development and sale of the 23 park-side residences [please note that we are not soliciting proposals for the construction of the 23 park-side residences at this time].

The Residences at Good Park presents a unique opportunity for the community. The project site provides a rare opportunity to bridge the adjoining neighborhoods with a new subdivision, leverage the existing community asset of Good Park Golf Course and attract a diverse range of buyers from young families to retirees.

This RFP includes the following enclosures:

- The “**Criteria Package**” that consists of schematic design of townhouses completed by City Architecture.

II. TOWNHOUSE DESIGN AND CONSTRUCTION SCOPE

NDC is seeking a Design-Build Firm to complete the final design and construct townhouses as depicted in the enclosed Criteria Package for the Residences at Good Park. Specifically, the townhouses consist of six (6) buildings with a total of 42 units of various square footage (total square footage of the 42 units is 61,968 sf).

The specific scope includes, but is not limited to:

- Review the Criteria Package
- Review site data
- Determine and provide schedule of work for design and construction
- Submit list of required permits
- Secure work area and provide for continued access to the facility
- Create and provide operations and maintenance manual
- Provide ongoing progress reports
- Attend meetings as needed with owner
- Provide as-constructed drawings
- Perform the following design services:
 - Using the Criteria Package as guidance, undertake and complete the final design of the townhouse buildings and units, including all internal and external components, and any site improvements such as driveways, walks and landscaping, and submit the same to NDC for approval
 - Produce construction drawings of the townhouse units and submit the same for approval by NDC and all proper regulatory authorities
- Perform the following construction services in accordance with the final design and construction drawings:
 - Undertake all necessary site improvements such as excavation fine grading, landscaping and installation of driveways and walks
 - Perform all external and internal improvements for all six (6) townhouse buildings, consisting of 42 townhouse units.
- Please note that, to the extent possible, NDC desires to provide the purchasers of the 42 townhouses with the ability to upgrade fixtures, finishes, etc. within their respective townhouse unit. Proposers should detail plans/process for incorporating such optional fixtures, finishes, etc. into the design and construction process.

NDC has budgeted \$8,500,000, including contingency, for the townhouse final design and construction.

The selected Design-Build Firm shall be prepared to begin work expeditiously with an anticipated Spring 2022 ground breaking ceremony and commencement of construction in Summer 2022.

III. SERVICE REQUIREMENTS

The Design-Build Firm will be responsible for engaging all sub consultants and subcontractors necessary to complete all work, and for monitoring subcontractors' cost estimating, value engineering, budget control, scheduling and job site safety.

The selected Design-Build Firm must provide evidence of required insurance listing NDC as additional insured. The contractor shall provide evidence of the following insurances, provided by companies licensed in Ohio and acceptable to NDC:

- General Liability Insurance
 - \$2,000,000 General Aggregate
 - \$2,000,000 Products/Completed Operations Aggregate
 - \$1,000,000 Personal/Advertising Injury
 - \$1,000,000 Each Occurrence

- Worker's Compensation
 - Ohio Statutory Coverage
 - Employers' Liability – Basic Coverage

- Commercial Automobile Insurance
 - \$1,000,000 Each Accident

- Excess Liability Insurance
 - \$2,000,000 General Aggregate
 - \$2,000,000 Each Occurrence

The Design-Build Firm will be required to post performance bond to ensure completion of the project.

The respondent must demonstrate to NDC that the Design-Build Firm includes expertise that is clearly relevant to the work contemplated.

The project was designed to include community engagement. NDC will engage neighbors and prospective homeowners who are employed in and around the Residences at Good Park community. NDC anticipates receiving feedback regarding architectural style, amenities, colors, layout, parking and landscaping. This information will be provided to the selected Design-Build Firm. NDC expects the selected Design-Build Firm to incorporate community feedback into final design and construction. Additionally, any design of the townhouse units and buildings shall conform to the architectural style set forth in the Criteria Package and the architectural style and components approved by the City of Akron.

IV. SUBMITTAL REQUIREMENTS

A. Proposal Requirements

Proposals shall be organized in the following manner:

1. Letter of Interest/Contact Information

The letter should include the name, address, phone number, and email of the individual responsible for overseeing the project. If respondents respond as a team, respondent must identify team members as well as the key point of contact. Each person’s role and responsibilities must be identified.

2. Experience

- Description of the Design-Build Firm’s experience - include the names of all personnel and their education and previous experiences. This shall include all firms/known contractors and associated personnel partnering in this project who will be assigned to work with NDC.
- Design-Build Firm’s years of operation – State the number of years the firm has been involved in the home-building industry, and the volume of units built and delivered over the last five years, especially in Northeast, Ohio.
- Examples of Past Projects - Provide images and description of past projects to demonstrate experience with projects of a similar nature. Also describe the Design-Build Firm’s experience working with local municipalities to secure building permits and working with local inspectors.
- Accreditation or Related Licenses - Describe any relevant accreditations or licenses held with regard to this project or to the production of housing. Include copies of any professional certifications with the proposal.

3. Description of Proposed Services

Please include a narrative describing the Design-Build Firm’s approach to completing the design and construction of the townhouses. To allow NDC to evaluate concepts and capacity, respondents may provide renderings or plans which clearly communicate their design ideas and plan for the development of the structure as well as a narrative.

This section should also include detailed information about managing the project and provide a timeline from start to completion.

4. Total Budget

Provide a project development budget as outlined below:

Categories	Estimate
Design (final design through construction drawings, permits, inspections, professional fees, etc.)	

Construction – Required Site Preparation (utility connections, excavation, fine grading, driveways, walks, seeding, landscaping)	
Construction - Interior and Exterior Installation and Delivery	
Builder’s Overhead (bond premiums, insurance, general requirements, etc.)	
Fee (cost-plus fee to perform the contract – <u>may proposed fixed price or percentage fee</u>)	
Total	

5. Community Involvement/Differentiators

Description of your involvement with the local community. Any key differentiators about your company including certifications as MBE, DBE, WBE, etc. or partnering/venture relationships with those types of firms that would help advance inclusive purchasing initiatives.

6. Conflicts of Interest

Disclosure of any familial or business relationships with NDC or any other conflicts of interest.

7. References

Provide a minimum of three complete references (name, title, address, phone number, and email) that NDC may contact to verify services rendered or currently being provided.

Please note, this RFP is designed to provide interested respondents with basic information to submit a proposal that will meet the minimum requirements. It is not intended to limit a proposal’s content or exclude any relevant or essential data. Respondents are encouraged to expand upon the minimum requirements of the RFP.

B. Submission Instructions

Please submit your proposal via email PDF attachment to Jennifer Varhola of Roetzel Consulting Solutions at jvarhola@ralaw.com by **5:00PM EST** on **Wednesday, February 16, 2022.**

V. RFP INFORMATION AND TIMELINE

Below is a proposed timeline for this RFP. NDC reserves the right to change the timeline in its sole discretion:

- **RFP Issued:** January 13, 2022
- **Responses Due:** February 16, 2022 by 5:00PM EST
- **In Person Interviews/Presentation:** February 21 – February 25, 2022
- **Finalist Selected & Contacted:** March 4, 2022
- **Ground Breaking:** Spring 2022

This RFP is being emailed to prospective respondents and will be posted on at the following website: <https://www.alphahomes.org/good-park>. NDC encourages qualified firms and teams to apply.

Any questions regarding this RFP should be submitted in writing via email to: Jennifer Varhola of Roetzel Consulting Solutions at jvarhola@ralaw.com.

This RFP is not a contract or commitment of any kind. If this results in a contract offer by NDC the specific scope of work, associated fees, terms and conditions and other contractual matters will be determined during contract negotiations. NDC reserves the right to reject any or all responses. Additionally, NDC will not be responsible for any costs associated with the preparation of responses to this RFP.

VI. EVALUATION CRITERIA

All written proposals will be carefully reviewed by NDC for consideration. Written proposals will be reviewed and evaluated based upon the proposal requirements and the description of services as outlined in this RFP.

After review of the written proposals, NDC will invite finalists for interviews. Finalists will be expected to make a presentation of their proposal and plan for the project. NDC may request additional information prior to the interview process.

Final determination in selecting a vendor will be based on respondents written proposal, interview, cost, and credentials. NDC shall not be obligated to accept the lowest priced proposal, but shall make an award in the best interest of the project.

NDC reserves the right to investigate the qualifications for each firm and design team. This includes requiring additional information or evidence of managerial, financial, or technical capabilities, or information about engaging subcontractors for the performance of the work.

NDC reserves the right to negotiate with the selected contractor on design, budget and other issues.