



**REQUEST FOR PROPOSALS FOR CONSTRUCTION SERVICES
INFRASTRUCTURE/SITE IMPROVEMENTS**

**RESIDENCES AT GOOD PARK
AKRON, OHIO**

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



I. INTRODUCTION

Neighborhood Development Corporation of Akron, a subsidiary of Alpha Homes, (“NDC”) is issuing this Request for Proposals (“RFP”) seeking qualified firms (“Firm”) to construct the infrastructure and site improvements associated with the Residences at Good Park project. The successful Firm will enter into an AIA conventional cost plus agreement (AIA 103-2017) with NDC.

This RFP is being issued in conjunction with an RFP for Design-Build Services for Townhouse Construction for the Residences at Good Park. Prospective respondents may respond to either (i) this RFP, (ii) the Design-Build Services for Townhouse Construction 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 the to-be-constructed infrastructure and site improvements, and the layout of the custom-home lots completed by Environmental Design Group

I. INFRASTRUCTURE/SITE WORK SCOPE

NDC is seeking a Firm to construct the infrastructure and site improvements as depicted in the enclosed Criteria Package for the Residences at Good Park.

The specific scope includes, but is not limited to:

- Review the Criteria Package
- Review site data
- Determine and provide schedule of work
- Submit list of required permits and coordinate with appropriate local governments to secure permits
- Secure work area and provide for continued access
- Create and provide operations and maintenance manual
- Provide ongoing progress reports
- Attend meetings as needed with owner
- Perform the following work as set forth in the Criteria Package:
 - Lot clearing and grade and prepare all portion of the project site, including the areas for the installation of the infrastructure, parks, townhouses, future park side residences and the custom-home lots along the golf course
 - Construct and install all infrastructure, including all roads, curbs, gutters, sidewalks, paths, surface/storm water sewer and facilities, water lines and sanitary sewer improvements depicted in the Criteria Package [please note that these infrastructure improvements will be dedicated to the City of Akron and will be constructed in accordance with City of Akron specifications]
 - Construct and install all greenspace and park improvements depicted in the Criteria Package
 - Install all landscaping, streetscaping, street lighting, and other ancillary improvements as depicted in the Criteria Package
 - Coordinate the installation of all electric, natural gas and telecommunications utility equipment and undertake all necessary construction activities associated with the same as set forth in the Criteria Package
 - Perform all other necessary and incidental work, including but not limited to, all preparation work and any post-construction work, to fully provide the infrastructure and site improvements set forth in the Criteria Package
 - Staking and grading of the custom home lots for sale

NDC has budgeted \$3.7 million, including the contingency, for the infrastructure and site improvements for the Residences at Good Park, excluding the installation of electrical, natural gas and telecom utilities, which should be installed by the appropriate utility service provider.

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

The City of Akron will be lending funds to NDC for the construction of the infrastructure, and, as such, the same shall be constructed in accordance with prevailing wage requirements of the City of Akron. All infrastructure – roads, curbs, gutters, sidewalks, stormwater sewers, water lines and sanitary sewers – will be dedicated to the City of Akron following construction and must be constructed in accordance with City of Akron specifications.

The selected 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 Firm will be required to post performance and maintenance bonds.

The proposer must demonstrate to NDC that the Firm includes expertise that is clearly relevant to the work contemplated.

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 propose as a team, respondents 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 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.
- Firm’s years of operation – State the number of years the firm has been involved in the infrastructure/public improvement industry, and the volume of projects completed 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 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 industry. Include copies of any professional certifications with the proposal.

3. Description of Proposed Services

Please include a narrative describing the Firm’s approach to constructing the infrastructure and site improvements. 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 |
|---|----------|
| Construction – Required Site Improvements/Infrastructure (grading and lot clearing, construction of roads, curbs, gutters, sidewalks, water, sanitary sewer, storm sewer, landscaping, street lights, etc.) | |
| 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@roetzel.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 10, 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@roetzel.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 Firm 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 reserve the right to investigate the qualifications for each Firm. 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 budget and other issues.