

Jackson County Land Reutilization Corporation (Land Bank)
Request for Qualifications (RFQ)
For Construction of Up to Two Homes under the "Welcome Home Ohio" Program

RFQ Issue Date: November 15, 2024

RFQ Due Date: December 6, 2024

Contact Information:

John R. Stabler

Jackson County Economic Development Partnership
920 Veterans Drive, Suite A
Jackson, Ohio 45640
740-286-2838

Project Overview

The Jackson County Land Reutilization Corporation (Land Bank) is seeking proposals for the construction of up to two single-family homes for sale under Ohio's *Welcome Home Ohio* program. The goal of this initiative is to revitalize areas within Jackson County, Ohio, and to increase homeownership opportunities for eligible buyers. Contractors are invited to submit proposals for the design, development, and construction of these homes, with the possibility of expanding to multiple projects based on performance and availability of funding. All Materials will be provided by the Jackson County Land Bank. The project materials will be supplied by 84 Lumber, Jackson, Ohio and will be for the Bluff City II house from their Project Book. A copy of the plans are available for review at the Jackson County Economic Development Partnership (See Contact Information Above)

Proposal Requirements

All proposals should be submitted in accordance with the guidelines set forth in this RFQ. The proposal should include:

- **Project Team:** Qualifications and experience of the contractor, including relevant subcontractors.
- **Proposed Construction Timeline:** A detailed timeline for completing the homes.
- **Cost Breakdown:** A detailed cost estimate for each home build, including labor, and any associated fees.
- **Experience & References:** Past projects that demonstrate the contractor's ability to complete similar work.
- **Capacity to Complete Multiple Projects:** Indicate if you have the capacity to complete two homes concurrently if selected.

Evaluation Criteria

Proposals will be evaluated based on the following weighted criteria:

1. Proximity to Jackson County (10 Points Total)

- **Jackson County:** 10 Points
- **Surrounding Counties:** 5 Points
- **Outside Surrounding Counties:** 0 Points

Preference will be given to contractors based in or near Jackson County to ensure accessibility and responsiveness during the construction process.

2. Capacity to Complete More Than One Project (15 Points Total)

- **Experience in Managing Multiple Projects Simultaneously:** Contractors bidding on both home builds should demonstrate the capacity to handle multiple projects concurrently. Provide details on resources, personnel, and project management experience.
- **Strong Track Record of Completing Projects on Schedule and Within Budget:** Points will be awarded based on past performance in managing similar scale projects.

3. Timeline for Project Completion (10 Points Total)

- **6 months or less:** 10 Points
- **9 months:** 5 Points
- **12 months or more:** 0 Points

Proposals should include a clear and achievable construction timeline, with preference given to contractors who can complete the project in 6 months or less. Timely completion is a critical component of this initiative.

4. Experience in Constructing Homes (15 Points Total)

- **Proven Experience:** Contractors must demonstrate a strong history of constructing single-family homes, with at least 1 year of relevant experience.
- **Past Project Examples:** Provide examples of recent home construction projects, including scope, budget, and completion time.

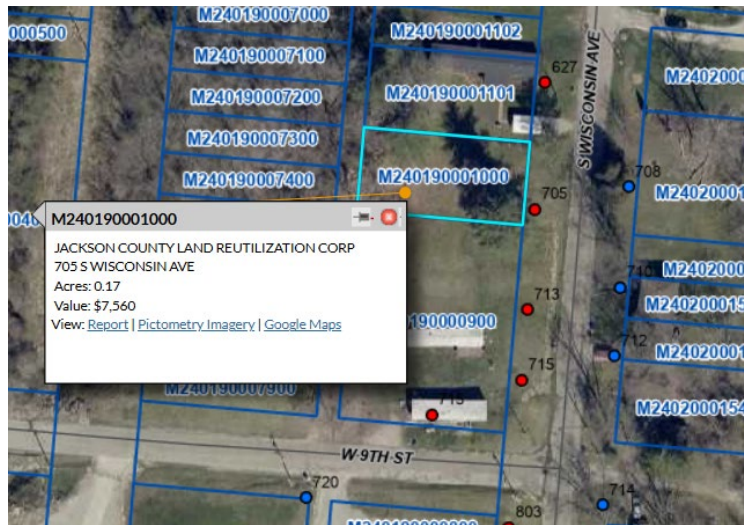
Additional consideration will be given to contractors who have experience with similar affordable housing programs, especially those in Ohio or in rural communities.

5. General Requirements (10 Points)

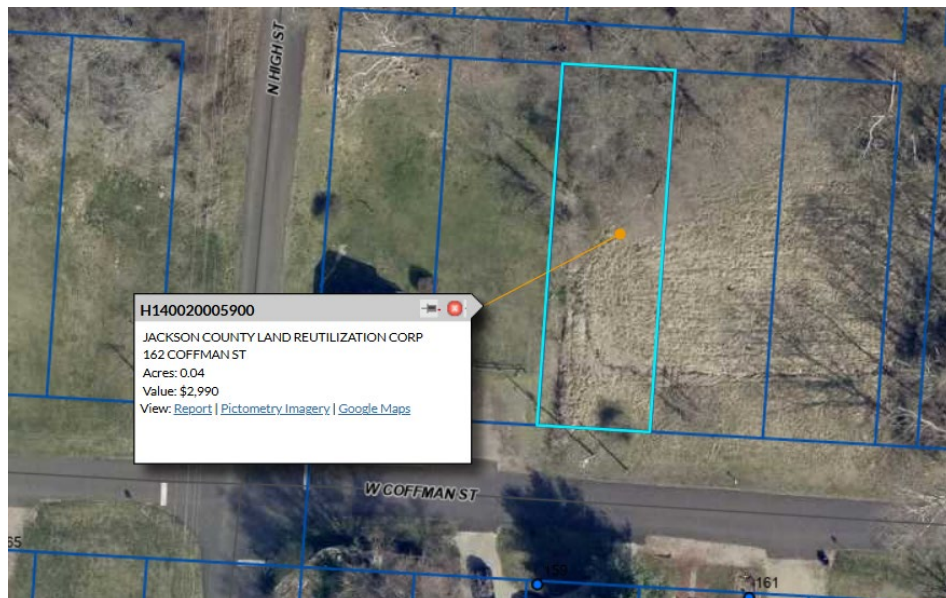
- Proof of General Liability, risk and workers compensation insurance coverage, or list of licensed subcontractors.

General Terms & Conditions

- **Eligibility:** Only qualified contractors licensed to operate in the state of Ohio are eligible to submit proposals.
- **Budget:** All costs should comply with the *Welcome Home Ohio* program budget guidelines. The final budget will be negotiated upon selection of the contractor.
- **Site Conditions:** Contractors are encouraged to visit the proposed construction sites before submitting their proposals. Site conditions and infrastructure must be evaluated to ensure feasibility of the project.
- **Site Locations:**
 - **Site 1:** 705 S. Wisconsin Ave, Wellston, Ohio 45692



- **Site 2:** 162 Coffman Street, Jackson Ohio 45640



Proposal Submission Instructions

Please submit your completed proposal by Friday, December 6, 2024 at 2:00 p.m. Proposals must include all required documents and be submitted via personal or delivery to:

Jackson County Economic Development Partnership
920 Veterans Drive, Suite A
Jackson, Ohio 45640

For any questions or clarifications, please contact

John R. Stabler

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Pre-Bid Meeting

A Pre-Bid Meeting will be held Tuesday, November 26, 2024 at 8:30 am at the Jackson County Economic Development Partnership, 920 Veterans Drive, Suite A, Jackson, Ohio. Attendance is not required, but is encouraged. Plans will be available for review at the meeting.

Selection Process

The Jackson County Land Reutilization Corporation will review all submitted proposals based on the evaluation criteria outlined above. Contractors may be invited to participate in an interview or provide additional information as necessary.

The Land Bank will select the contractor(s) that best meet the project needs and demonstrate the highest potential for successful completion. The Land Bank reserves the right to reject any or all proposals.

Thank you for your interest in partnering with the Jackson County Land Reutilization Corporation to improve homeownership opportunities in our community.