

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

RFP Issue Date: January 4, 2025

RFP Due Date: January 20, 2025 2:00 PM

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 design is supplied by 84 Lumber, Jackson, Ohio for the Bluff City II house from their Project Book. The Home is required to have a minimum of five course of block for the crawlspace. A driveway into the garage is required to extend from the roadway to the carport and a poured concrete floor is required in the garage. 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 RFP.

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.

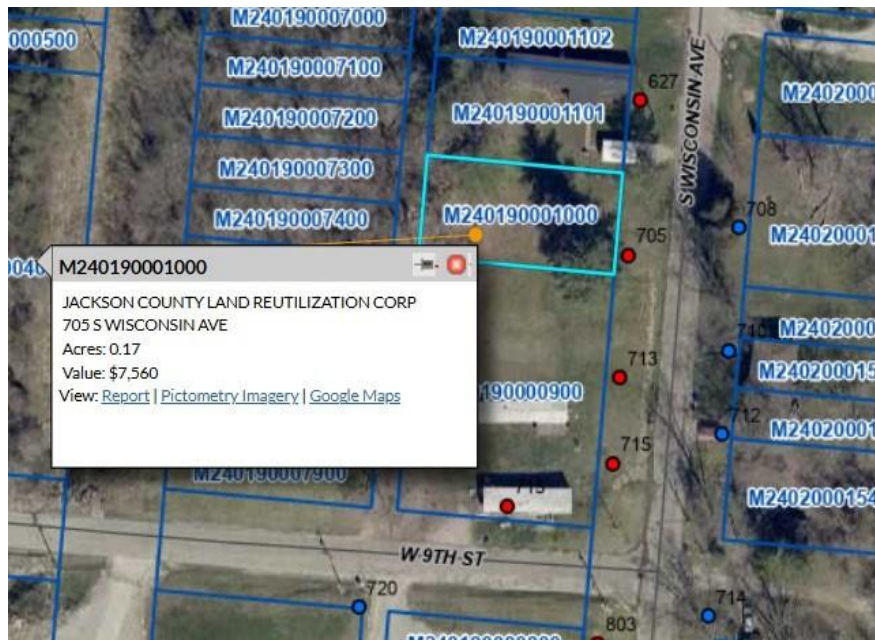
Additional consideration will be given to contractors who have experience with similar affordable housing programs, especially those in Ohio or in rural communities.

5. General Requirements (10 Points)

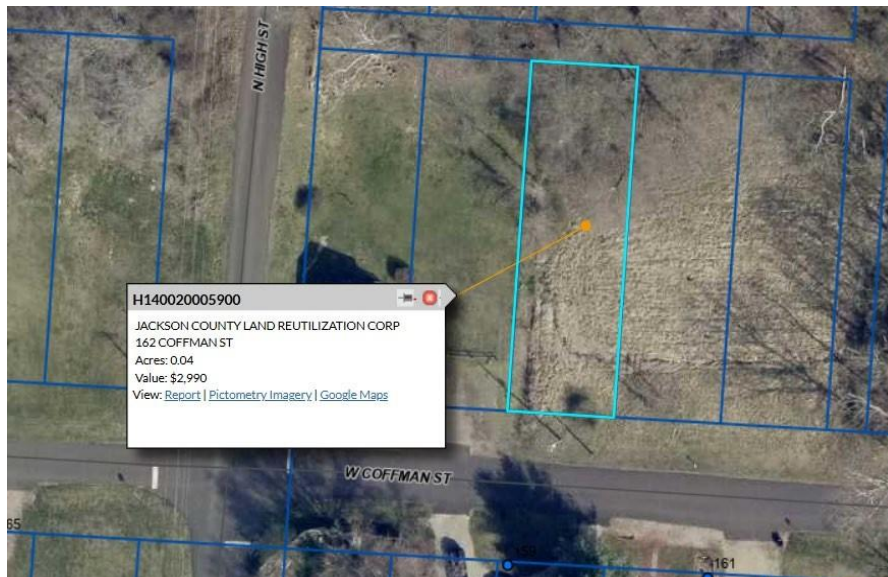
- Proof of General Liability, risk and workers compensation insurance coverage, or list of licensed subcontractors.

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. Any deviations to the design must be approved by JCLRC.
- **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 Monday, January 20, 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

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

Pre-Bid Meeting

A Pre-Bid Meeting will be held Wednesday, January 15, 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.

NOTICE TO CONTRACTORS

Sealed proposals for the Jackson County LRC 2025 Welcome Home Ohio Home Builds will be received by the Jackson County Land Reutilization Corporation at **the Jackson County Economic Development Partnership, located at 920 Veterans Drive, Jackson, Ohio 45640 until 2:00 p.m., Monday, January 20, 2024.** The bids will then be opened and read aloud at **10:30 p.m. on Wednesday, January 22, 2024,** in the Jackson County Commissioners' Office, 25 South Street, Jackson, Ohio.

The Jackson County LRC is soliciting bids to build two (2) homes. #1 will be at 705 S. Wisconsin Ave, Wellston, Ohio 45692 and #2 will be located at 162 Coffman Street, Jackson Ohio 45640. The Bid Packet, *which contains may* be secured by contacting John Stabler by email at JacksonCoLandBank@gmail.com or by telephone at 740-286-2838. Prospective bidders are asked to supply a phone number and email to the County for the plan holders list. Prospective Bidders are responsible for checking for addenda prior to submitting their bids.

Each bid must be accompanied by either a bid bond in an amount of 100% of the bid amount with a surety satisfactory to the aforesaid Jackson Land Reutilization Corporation or by certified check, cashier's check, or letter of credit upon a solvent bank in the amount of not less than 10% of the bid amount in favor of the aforesaid Jackson County Land Reutilization Corporation. Bid Bonds shall be accompanied by Proof of Authority of the official or agent signing the bond.

Proposals shall be sealed and marked as Proposal for: Jackson County LRC 2025 Welcome Home Ohio Home Builds Project and mailed or delivered to:

Jackson County Land Reutilization Corporation
920 Veterans Drive, Suite A
P.O. Box 69
Jackson, Ohio 45640

Attention of bidders is called to all of the requirements contained in this bid packet, particularly to the various bonding and insurance requirements, equal opportunity provisions, drug-free workplace requirements, environmental concerns, etc.

No bidder may withdraw his bid within sixty (60) days after the actual date of the opening thereof. Jackson County Land Reutilization Corporation reserves the right to waive any informalities or to reject any or all bids.

Publish Twice: Saturday, January 11, 2025

Saturday, January 18, 2025